

Colliers

SMART  
b

38TH & INTERNATIONAL

37TH AVE

E 12TH ST

38TH AVE

INTERNATIONAL BLVD

Commercial / Residential Land

# 38th & International

Fruitvale District | Oakland, CA

±0.88 Acres | Qualified Opportunity Zone

Contact

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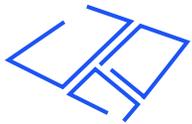
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**Colliers**

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Lake Merritt Plaza  
Oakland, CA 94612  
colliers.com

# Property Summary

|  | 3751 International Blvd.      | 375 38th Ave.                 | 1230 37th Ave.                |
|--|-------------------------------|-------------------------------|-------------------------------|
| <b>APN:</b>                                  | 33-2158-5-1                   | 33-2158-8                     | 33-2158-22-1                  |
| <b>Land Area (SF):</b>                       | ±15,625                       | ±4,687                        | ±17,812                       |
| <b>Acres:</b>                                | ±0.36                         | ±0.11                         | ±0.41                         |
| <b>General Plan Land Use:</b>                | Neighborhood Center Mixed use | Neighborhood Center Mixed use | Neighborhood Center Mixed use |
| <b>Zoning:</b>                               | CN-2, S-13, S-14              | CN-3, S-13, S-14              | RM-4, S-13, S-14, S-15        |
| <b>Max Residential Density (Units/Acre):</b> | 217.8                         | 217.8                         | 43.56                         |
| <b>Max Non-Residential FAR:</b>              | 4.0                           | 4.0                           | N/A                           |
| <b>Max Building Height:</b>                  | 95 feet                       | 95 feet                       | 35 feet                       |
| <b>Max Stories:</b>                          | 8                             | 8                             | N/A                           |
| <b>Condition:</b>                            | Building to be Demolished     | Asphalt Parking Lot           | Asphalt Parking Lot           |



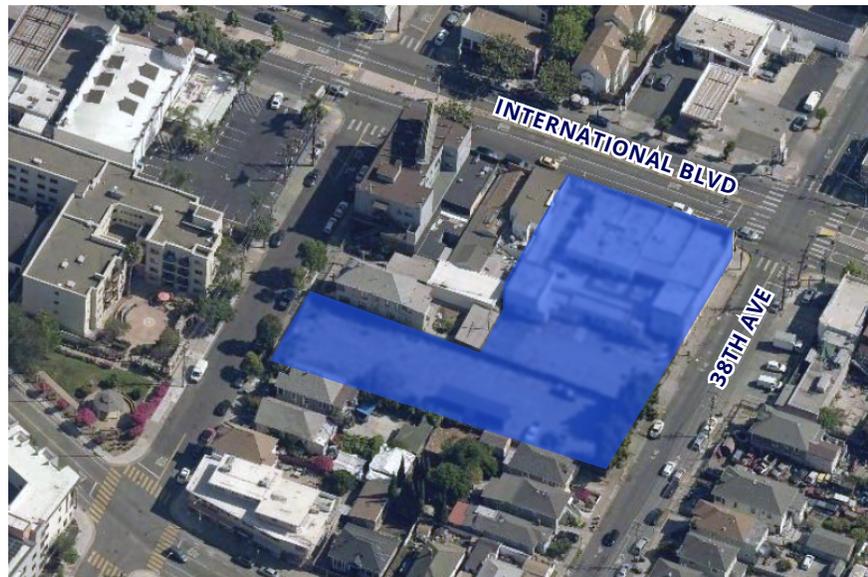
## Land Area

±38,124 square feet  
±0.88 Acres



## Frontage

125 feet on International Blvd.  
75 feet on 37th Avenue  
230 feet on 38th Avenue



