



FOR SALE

10605 Foothill Boulevard Oakland, CA 94605 Fully Entitled Development Site

APN: 047-5594-1

Price: Negotiable

Lot Size: 0.32 acres (13,870 sq ft)

Zoning: Community Commercial (CC-1)

Previous Use: Gas station (closed 1982);
Full environmental remediation completed

Vacant lot, ready for development, fully entitled
(Prior medical office development in 2024 was approved
but was not started)

10605 Foothill Blvd

MacArthur Fwy



Foothill Blvd

106th Ave

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10605 FOOTHILL BOULEVARD

Zoning / Land Use Information — 10605 Foothill Boulevard, Oakland

Zoning District: CC 1 (Community Commercial – 1) — intended for shopping centers/malls with a wide range of consumer businesses, medical office. (not the citywide max of 5.0 — that only applies at the highest height areas).

Height Area: 60 foot maximum height area, which per the CC-1 development standards table caps the nonresidential FAR at 3.0 for this specific parcel.

Location: SW corner of 106th Ave & Foothill Blvd, adjacent to I 580. Neighboring parcel to the west (2806 106th Ave) is zoned RD 1 (single-family residential), and the parcel to the south (10700 MacArthur Blvd) is also CC 1 commercial retail.

FAR - Site is 13,870 sf and sits in the CC-1 zone's 60-foot Height Area, which sets nonresidential FAR at 3.0.

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Rendering for prior development approved in 2024

Prior Development Project -10605 Foothill Boulevard, Oakland

Information on the fully entitled development plans for this site from 2024:

Building Type / Total Area: 3-story medical office building 26,275 sq ft, approx. 52-foot tall

- Medical/Dental Offices: 15,856 sq ft
- Parking Garage: / 7,978 sq ft (21 spaces)
- Common Space: 2,194 sq ft
- Mechanical Space: 246 sq ft
- Bicycle Parking: 6 spaces (4 long-term, 2 short-term)
- Landscaping: Trees and shrubs along boundaries
- Access: Foothill Blvd (vehicular), 106th Ave (pedestrian)
- Developer: Rubyhill Properties
- Operator: LifeLong Medical Care
- Intended Use: Comprehensive health services for all ages