

3070 Brook Street

OFFERING MEMORANDUM

Oakland, CA 94611

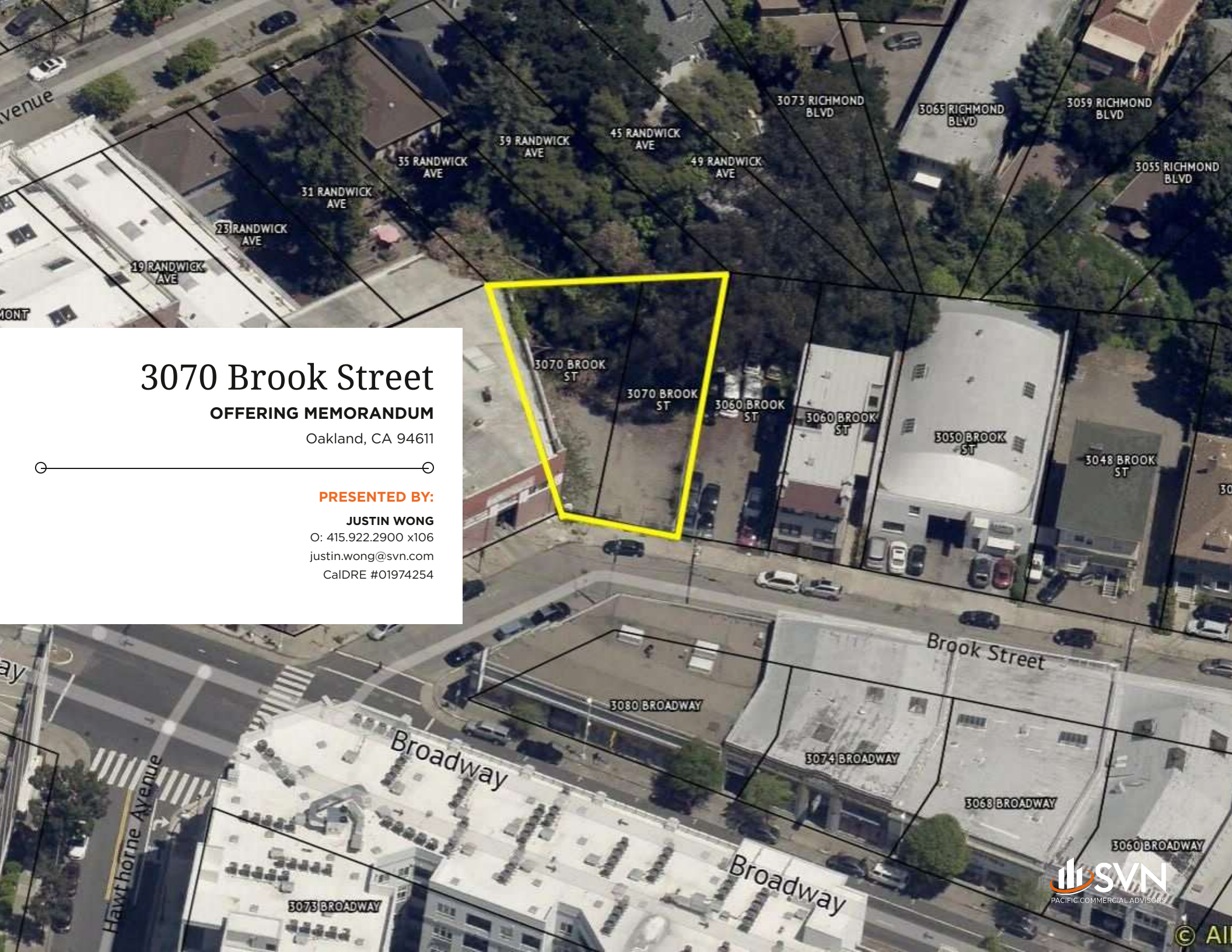
PRESENTED BY:

JUSTIN WONG

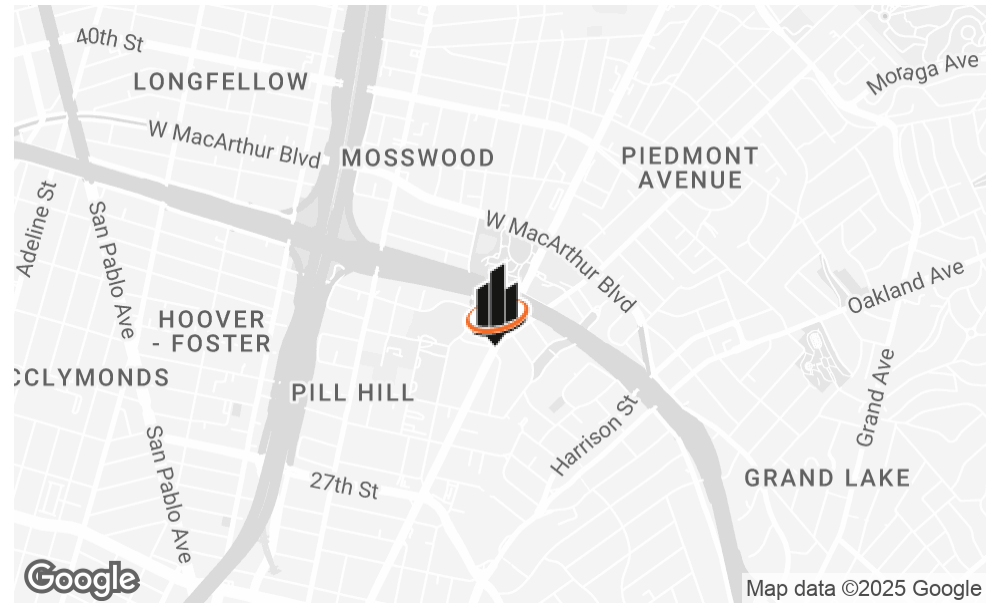
O: 415.922.2900 x106

justin.wong@svn.com

CalDRE #01974254



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	8,873 SF
APN	009-0703-040-00 009-0703-041-00