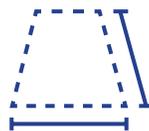
## Zoning



Zoning Map



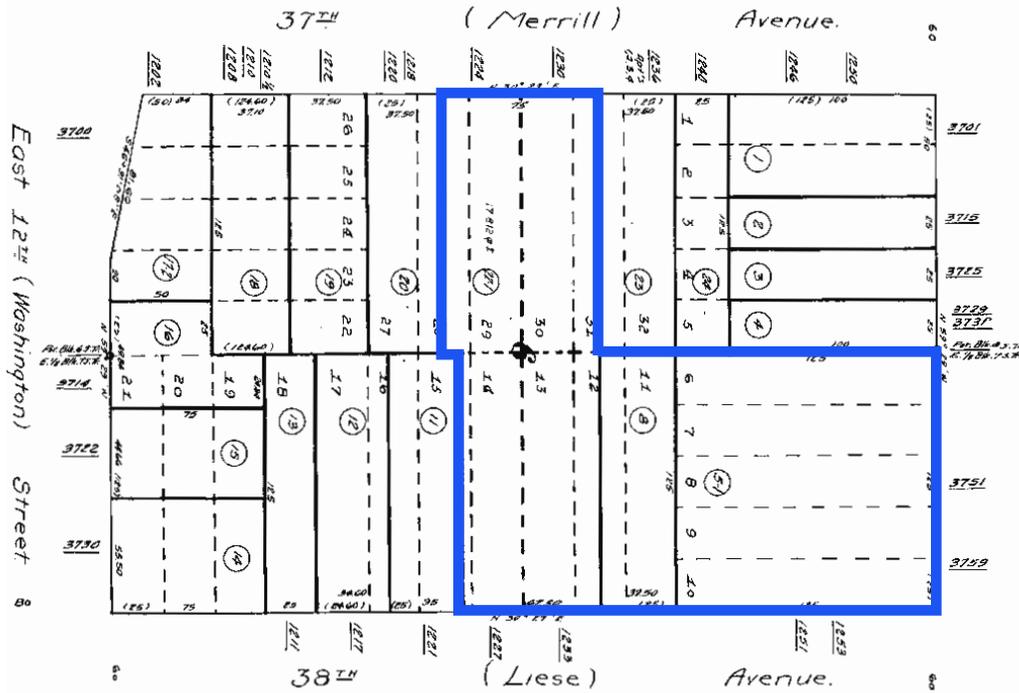
