

# FOR SALE Hard Corner High Visibility Site

16290 Foothill Blvd @ Ridgehaven, San Leandro, CA



## High Density Residential Development Opportunity

MAJOR UPZONE  
EFFECTIVE JANUARY 2025



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# 16290 FOOTHILL BLVD



**LISTING PRICE: \$1,160,000**

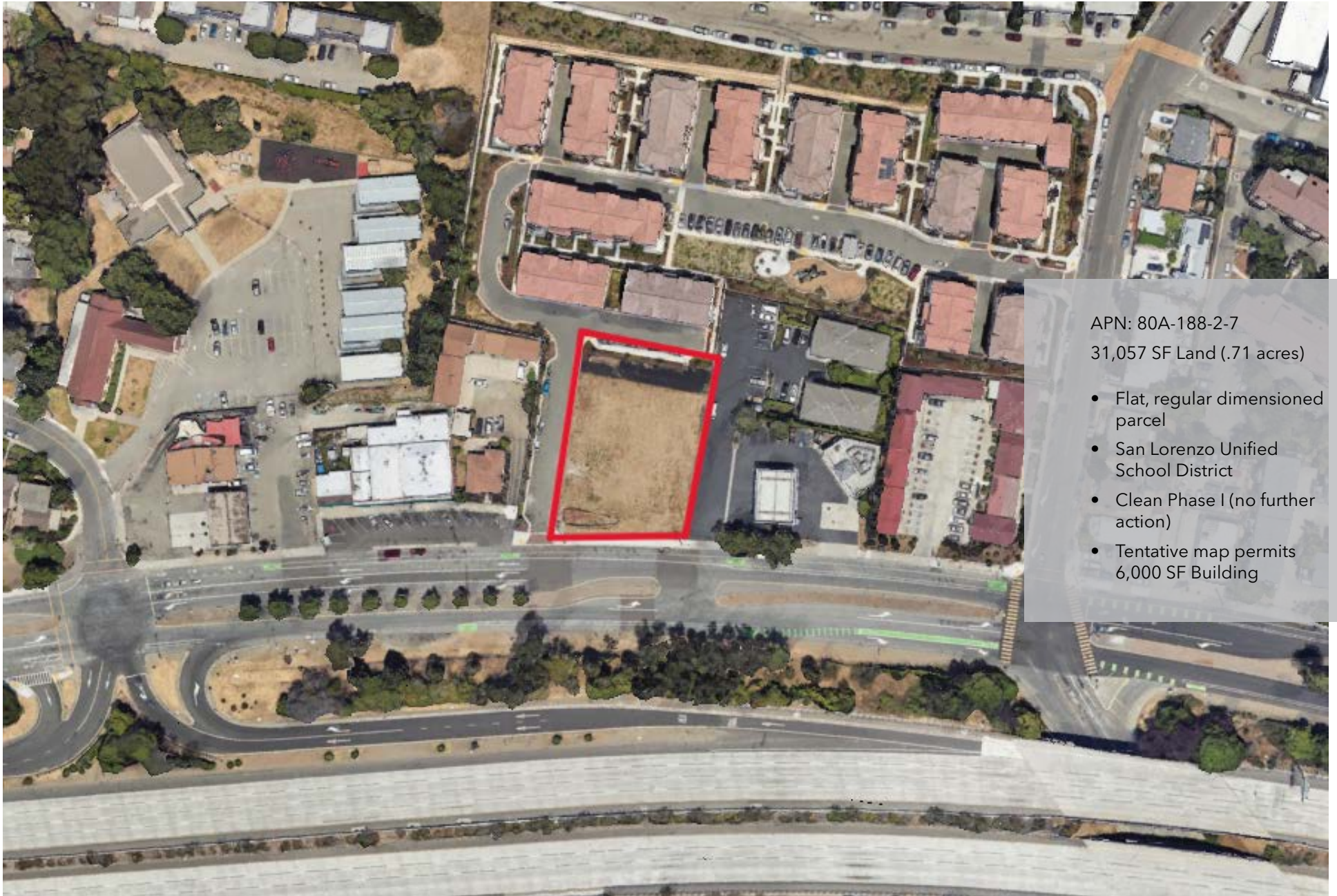
## **SITE CHARACTERISTICS**

- Zoned CN - Commerical Neighborhood
- As of January 2025 the parcel has the right to develop up to 29 units of housing
- Easy on-off I-580
- Demographics (1 Mile)
- Households: 10,324
- Population: 29,140
- Median Age: 39
- Culturally diverse
- Median household income: \$85,510
- Foothill Blvd traffic count:
  - » I-580: 162,469 cars per day
  - » Foothill Blvd: 20,782 cars per day