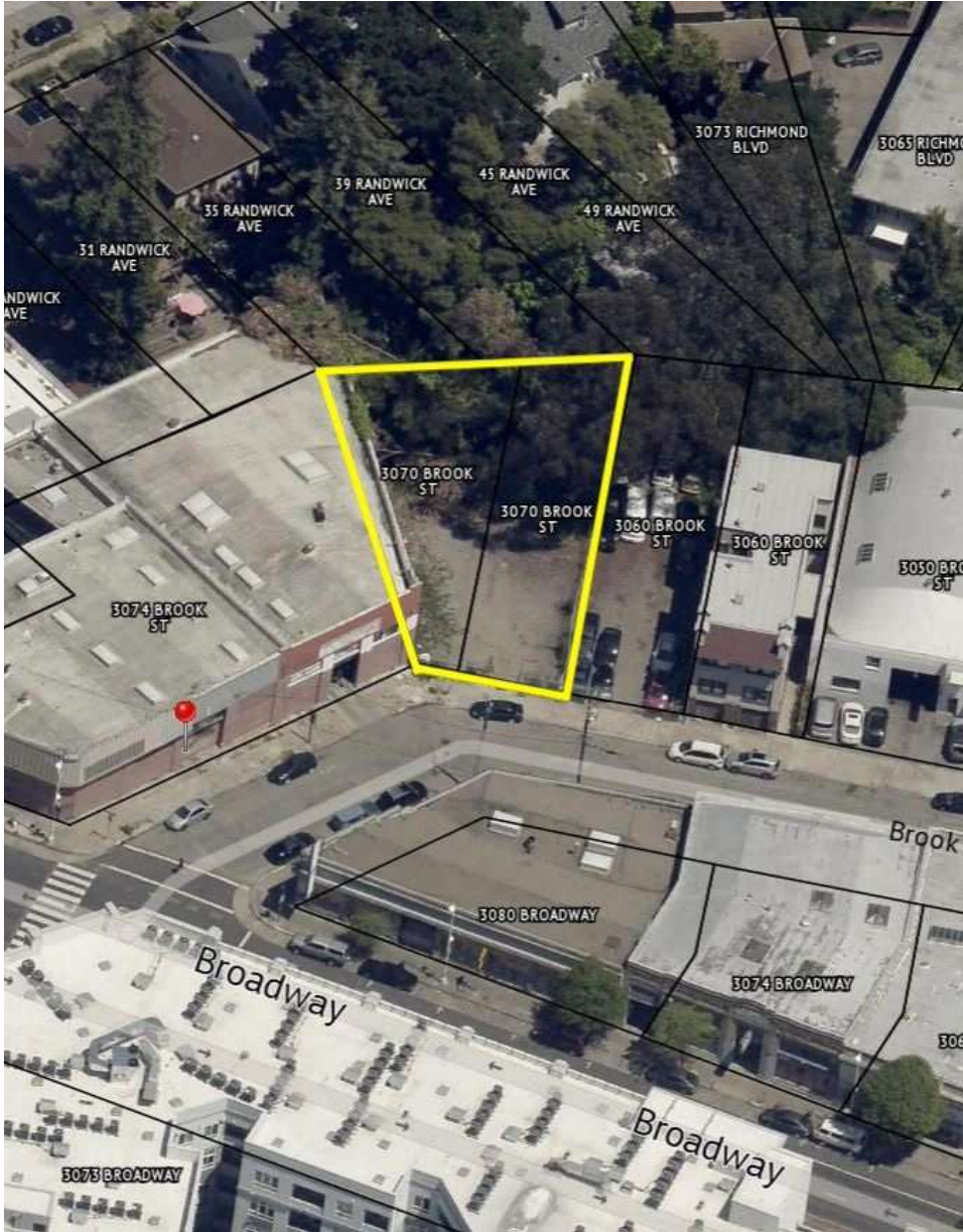
PROPERTY DESCRIPTION

An exceptional development opportunity at 3070 Brook Street consisting of two adjoining parcels totaling 8,873 square feet. This prime location is zoned D-BV-3, offering a range of potential for residential or retail development. Located in the sought-after Broadway Valdez market, its strategic positioning allows an investor to command immediate income as a parking lot with long-term multifamily or mixed-use development.

PROPERTY HIGHLIGHTS

- 94 Walk Score/ 85 Bike Score
- Versatile D-BV-3 Zoning
- Proximity to major freeways and BART stations
- Prime Multifamily Development

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LOCATION DESCRIPTION

Explore the vibrant East Bay market surrounding 3070 Brook Street, Oakland. This sought-after location offers a dynamic blend of residential and commercial spaces, zoned under the Broadway Valdez District Mixed Use Boulevard- 3 Commercial Zone. It is situated amid some of Oakland's most economically robust and burgeoning areas and close to 3 major BART stations. It's a great multifamily development opportunity in close proximity to Uptown Oakland and Interstates 980, 880, and 580 freeways.

