

Land Advisory Bay Area



2116 Brush Street



2116 Brush Street West Oakland | California

CC Zoning | 75 feet Max Height
±19,106 SF (±0.44 acres)

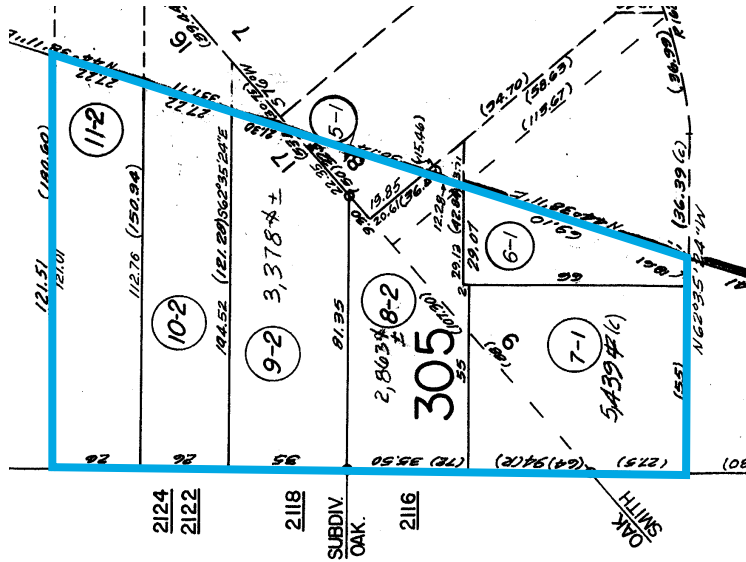
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Property Summary



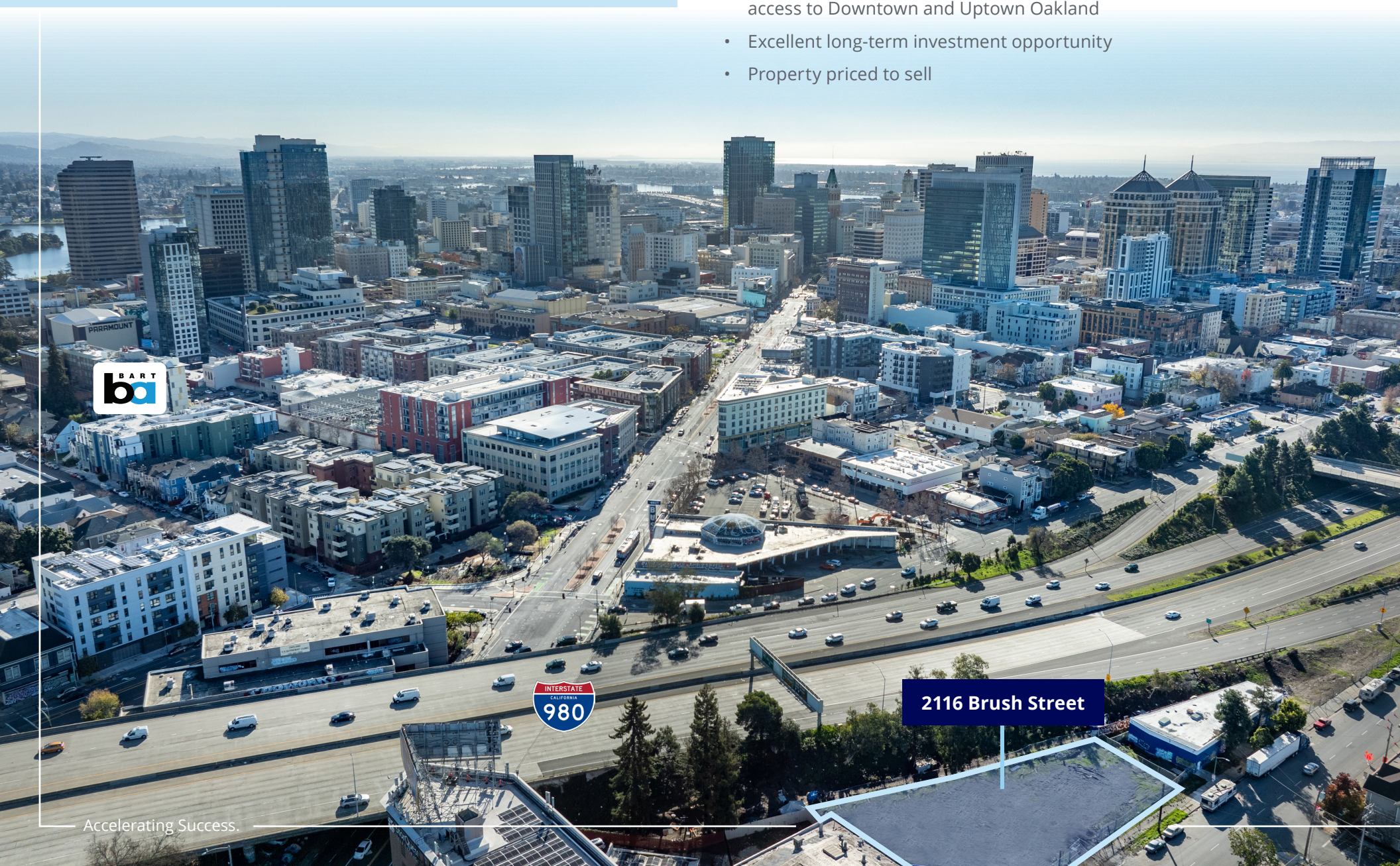
Zoning	Community Commercial (CC-2)
General Plan Land Use	Community Commercial (CC)
Height Limit	75 feet, 7 stories
Impact Fee Zone	Fee Zone 2
Street Frontage	214 feet on Brush St.
Property Condition	Vacant, undeveloped
Max. Density	158 units per acre
Max Non-Residential FAR	4.0