★ The site was zoned Planned Development, with a general plan designation allowing for Neighborhood Commercial and Low Density Residential uses. Rezoning to CN-60-HE will allow for 60 units per acre, accommodating construction of 29 units of dense housing assuming development of 70% of the site.



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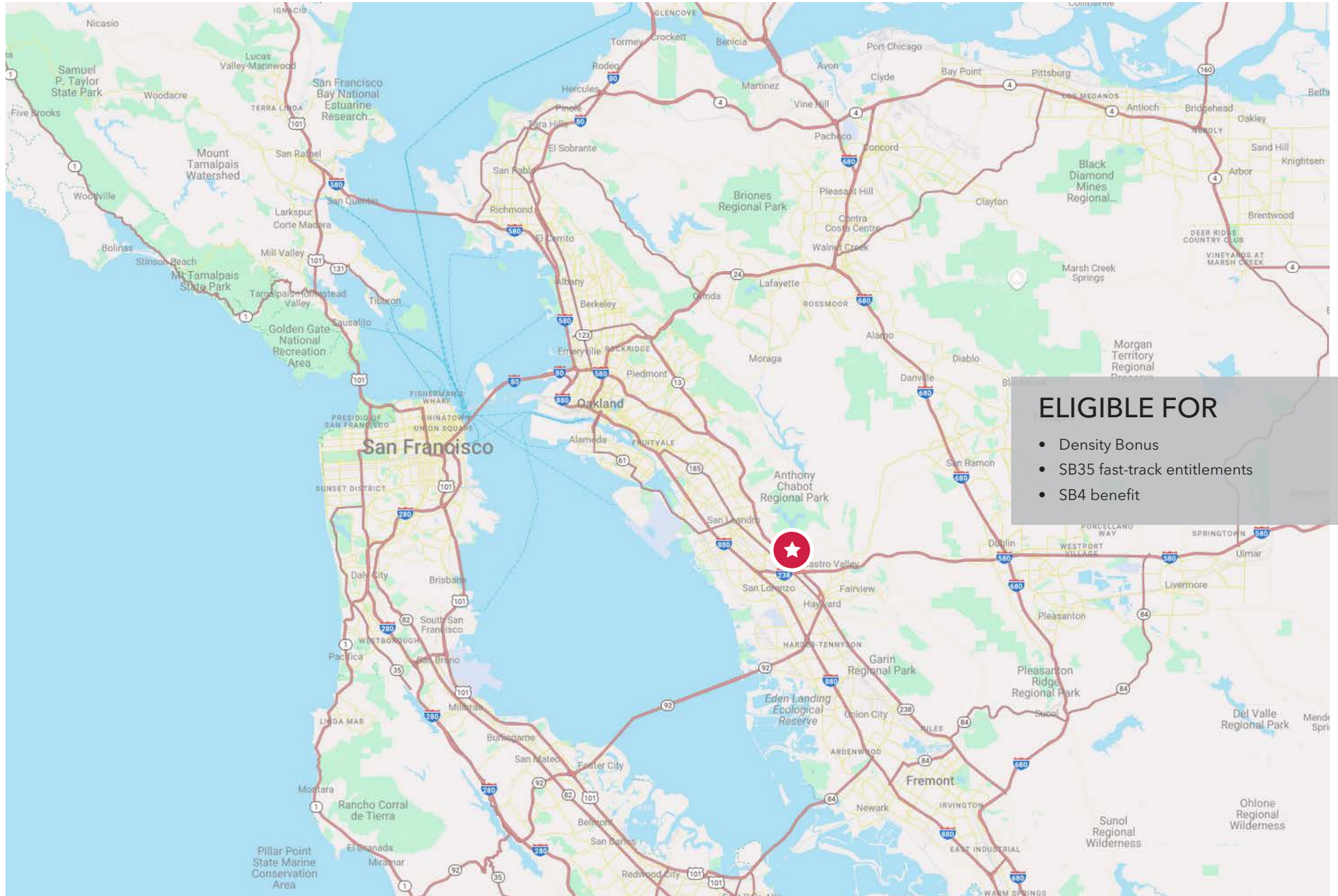


