



CALIFORNIA  
CAPITAL & INVESTMENT  
GROUP

# 2800 Broadway

## Oakland, CA 94611

### FINAL PRICE REDUCTION

Updated Zoning Allows for More Dwelling Unit Density!

Only All-Cash Offers with Short DD/Closing Periods Will Be Considered Due to The Significant Price Reduction.

**OWNER/USER &  
DEVELOPMENT  
OPPORTUNITY**

**\$1,380,000**

+/- \$70/SF Building  
+/- \$104/SF Land

**Lease Rate**

**\$13,500/Month NNN**

**\$0.68/SF/Month**

**Building Size: +/- 19,743 SF**

**(Includes +/- 5,575 SF Mezzanine  
and +/- 970SF Two -Story office)**

**Lot Size: +/- 13,207 SF**



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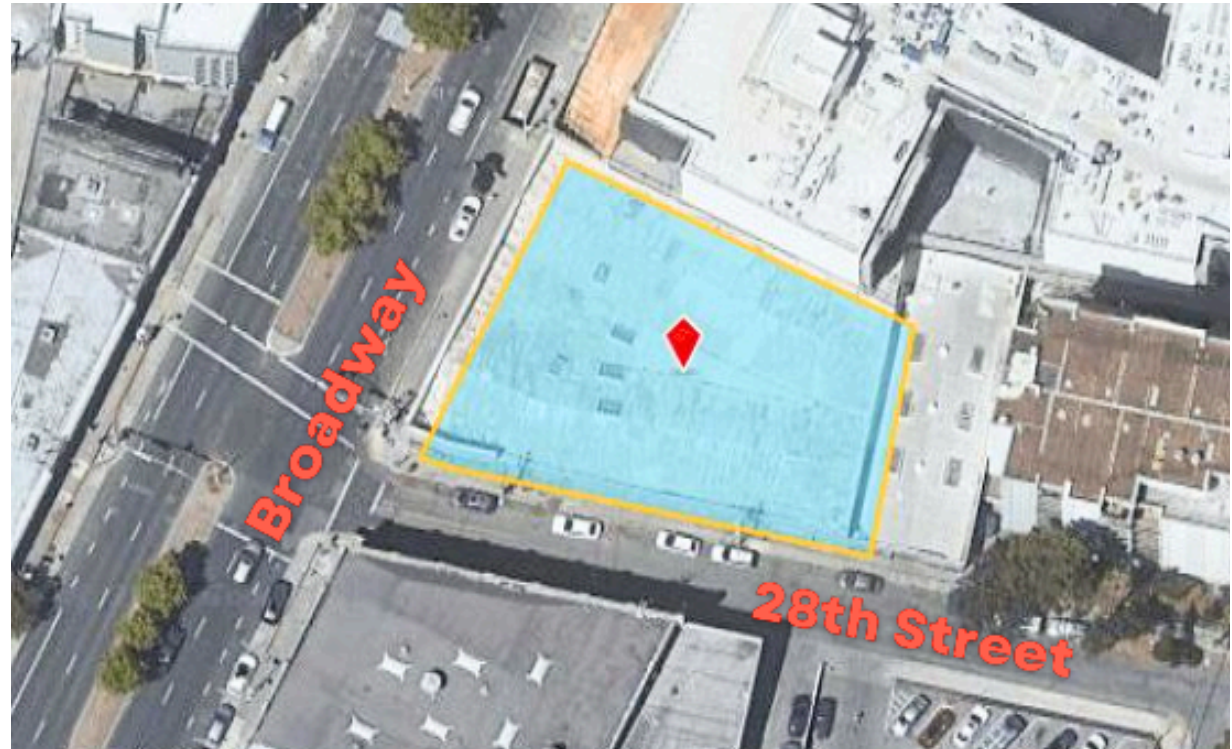
# 2800 Broadway Property Summary

## \$1,380,000

California Capital & Investment Group is pleased to present the opportunity to purchase or lease a large warehouse with exceptional future development potential at 2800 Broadway in the heart of the highly redeveloped Broadway Valdez District. This is an exciting opportunity for an owner/user or developer to acquire a substantially discounted property priced to move quickly.

### Property Details



Address:	2800 Broadway Oakland, CA 94611
County:	Alameda
Assessor Parcel Number:	9-685-68
Year Built:	±1917
Building Size:	±19,743 SF*
Lot Size:	±13,207 SF
Zoning:	D-BV-3





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# 2800 Broadway Development Standards

**\$1,380,000**



- **Minimum Lot area: + 4,000 SF**
- **Nonresidential FAR: 4.5**
- **Height Area: 95**
- **Max # of stories: 8**
- **Max Height: 95 ft.**
- **Density for Dwelling Units: 250 SF of lot area per unit = +/- 53 units**

\* There have been recent updates to the zoning/development standards for 2800 Broadway: All interested parties should determine the current development standards and zoning information with the City of Oakland.

## Links

[Parcel Info](#)

[Aerial Map](#)

[Assessor's Map](#)

[Zoning Info](#)



Buyer should verify any potential historic designation for the property with the City of Oakland and any other appropriate governmental agencies.