ZONING

(D-BV-3) BROADWAY VALDEZ DISTRICT MIXED USE - 3

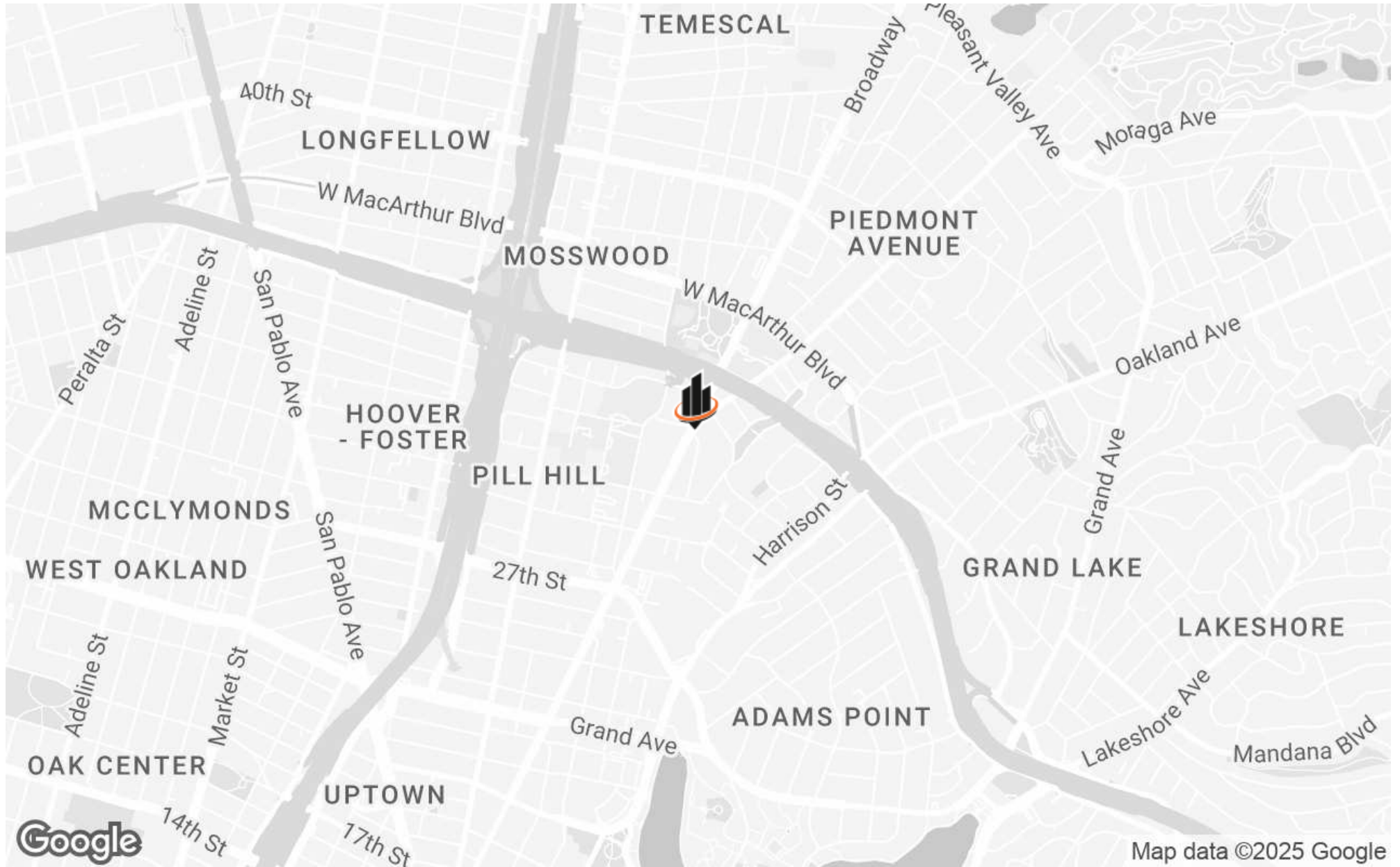
The D-BV-3 Zone is intended to create, maintain, and enhance areas with direct frontage and access along Broadway, 27th Street, Piedmont Avenue, and Harrison Street. A wide range of ground-floor space and other commercial activities are allowed than permitted in the D-BV-2 Zone with upper-story spaces intended to be available for a broad range of Residential, Office, or other Commercial activities. Mixed uses can either be vertical and/or horizontal.

