

FOR SALE

1546-80 Fruitvale Ave, Oakland, CA 94601



BACK ON THE MARKET



[Clean Phase 1 || Not Designated Historic || Located in an Opportunity Zone]



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DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The material contained herein is confidential and is presented strictly as confidential information related to the possible sale by the owner ("Owner") of certain property located in the city of Oakland, California, at 1546, 1558, 1580 Fruitvale Ave, Oakland, California (the "Property").

In order to evaluate the Property, Recipient has requested certain information regarding the Property. Owner is willing to provide such information, either directly or through its agents, contractors, advisors, or consultants (collectively referred to hereafter as "Provider"), under the condition that "Recipient" (defined below) agrees to keep the information strictly confidential in accordance with this agreement. As used in this agreement, the term "Recipient" shall refer collectively and individually to the undersigned, and any other employees or agents or consultants of the undersigned who review the confidential information in connection with the evaluation of the Property by the undersigned. Recipient acknowledges and agrees that the Agreement is being executed for the benefit of Owner and the undersigned Broker. Recipient agrees that it will maintain in strictest confidence all information provided by Provider regarding the Property, including without limitation, financial information, leases, environmental investigations, title reports, surveys, and any other information provided by Provider to Recipient that is not generally known to the public (collectively, the "Confidential Information").

Recipient also agrees not to disclose or divulge the Confidential Information to any person or entity other than the undersigned's employees who are actively and directly participating in the analysis of the property, and in such cases only to the extent reasonably required for such analysis. The recipient also agrees to inform all such employees of the confidential nature of the Confidential Information and to provide a copy of this agreement to such employees. Recipient agrees to be fully responsible for any breach of this agreement caused by such employees. In the event that Recipient is required or requested by subpoena or judicial or other governmental authority to disclose any Confidential Information, Recipient agrees to provide to Provider prompt notice of such requirement or request in order to give owner time to seek an appropriate protective order or otherwise control the required disclosure. In such event, Recipient shall disclose confidential Information only to the minimum extent necessary in order to comply with legally binding requirements, and shall exercise its best efforts to ensure that the Confidential Information shall be held in confidence by the party to whom it is required to be disclosed.

Recipient agrees that Provider shall be entitled to equitable relief, including without limitation injunction and specific performance, in the event of a violation or threatened violation of this agreement, in addition to all other remedies available at law or in equity. This agreement is governed by the laws of the State of California. No failure to exercise any right, privilege or remedy hereunder shall be deemed to be a waiver thereof. If any provision of this agreement is adjudged to be unenforceable, the balance of the agreement shall be endorsed to the maximum extent permissible under applicable law. This agreement contains the entire agreement of the parties with respect to the subject matter hereof, and can only be amended by a writing signed by both parties. If any legal action or other proceeding of any kind is brought for the enforcement of this agreement or because of any alleged breach, default or any other dispute in connection with any provision of the agreement, the successful or prevailing party shall be entitled to recover all reasonable attorney's fees and other costs incurred in such action or proceeding, in addition to any relief to which it may be entitled.

David Alan Klein is a California licensed attorney at law (#92787) on inactive status. Klein cannot practice law, does not practice law, and is not practicing law for any person who reviews this Offering Memorandum. By its request and receipt of this Offering Memorandum, the recipient represents they have not relied on Klein's writings and representations as the practice of law and have sought and received independent legal counsel prior to taking any action, or inaction, or executing any legally binding document based upon this Offering Memorandum.

PROPERTY OVERVIEW



Lee & Associates is pleased to present a 0.9 of an acre property comprised of three separate parcels at 1546, 1554, 1580 Fruitvale Avenue located in Oakland, California. The property is situated in Fruitvale neighborhood, the core urban market in Oakland, with easy access to the 880 freeway. With the RU-2-Urban Residential Zoning and height limits of 50 feet, a multifamily building with retail storefronts can be built on the site. This property is a great opportunity for a buyer or a developer looking to take advantage of this prime opportunity.

PROPERTY SUMMARY



LISTING PRICE: \$3,000,000

3 ADJOINING PARCELS

1546 FRUITVALE AVE

APN: 33-2121-30
±0.16 AC (±6,750 SF)
Paved Land

1554 FRUITVALE AVE

APN: 33-2121-31
±0.26 AC (±11,256 SF)
±4,060 SF Four (4) Unit Multi-Family Building

1580 FRUITVALE AVE

APN: 33-2121-1
±0.48 AC (±20,900 SF)
±12,827 SF Commercial Building



Zoned RU-2-Urban Residential



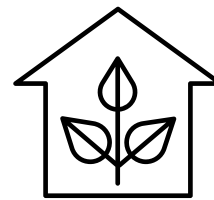
Prominent Fruitvale Location



Not Designated Historic



Excellent Redevelopment/
Reposition Candidate



Phase 1 Available

- Zoned RU-2-Urban Residential
- Clean Phase 1 Available (No Further Action)
- Demographics (1 Mi)
- Population 47,756
- Households 14,110
- Median Household Income \$55,861
- Parcels are located in Opportunity Zone for Density Bonus