Address	APN	Land SF
2111 Castro St.	003-23-5-1	±320
21st St.	003-23-6-1	±1,243
Brush St.	003-23-7-1	±5,439
2116 Brush St.	003-23-8-2	±2,863
2218 Brush St.	003-23-9-2	±3,378
2124 Brush St.	003-23-10-2	±2,824
Brush St.	3-23-11-2	±3,039
TOTAL		±19,291



Property Highlights

- Previously approved for 105 units totaling $\pm 59,450$ SF with 22 vehicle parking spaces, 105 bicycle parking spaces and $\pm 1,620$ SF of commercial space.
- High visibility from I-980 with 140,000+ AADT
- Best value investment opportunity in West Oakland with access to Downtown and Uptown Oakland
- Excellent long-term investment opportunity
- Property priced to sell



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Past Entitlements

# Stories	Six (6)
Construction Type	Type IIIA / Type I Modular
Building Height	68 feet
Building Footprint	±16,780 SF
Residential SF	±59,450 SF
Commercial SF	±1,620 SF
Gross Building Area	±89,360 SF
Bicycle Parking	105 spaces
Vehicle Parking	22 spaces

Unit Mix Summary

Unit Type	# Units	%	Avg. SF
Studios	45	42.9%	350
1BR	25	23.8%	570
2BR	20	19.0%	772
3BR	15	14.3%	934
Total	105	100%	566



Source: Lowney Architecture

Past Entitlements

Affordability Requirements

Income Level	AMI Level	# Units
Very Low	Up to 50%	53
Low	50-80%	52

Notes

Concessions Granted

- (1) Parking reduction from 53 spaces to 22 spaces
- (2) Open space reduction from 15,750 SF to 4,025 SF
- (3) Rear setback reduction from 10 feet to 1 foot