CN Zoning Code



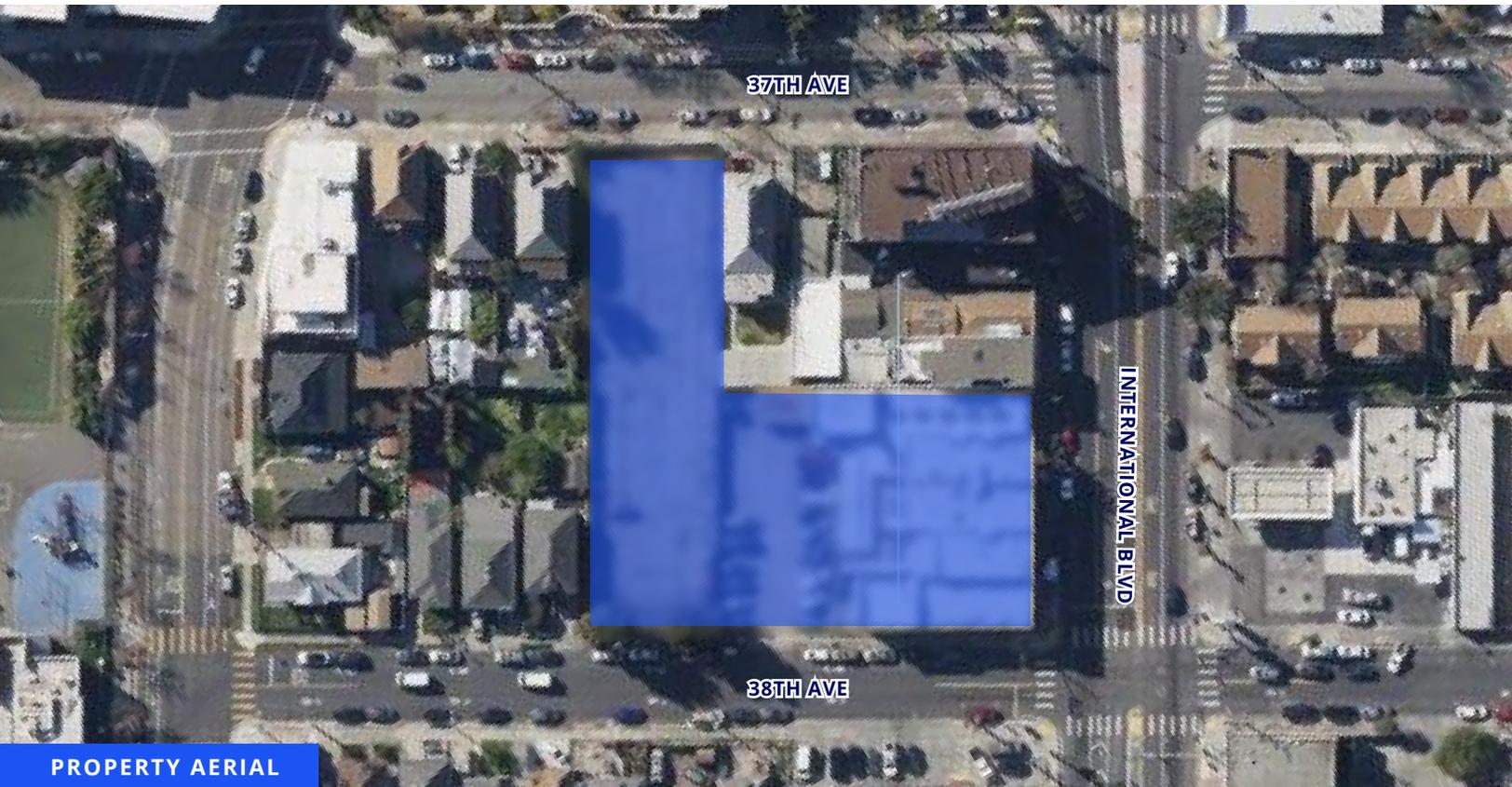
RM Zoning Code

[Click Icons to Learn More](#)

