



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

2010 - 2020 Franklin Street Oakland, CA 94612

Rare Opportunity: Surface Parking Lot for Sale in the Heart of Oakland near Lake Merritt and Downtown Oakland.

**Sale Price: \$1,525,000
(+/- \$251/SF Land).
Lot Size: +/- 6,075 SF
26 Parking Spaces.**

**Links:
Assessor's Map
Zoning- D-DT-C,
S-13 & S-8**



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SALE SUMMARY

California Capital & Investment Group is pleased to present this rare opportunity to purchase a centrally located surface parking lot in the heart of Oakland California. 2010-2020 Franklin Street features a +/- 6,075 SF lot with +/- 26 parking spaces. The parking lot is leased to a tenant which expired April 30, 2026. The current rent is \$3,500 per month. This is a unique opportunity to acquire a surface parking lot just a couple blocks away from Lake Merritt, 19th Street BART station, and directly in the heart of Oakland's financial district. The site is surrounded by commercial and residential buildings and is within walking distance to dozens of restaurants, bars and other entertainment. There is also potential for development as the site sits in a high density area with very attractive development standards.

Property Details

Address: 2010-2020 Franklin Street
Ave, Oakland, CA 94612

County: Alameda

Assessor's Parcel: 8-651-17-3

Lot Size: Approximately 6,075 SF

Parking: ±26 Surface Spaces

Zoning: D-DT-CX & S-13

Development Standards

Zoning: D-DT-C, EMP, S-13 & S-8
(SEE ZONING LINKS ATTACHED TO THIS PACKAGE FOR MORE INFORMATION)

Height Area S-ST Base: 19

Height Area D-DT ZIP: 1

ZIP Benefit Area Residential: Area R-A

ZIP Benefit Area Non-Residential: Area C-A

Pursuant to current zoning regulations for the property, it is our understanding that the minimum lot size required for development is 7,500 SF. This lot is +/- 6,075 which is less than the minimum lot size required for development, however, per Gemini AI, this property might be exempt "The Oakland Planning Code automatically exempts legally created, existing substandard lots. Under Section 17.106.010(A), a 6,075 SF lot can be developed even if the standard zone requires a 7,500 SF minimum. [1] (https://www.zoneomics.com/code/oakland-CA/chapter_48), [2] (https://oakland-ca.elaws.us/code/pc_ch17.106_sec17.106.010) Oakland Substandard Lot Exceptions Automatic Approval: Legally established historical lots do not require a variance for size. Code Provision: Oakland Municipal Code Section 17.106.010(A) explicitly grants this exception. Condition: The parcel must have existed lawfully under previous zoning controls. [1] (https://oakland-ca.elaws.us/code/pc_ch17.106_sec17.106.010), [2] (https://www.zoneomics.com/code/oakland-CA/chapter_48)"

ALL BUYERS ARE ADVISED TO CONTACT THE CITY OF OAKLAND PLANNING DEPARTMENT TO VERIFY ALL POTENTIAL DEVELOPMENT AND ZONING STANDARDS FOR THE PROPERTY.

Maximum Density: Regular Dwelling Units – 90 SF of lot area per unit.

Maximum Nonresidential Floor Area Ratio: 20.

Maximum Height: No Limit.

There may be additional development incentives per the ZIP – See ZIP Benefit Area Residential: Area R-A and ZIP Benefit Area Non-Residential: Area C-A.



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PROPERTY & LOCATION HIGHLIGHTS



1. Near I-880 & I-580.
2. High Density Development Site (If Lot size is permitted for development).
3. Extremely high foot and vehicle traffic.
4. A couple blocks away from BART and Lake Merritt.
5. 26 parking spaces.



Side View



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Lease Abstract



Monthly Rent: \$3,500.00

Lease Expiration: April 30, 2026. (Month to Month)

Security Deposit: \$4,166.67

Taxes and Utilities: Landlord agrees to pay any and all real estate taxes and assessments levied upon or assessed against the Premises as the same become due. Tenant agrees to pay all other taxes and assessments imposed upon the Premises, including revenue generated therefrom and City of Oakland parking taxes, and upon Tenant's property at the Premises. Tenant agrees to pay all utility charges, if any, associated with Tenant's use of the Premises.



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Photos



Front View



Side View



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