

FOR SALE OR FOR LEASE

\$929,900 ~ \$52/SF

OR

\$3,000/MO ~ \$.17/SF

±18,150 SF | 0.42 AC

HIGHLY VISIBLE CORNER LOT

**3055 35TH AVE
OAKLAND, CA
94619**

TRI CORFAC
INTERNATIONAL
COMMERCIAL

Contact

John Dunning

Senior Director

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AWESOME STREET FRONTAGE!

3055 35th Ave provides great frontage along School Street (approx 144') and 35th Avenue (approx 126'). Along with this visibility comes convenient access to the 580 Freeway to go anywhere in the Greater Bay Area quickly!

HIGHLIGHTS

- Move-in ready (Users or Tenants)
- (4) curb cuts
- Crushed Rock Base
- Fenced - completely secured lot
- Mass public transit access
 - AC Transit
 - Fruitvale BART
- Walkable to the vibrant Laurel District (Grocery, Restaurant, Retail, etc.)

ZONING RM-4 (wide range of uses)

Residential

- Single family
- Multifamily
- Residential care
- Supportive housing
- Transitional housing

Civic

- Nursery
- Essential services
- Utility and vehicular
- Childcare
- Recreational
- Community education



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JUST OFF 580 FWY



Population 2022 Census	
2 Mile Population	141,395
5 Mile Population	508,863
AADT 35th Avenue	13,613
Total Daytime Employees (2 miles)	197,027
Total Daytime Employees (5 miles)	416,998

Location	Walk	Bike	Drive
Laurel District	6 min	2 min	3 min
Lake Merritt	-	28 min	7 min
Downtown	-	29 min	11 min
580 Fwy	-	-	2 min
Fruitvale BART	34 min	15 min	7 min

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