# Property Summary



PARCEL MAP



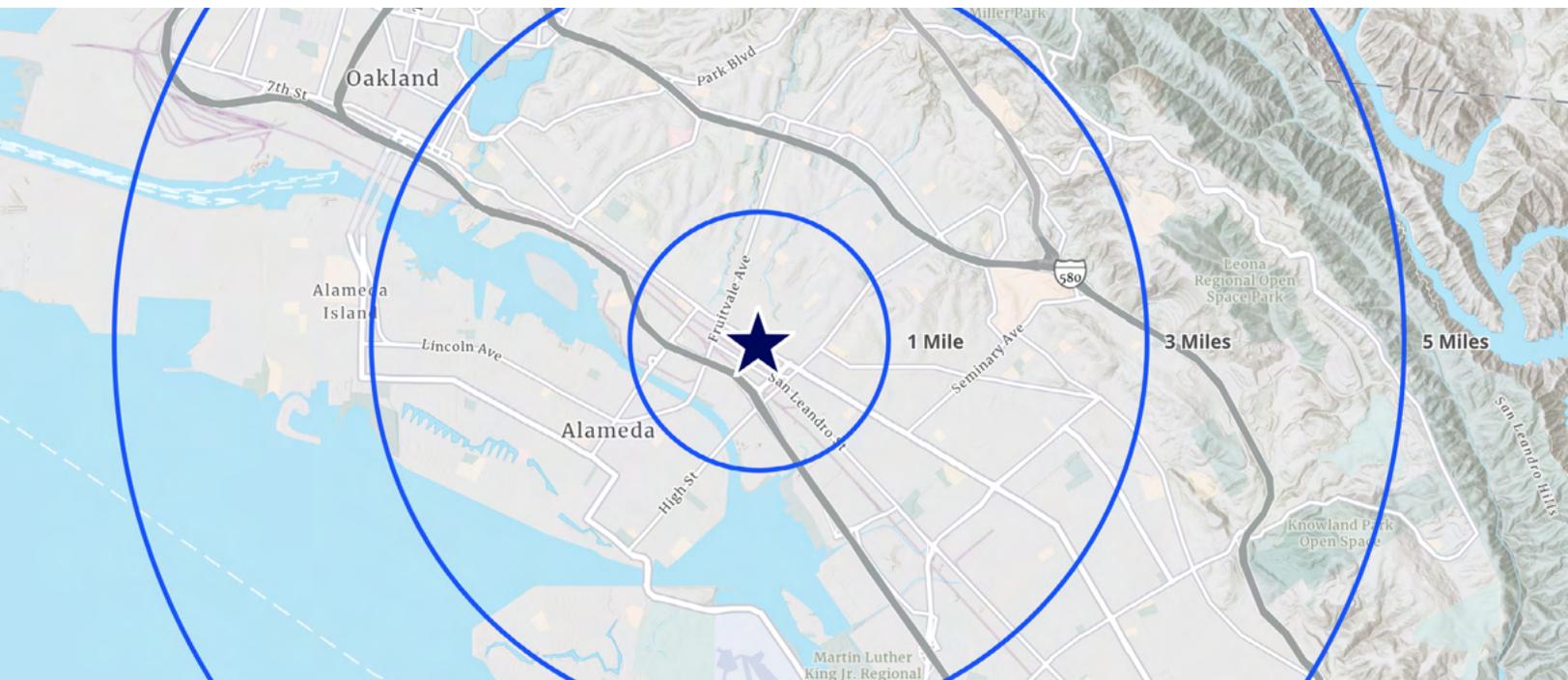
PROPERTY AERIAL

# Location Highlights

- High visibility, signalized hard corner with estimated 25,000+ ADT
- Short walking distance to Fruitvale BART Station (5 min)
- Convenient freeway access to I-880 (less than 5 min)
- Directly fronts International Boulevard, the primary commercial corridor of the Fruitvale District with an estimated 150+ businesses
- Located directly in front of AC Transit Tempo Bus Rapid Transit (BRT, Line 1T) with direct access to Downtown Oakland and Downtown San Leandro
- 1 block to ASCEND K-8 public charter school
- Directly adjacent to Las Bougainvilleas Senior Housing (67 units), Casa Arabella Apartments (94 units), Casa Suenos (181 units)
- Short driving distance to Fruitvale Station Shopping Center anchored by Foodmaxx and Bridgeside Shopping Center anchored by Nob Hill Foods
- Close proximity to South Shore Center and Downtown Alameda Park Street District with 450+ shops, restaurants, bars and eateries

## Key Stats (3-mile Radius)

| POPULATION     | DAYTIME POPULATION | HOUSING UNITS  | HOUSEHOLDS    | MEDIAN HOUSEHOLD INCOME | MEDIAN HOME VALUE  | BUSINESSES   |
|----------------|--------------------|----------------|---------------|-------------------------|--------------------|--------------|
| <b>274,569</b> | <b>123,162</b>     | <b>106,515</b> | <b>99,578</b> | <b>\$98,951</b>         | <b>\$1,100,697</b> | <b>8,421</b> |



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# Market Overview

## OAKLAND

- Located in the popular Fruitvale District that is home to the largest Hispanic community in Oakland
- Very diverse community with 31.4% Hispanic, 22.3% Asian and 16.3% Black in 3-mile radius
- Urban infill site with high population density of 15,400 per square mile (1-mile radius)
- Fruitvale BART Station is the fourth busiest station in the East Bay with 4,000+ average weekday riders
- Significant market voids for automotive, beauty supplies, childcare, electronics, footwear, hair, physical therapy, fast casual restaurants, and QSR restaurants



# Past Entitlements



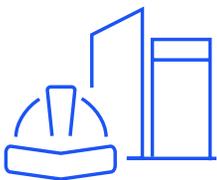
## UNIT MIX

| Unit Type              | #          | %             | SF         |
|------------------------|------------|---------------|------------|
| Studio                 | 109        | 54.8%         | 400        |
| 1-Bedroom              | 40         | 20.1%         | 645        |
| 2-Bedroom              | 25         | 12.6%         | 1,120      |
| 3-Bedroom              | 25         | 12.6%         | 1,120      |
| <b>Total / Average</b> | <b>199</b> | <b>100.0%</b> | <b>630</b> |

\*Past entitlements included 1236 and 1240 37th Ave. totaling ±7,750 SF.