Environmental Determination

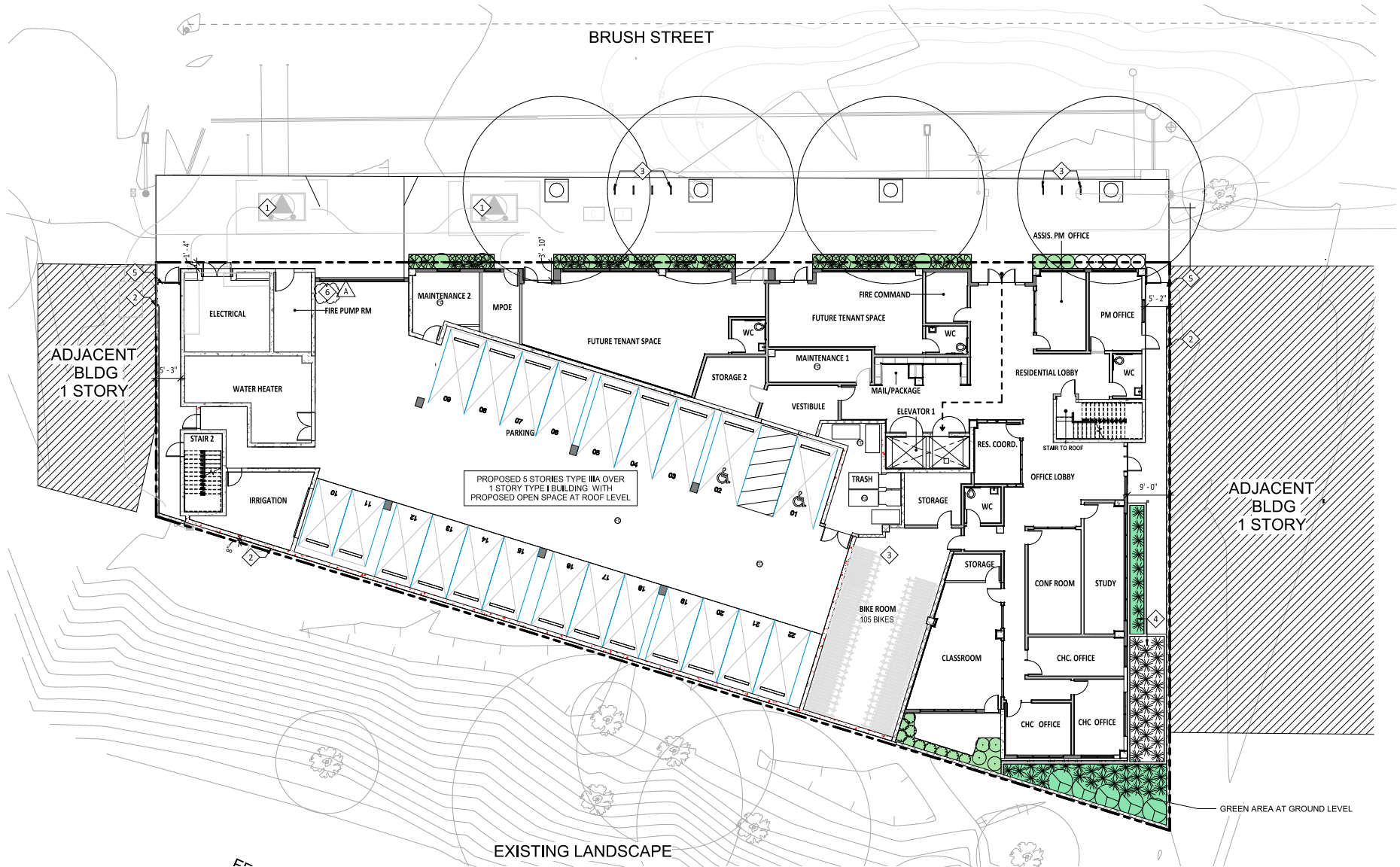
- 15183.3 Streamline for Urban Infill Projects
- 15332 Infill Exemption
- 21159.23 Exemption for Affordable Low-Income Housing
- 15183 Projects Consistent with a Community Plan, General Plan or Zoning