ZONING GUIDELINES

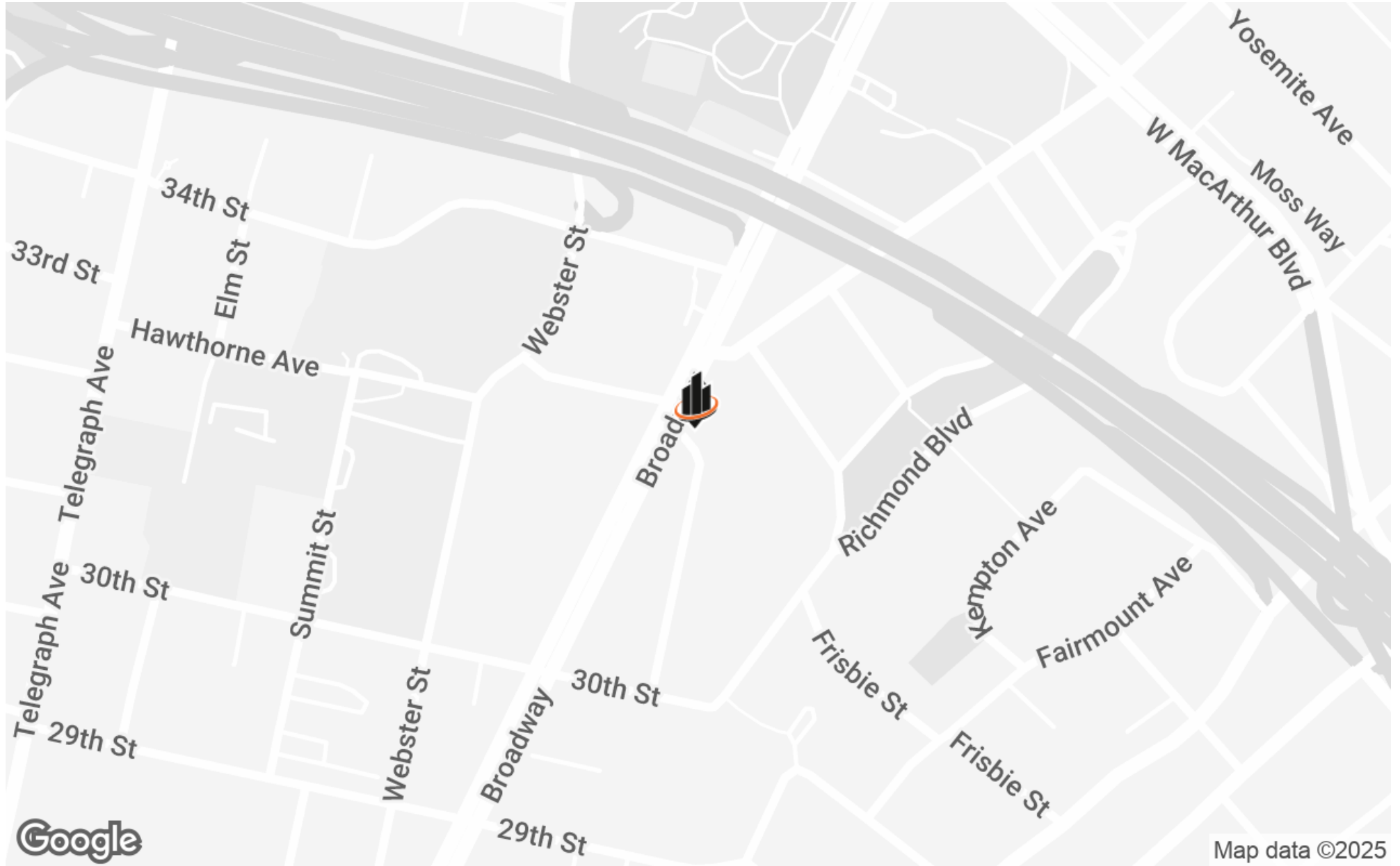
- Minimum Lot Size - 4,000 square feet
- Minimum Frontage - 25 feet
- Maximum Building Height - 45 feet
- Maximum Number of Stories (not including underground) - 4 Stories
- Maximum FAR - 2.5
- Allowed Density - 1 Unit/450 square foot Lot Area