## PROJECT SUMMARY

|                                 |   |
|---------------------------------|---|
| <b># of Floors</b>              | 6   |
| <b>Building Height</b>          | 71 feet (top of roof)                                       |
| <b>Construction Type</b>        | Five levels residential Type IIIA over one level Type I     |
| <b>Residential Parking</b>      | 5 Surface Spaces<br>51 Mechanized Spaces<br>56 Total Spaces |
| <b>Commercial Space</b>         | ±5,000 square feet  |
| <b>Commercial/Guest Parking</b> | 14 Spaces   |
| <b>Bicycle Parking</b>          | 120 Spaces  |
| <b>Total Net Rentable Area</b>  | ±125,400 SF   |



## PROJECT TEAM

|                             |                       |
|-----------------------------|-----------------------|
| <b>Architect:</b>           | KTGY                  |
| <b>Civil:</b>               | Ackland International |
| <b>Landscape:</b>           | PGA Design            |
| <b>Structural:</b>          | Axiom PLLC            |
| <b>MEP Engineer:</b>        | DC Engineering        |
| <b>Modular Fabrication:</b> | Prefab Logic          |



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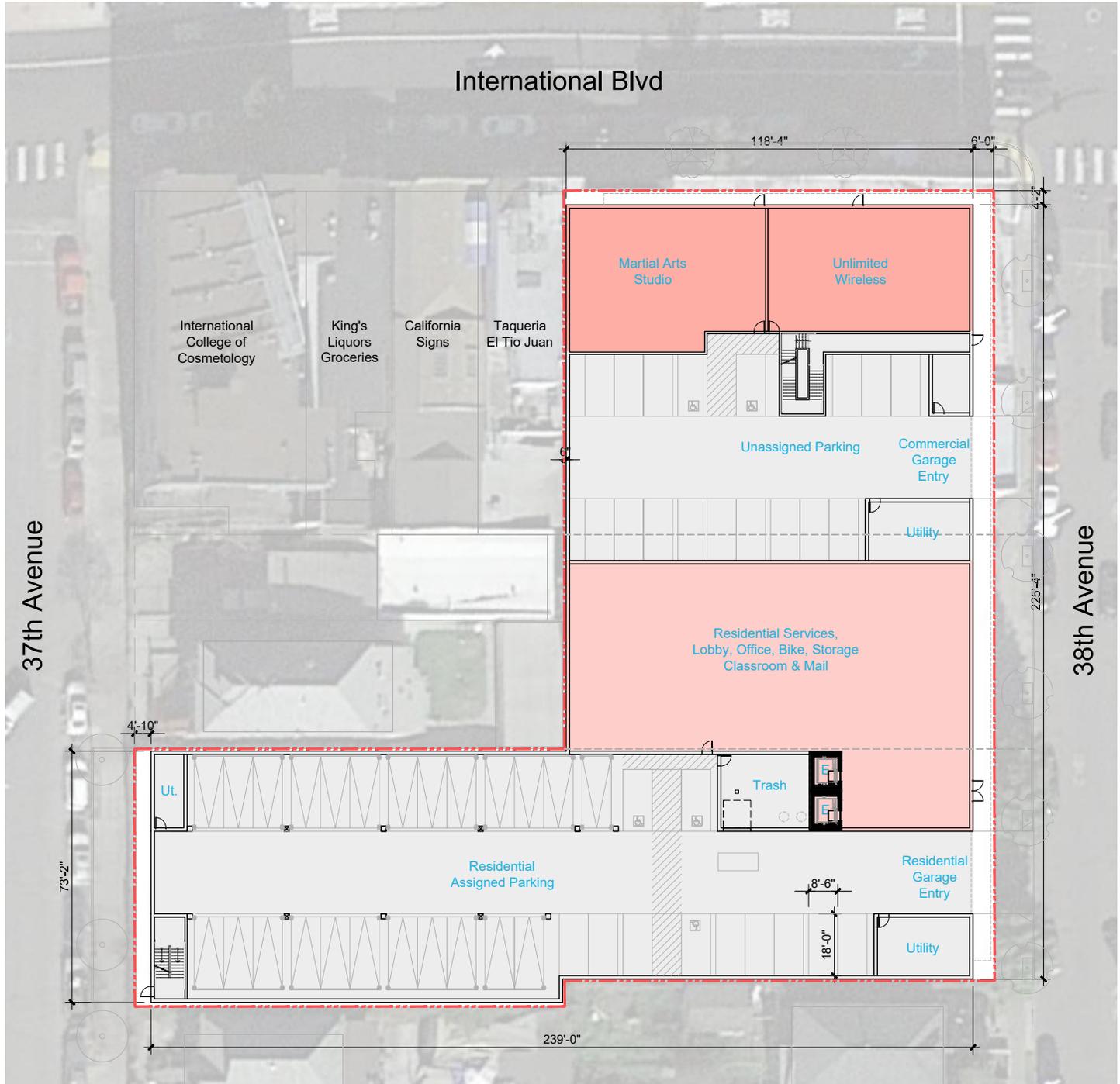
# Architectural Renderings



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# Floor Plans

## GROUND FLOOR PLAN LEVEL 1



\* Schematic design drawings used for initial city design submittal review.