APN: 80A-188-2-7  
31,057 SF Land (.71 acres)

- Flat, regular dimensioned parcel
- San Lorenzo Unified School District
- Clean Phase I (no further action)
- Tentative map permits 6,000 SF Building



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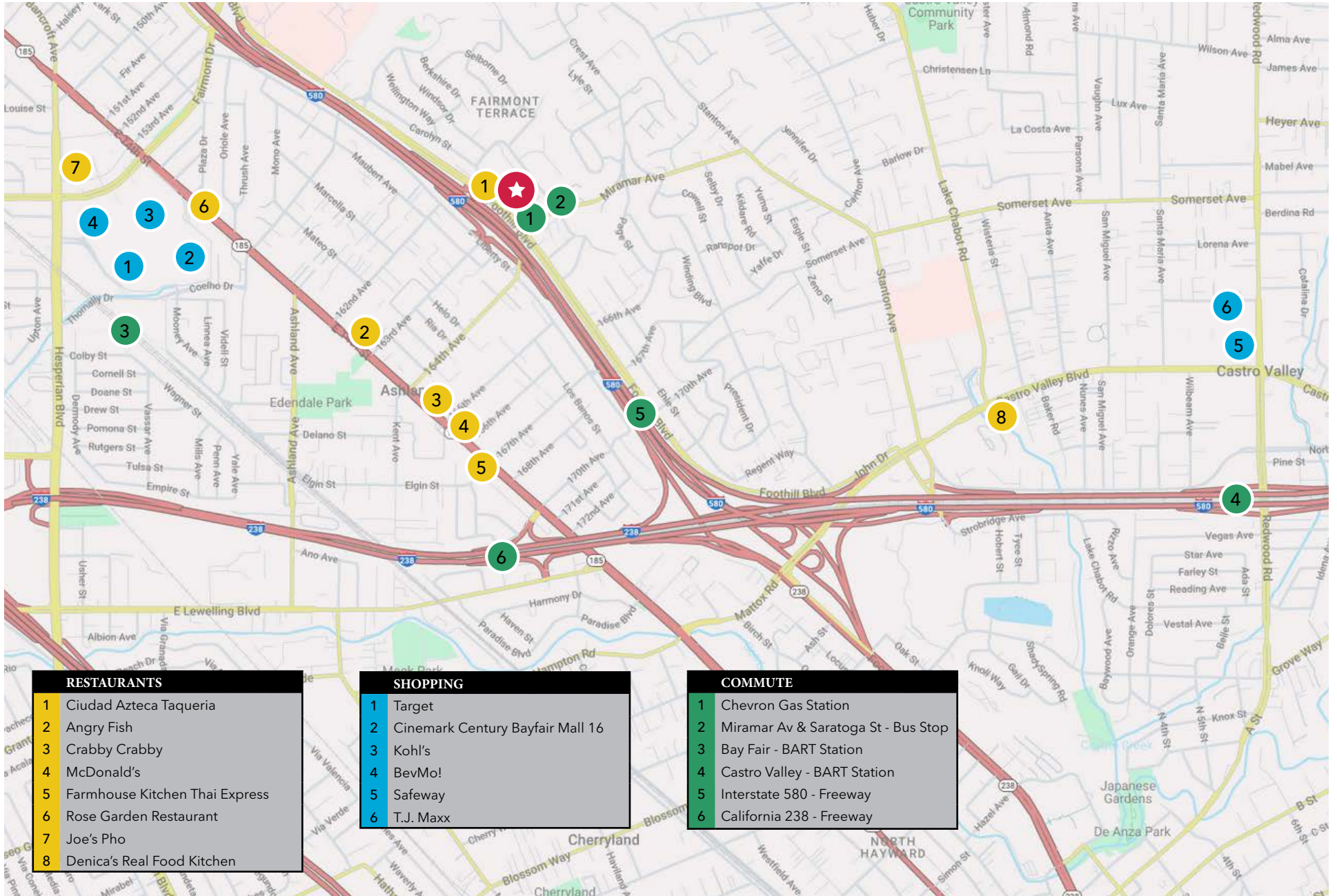


