

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR SALE: 800 Cedar Street, Oakland, CA 94607

3.75 ACRES OF PRIME WEST OAKLAND LAND

**FULLY ENTITLED
FOR 215 MARKET-RATE
RENTAL UNITS
NEAR WEST OAKLAND
BART STATION**



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PROPERTY HIGHLIGHTS

Opportunity to acquire ±3.75 Acres of Prime West Oakland Land, fully entitled for 3 Multi-Family buildings consisting of 215 100% market-rate rental units. All affordable housing requirements will be satisfied on an adjacent parcel, currently under construction with completion scheduled for Q4 2024. Construction pricing is available for interested parties.

SALE PRICE: Unpriced **LOT SIZE:** ±3.75 Acres

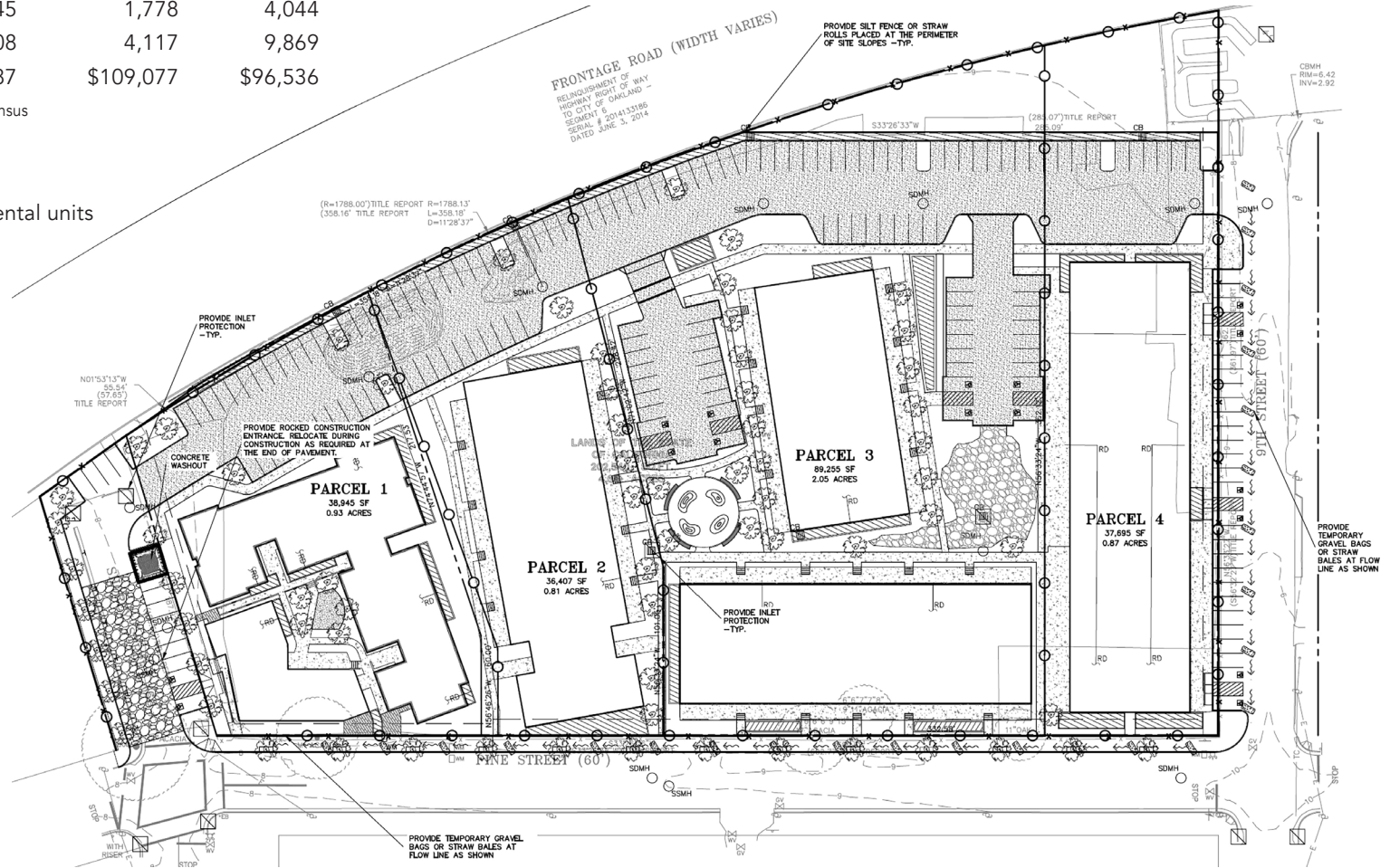
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	645	1,778	4,044
Total Population	1,408	4,117	9,869
Average HH Income	\$115,487	\$109,077	\$96,536

* Demographic data derived from 2020 ACS - US Census

PROPERTY DETAILS

- Fully entitled for 215 market-rate rental units
- Affordable requirement satisfied
- HBX-4 & CIX-1B/S-19 Zoning
- ±3.75 acres of land
- 0.5 mile to West Oakland BART
- Rapidly changing neighborhood
- Transformational opportunity