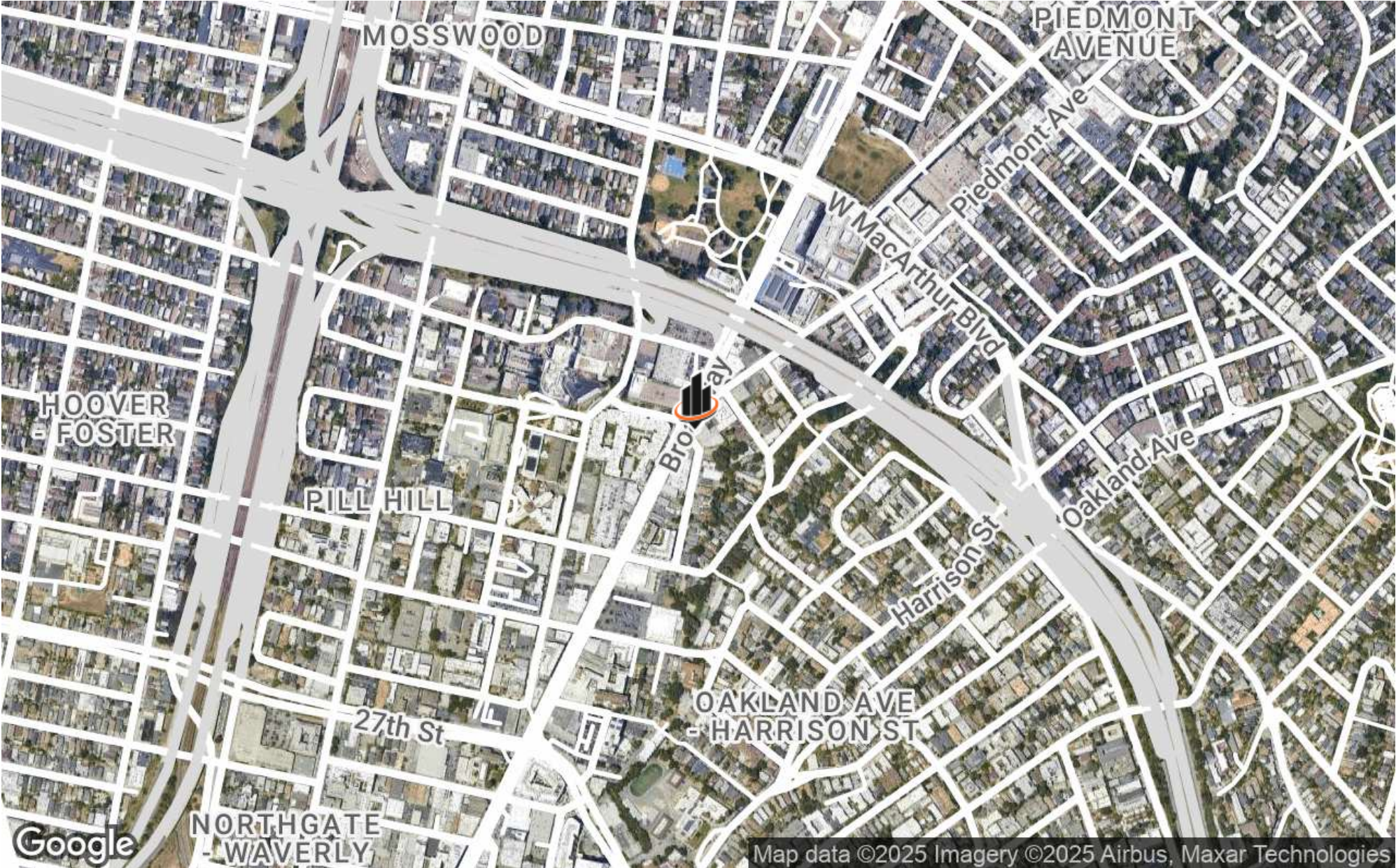
REGIONAL MAP



LOCATION MAP



AERIAL MAP

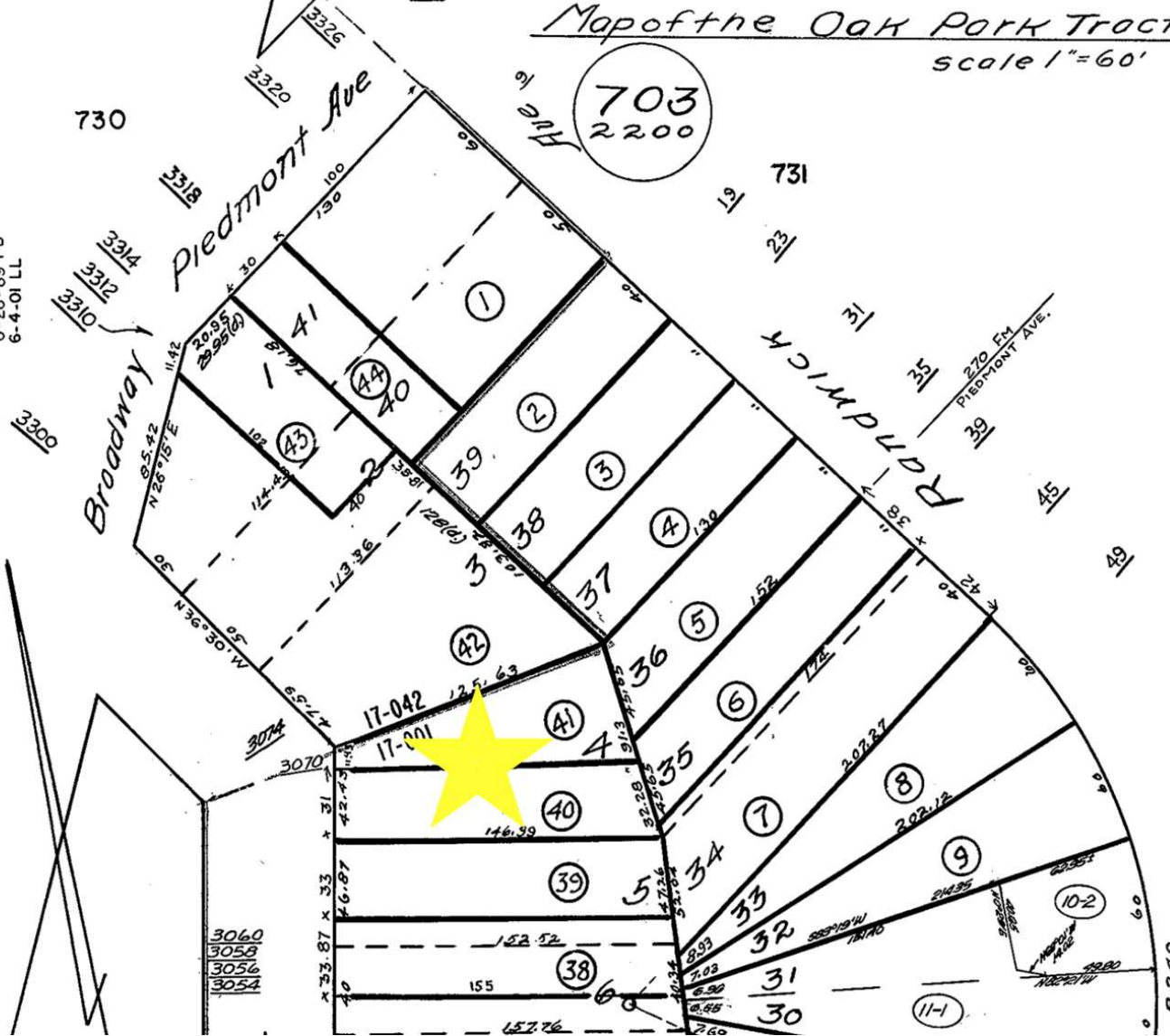


SITE PLANS

ASSESSOR'S MAP 9

Map of the Academy Homestead Code Area No. 17-001 17-042
(Blk. 20 Pg. 53)
Map of the Oak Park Tract *(Blk. 20 Pg. 53)*
scale 1"=60'

REV. 10-20-75 T.S.
6-26-89 PB
6-4-01 LL



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,294	12,122	53,691
AVERAGE AGE	35.5	38.8	37.8
AVERAGE AGE (MALE)	37.5	39.5	39.2
AVERAGE AGE (FEMALE)	32.5	38.2	38.3

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,208	6,877	28,811
# OF PERSONS PER HH	1.9	1.8	1.9
AVERAGE HH INCOME	\$86,780	\$92,156	\$107,126
AVERAGE HOUSE VALUE	\$658,815	\$625,724	\$610,533

2020 American Community Survey (ACS)