PROPERTY DETAILS

BUILDING SIZE

3,554 SQ FT

LAND AREA

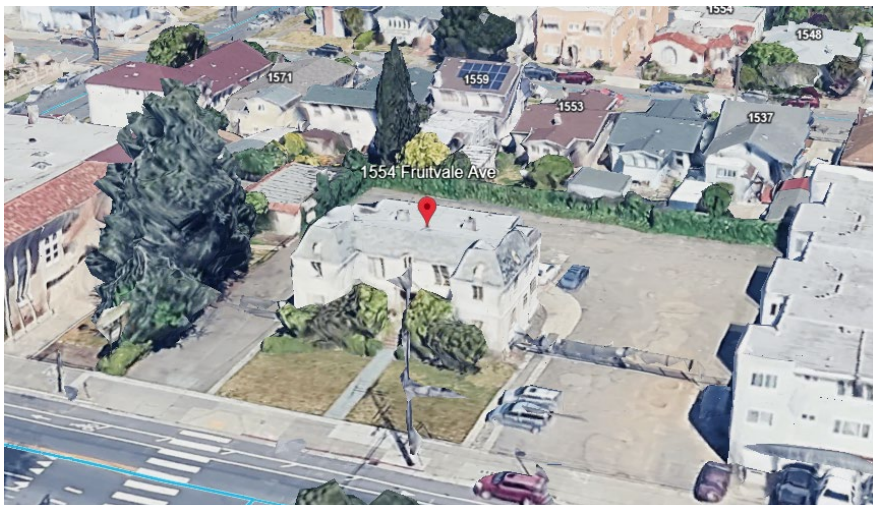
0.26 ACRES

OF UNITS

4 1-Bedrooms

YEAR BUILT

1938



CURRENT INCOME

BUILDING	MONTHLY RENT	UNIT TYPE	MOVE-IN DATE
1554 Fruitvale	\$977	1 BD/1 BR	9/25/2009
1556 Fruitvale	\$632	1 BD/1 BR	2/1/2007
1558 Fruitvale	\$1,371	1 BD/1 BR	4/1/2004
1560 Fruitvale	\$559	1 BD/1 BR	5/1/1986
Total Monthly Income			\$3,540
Annual Income			\$42,481
Laundry			\$437
Total Annual Income			\$42,918

CURRENT EXPENSES

Trash	\$1,784
Sewer	\$1,550
Water	\$2,888
Repairs	\$2,150*
Total	\$8,372
Insurance	\$2,483
Taxes	\$19,718
Total Annual Income	\$30,933
Net Income	\$11,985