## ELIGIBLE FOR

- Density Bonus
- SB35 fast-track entitlements
- SB4 benefit

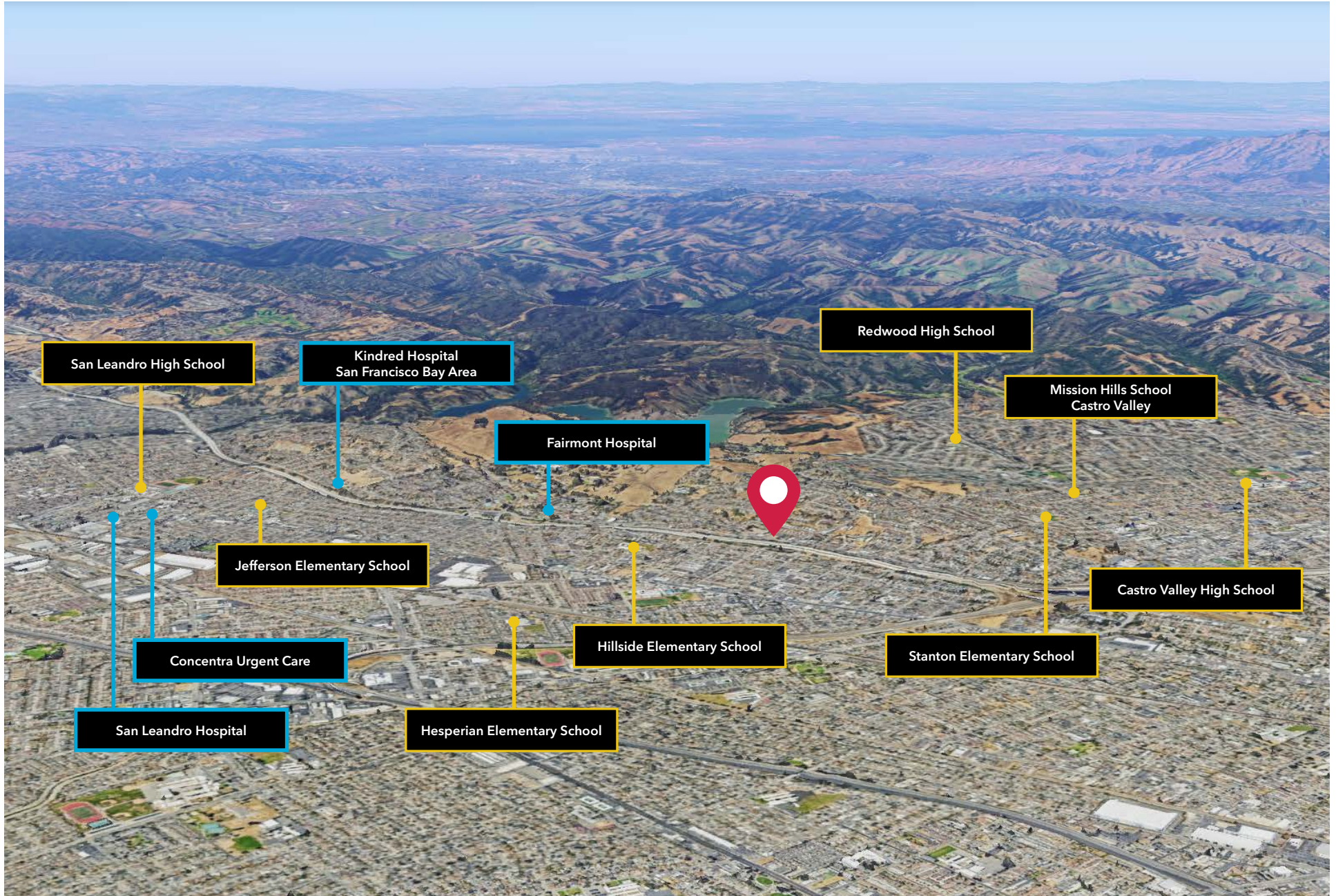


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