LAND LOT #	SIZE
2	36,407 SF
3	89,255 SF
4	37,695 SF



FLOOR PLANS



USE KEY

- CIRCULATION
- COMMON
- FLEX/ART/AMENITY
- RESIDENTIAL
- SERVICE/TRASH



UNIT SCHEDULE

MARKET RATE	
1 BR	39
2 BR	52
S	114
TOTAL	205

SUPPORTIVE

1 BR	3
2 BR	16
S	83
TOTAL	102

ART AMENITIES

Lt. Ind.* 19,404
 *Includes: Maker Space,
 Art Studios, Corridors,
 Stairs

PARKING

ON-STREET: NEW	
ACC	8
STD	41
TOTAL	49
ON-PROPERTY	
ACC	8
STD	124
TOTAL	132
GRAND TOTAL	181

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PROPOSED PLANS/APPROVED PARCELS

UNIT SCHEDULE

MARKET RATE

1 BR	39
2 BR	52
S	114
TOTAL	205

SUPPORTIVE

1 BR	3
2 BR	16
S	83
TOTAL	102

TOTAL 307

ART AMENITIES

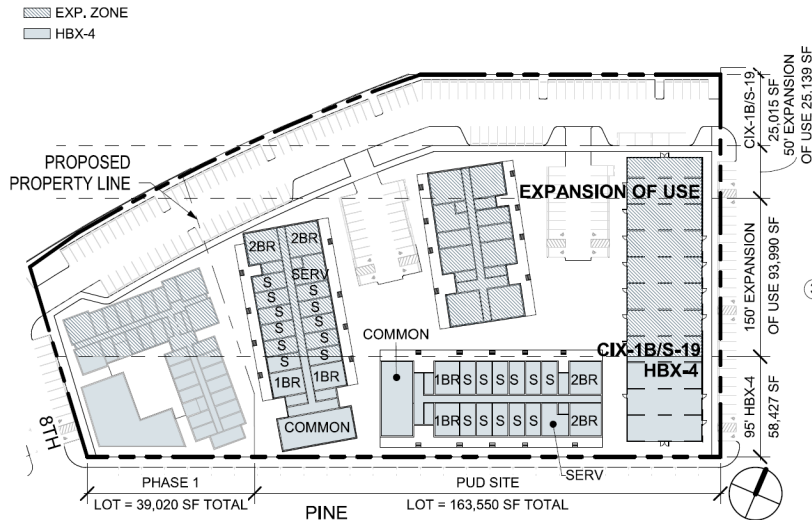
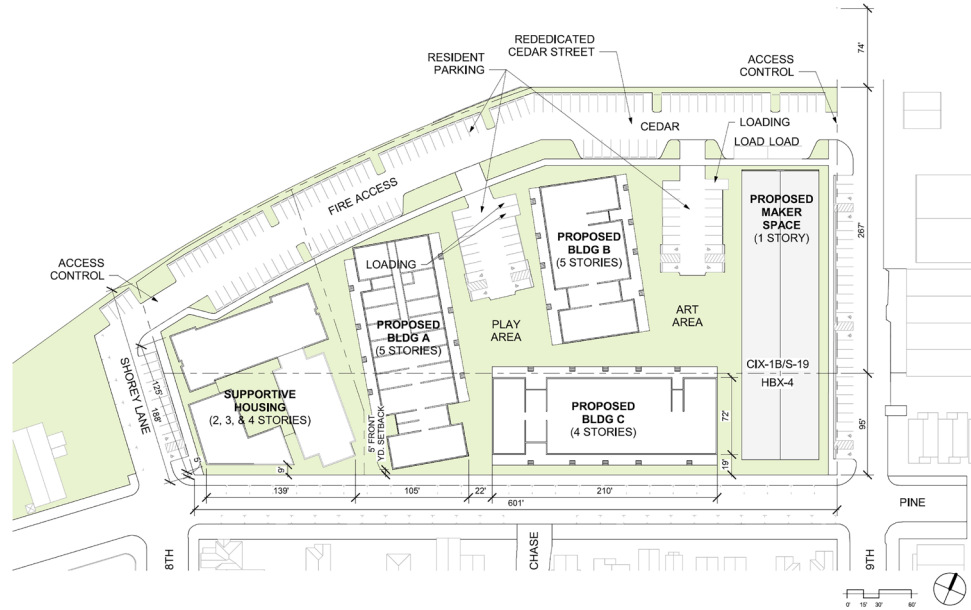
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LOCATION HIGHLIGHTS

- Half mile to West Oakland BART
- Easy freeway access to I-80, I-880, and I-580
- Excellent access to the San Francisco-Oakland Bay Bridge, and the entire SF Bay area
- Oakland Airport is 8 miles away
- 8 miles to San Francisco
- 21 miles to Marin
- 18 miles to Walnut Creek
- 42 miles to San Jose
- 81 miles to Sacramento



POPULATION	0.25 MILES	0.5 MILES	1 MILE	HOUSEHOLDS	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,408	4,117	9,869	Total Households	645	1,778	4,044
Average Age	35.6	34.1	33.2	# of Persons per HH	2.2	2.3	2.4
Average Age (Male)	34.9	33.8	31.2	Average House Value	\$660,330	\$646,671	\$697,994
Average Age (Female)	37.4	35.3	34.5				