*Repairs are assumed to be 5% of gross income

PROPERTY RENDERINGS

MULTI-FAMILY AND RETAIL RENDERINGS



ASKING PRICE: \$3,000,000

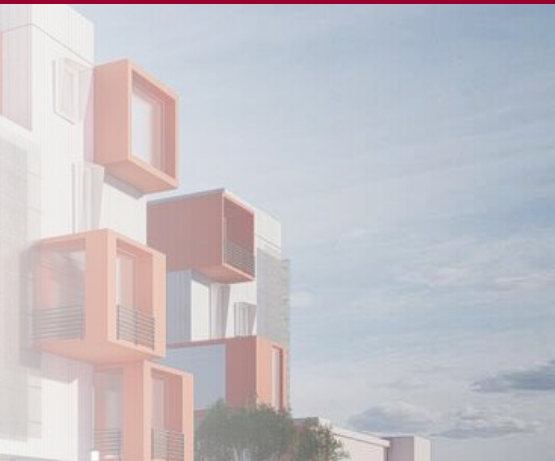
ALLOWANCE UNITS: 49

\$/UNIT: \$61,224

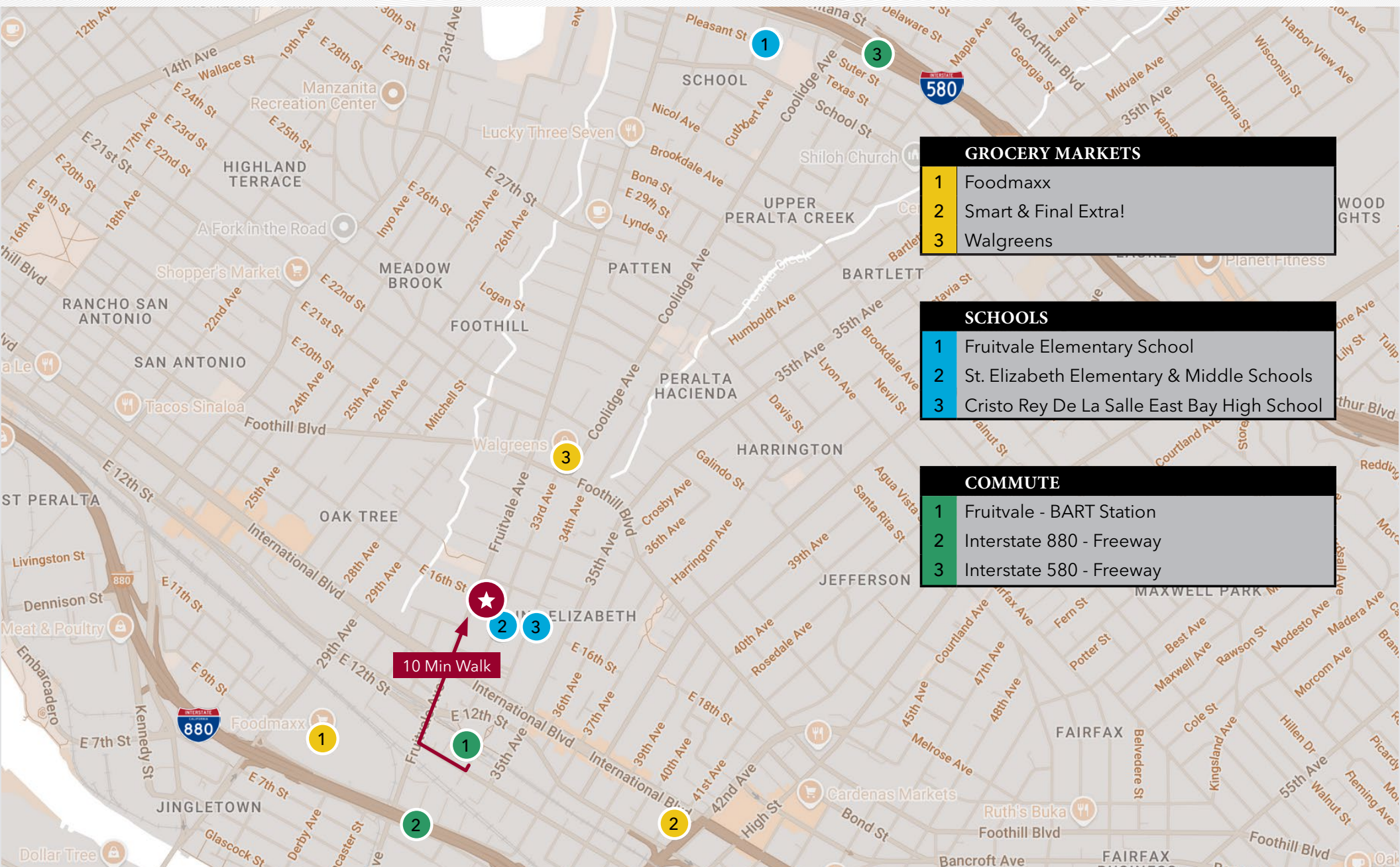
ASSUMED DENSITY BONUS: $\pm 74^*$

\$/UNIT: \$40,540

*To confirm density bonus, visit: <https://opportunityzones.com/cities/oakland-california/>



MAP VIEW



AERIAL VIEW



MARKET OVERVIEW

Fruitvale, nestled in the heart of Oakland, California, is a vibrant and culturally diverse neighborhood teeming with history and character. Once an agricultural hub renowned for its orchards and vineyards, it has evolved into a thriving community with a unique blend of old and new. Fruitvale's bustling commercial district bustles with vibrant murals, family-owned businesses, and lively street vendors, reflecting its Latinx heritage. Residents cherish the tight-knit community spirit and take pride in their cultural festivals, such as Dia de los Muertos. Its region-central location with easy access to public transportation, including the Fruitvale BART station, and proximity to Lake Merritt, Fruitvale remains a cherished destination, exuding an irresistible charm that draws both locals and visitors alike.



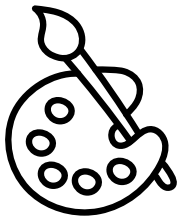
STRATEGIC LOCATION

Oakland's strategic location at the heart of the Bay Area positions it as a crucial transportation and logistics hub, facilitating easy access to major markets in Northern California and beyond. With a well-developed network of highways, ports, mass transit, and airports, the city offers unparalleled connectivity for businesses operating on a regional and global scale.



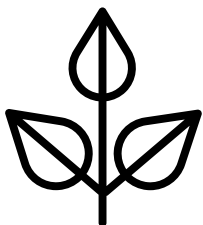
BOOMING ECONOMY

Oakland's economy is flourishing across multiple sectors, including technology, healthcare, manufacturing, and tourism. The city has experienced a surge in innovation-driven businesses, fostering a robust ecosystem of startups and established corporations alike. This diverse economic landscape ensures stability and resilience in the face of market fluctuations. As rents continue to rise in post-pandemic San Francisco & Silicon Valley, Oakland will again be the logical "safety-valve" for cost-conscious tenants in the region.



THRIVING ARTS & CULTURAL SCENE

Oakland's rich cultural heritage is evident in its vibrant arts and music community, drawing artists, creatives, and enthusiasts from around the world. The city's commitment to promoting a lively multi-cultural scene not only enhances its appeal but also contributes significantly to the growth of the local economy.



SUSTAINABILITY INITIATIVES

Oakland has established itself as a leader in sustainability and green initiatives. The city's commitment to eco-friendly practices not only aligns with global trends but also attracts businesses and investors seeking socially responsible and environmentally conscious opportunities.



COMMERCIAL REAL ESTATE SERVICES

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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979. Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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