Conditions of Approval

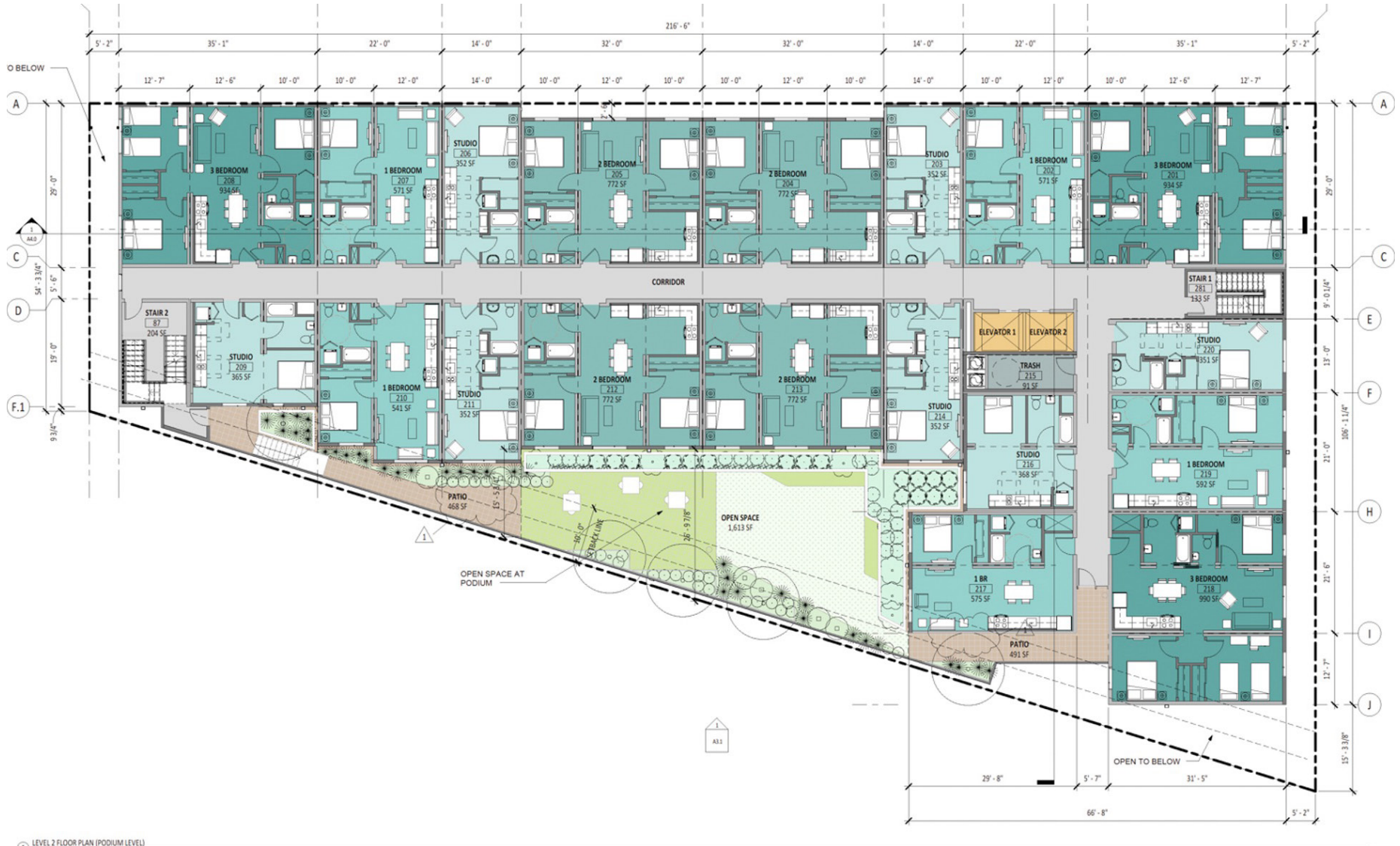
Available upon request



Ground Level



Typical Floor Plan (Levels 2-6)



1 LEVEL 2 FLOOR PLAN (PODIUM LEVEL)
1/8" = 1'-0"

Location Overview

- EBALDC under construction of 59 units across street at 2201 Brush
- Riaz Capital under construction of 22 units 1 block south at 1925 Brush
- Within 0.5 miles of 19th Street Oakland BART Station
- Short walking distance to multiple AC Transit bus lines: 72, 72M, 72R and 802, NL
- Convenient freeway access to I-980 from Castro St. and 27th St.
- Immediate proximity to Downtown Oakland jobs, shopping, dining, entertainment, recreation and services

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