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## Environmental Information

**\$1,380,000**



The Property is in a historically urban and industrial area. Interested buyers are encouraged to conduct due diligence regarding an open regulatory case.

More information on the open regulatory case can be found online via the public regulatory files for this site at:

**[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000008348](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000008348)**

Environmental report available under separate cover upon request.



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## Property & Location Highlights

**\$1,380,000**





- Excellent corner location with exceptional development potential
- Highly desirable Broadway location near a plethora of new mixed-use developments, restaurants and entertainment
- Ample foot traffic and vehicle traffic
- Roll-up door
- Near I-880, I-580, H-24 and H-13





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# 2800 Broadway Pictures


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## Location Overview

### Landmarks and Amenities

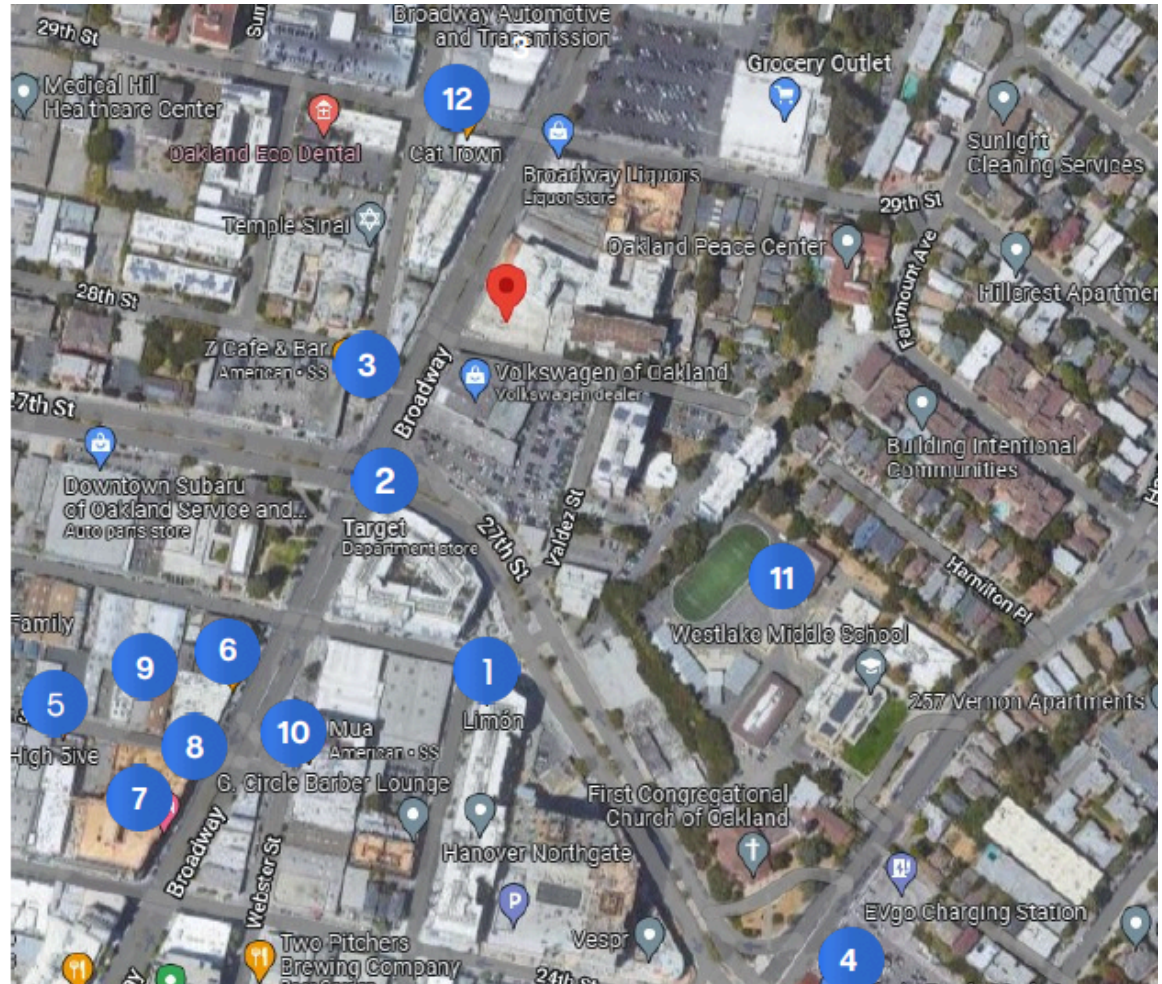
**\$1,380,000**



1. Limon Restaurant
2. Target
3. Z Cafe & Bar
4. Whole Foods Market
5. High Five Bar
6. The Crown: Royal Coffee Lab & Tasting
7. Room
8. Kissel Upton Oakland: A Hyatt Hotel
9. LuluLemon
10. BIBO Salon
11. MUA
12. Westlake Middle School
13. Cat Town Coffee

**Walker's Paradise: 98**  
**Good Transit Score: 69**

**± 15 minute walk to 19th Street BART station;**  
**± 5 minute drive**



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