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# Floor Plans

## PODIUM FLOOR PLAN LEVEL 2

### International Blvd



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# Floor Plans

TYPICAL FLOOR PLAN  
LEVELS 3-6

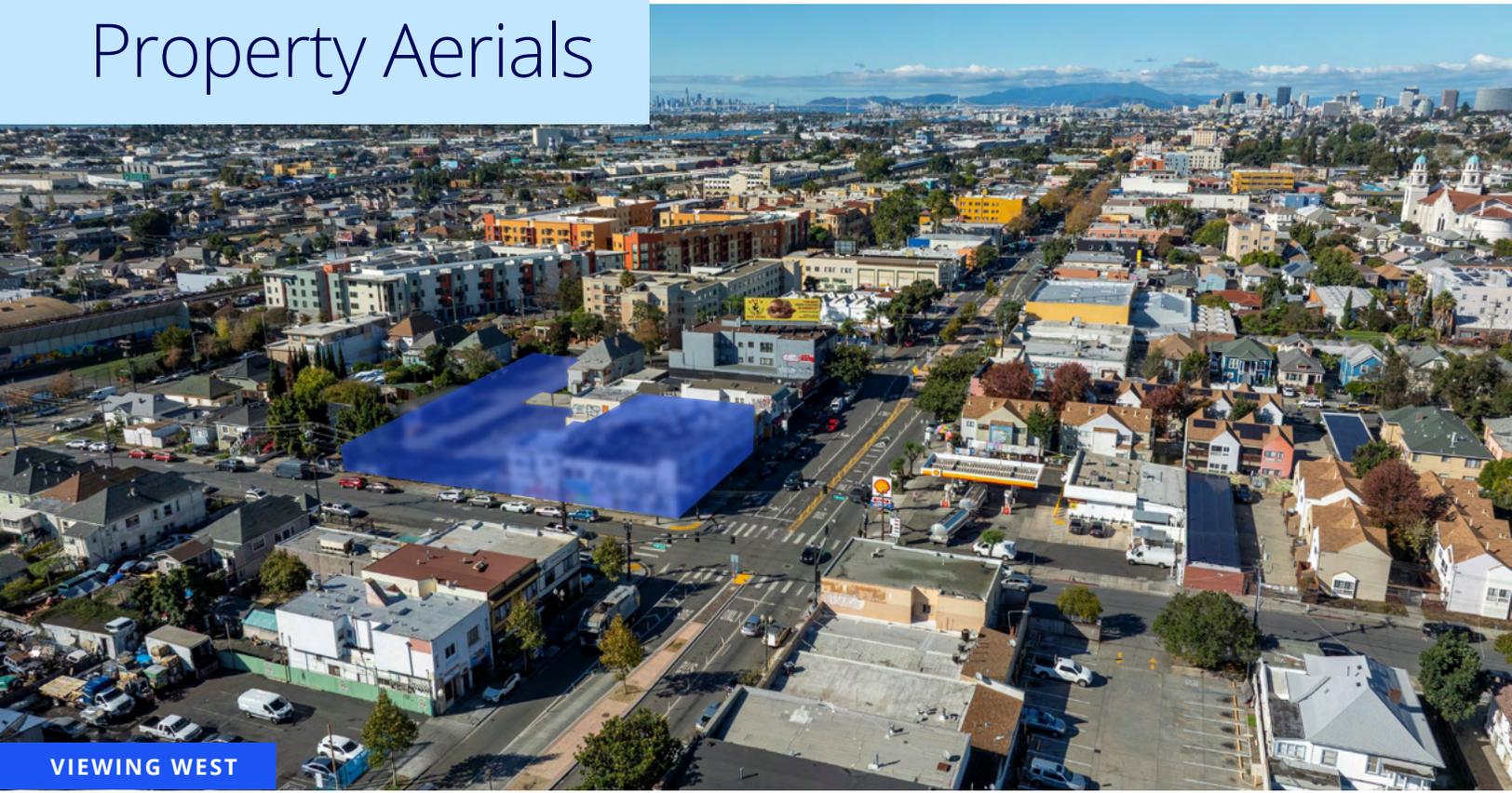
International Blvd



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# Property Aerials



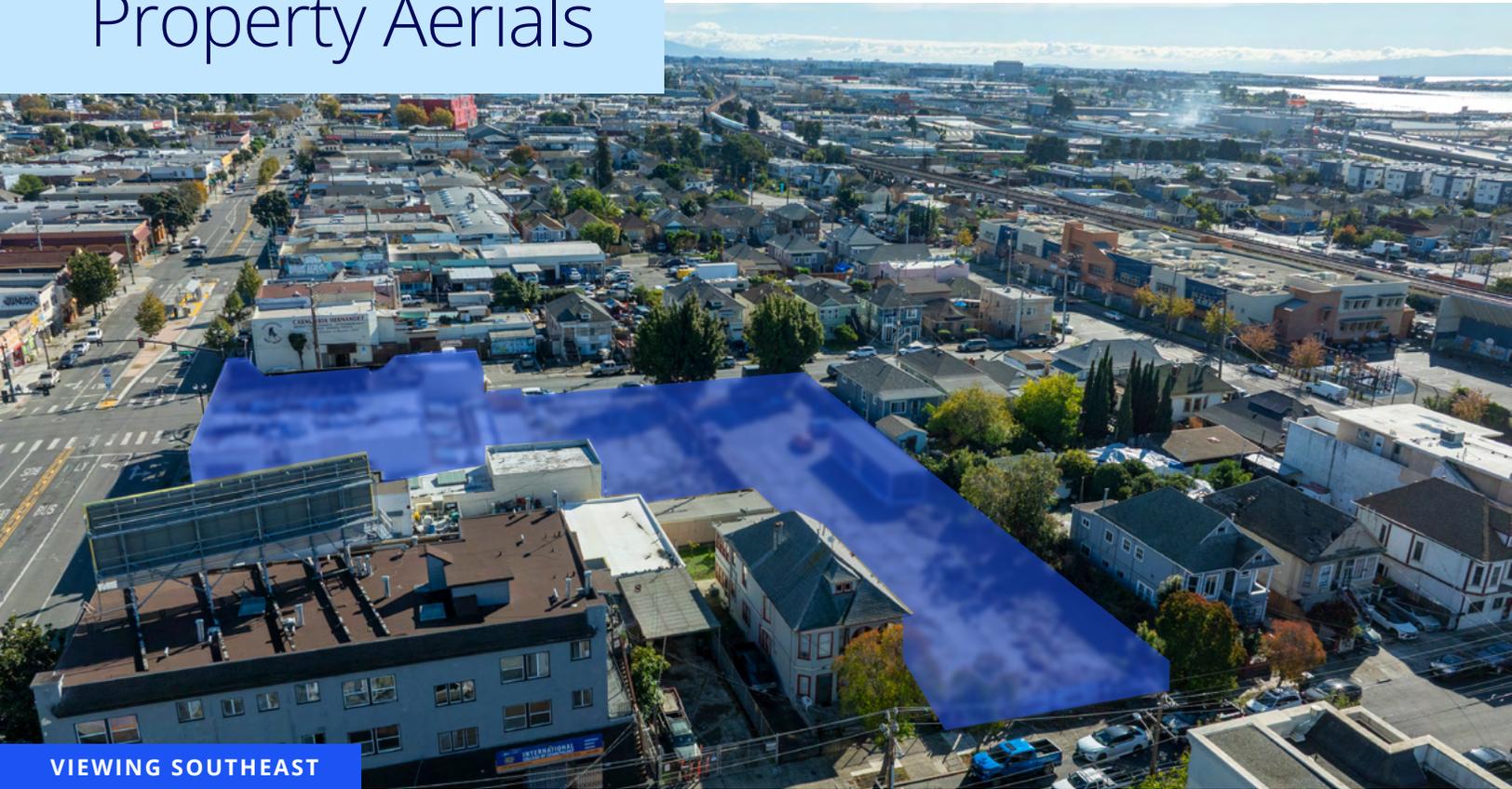
VIEWING WEST



VIEWING EAST

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