



# OAK HILL GROVE

**HIGH DENSITY RESIDENTIAL  
COVERED LAND PLAY**

Mt. Diablo Boulevard, Downtown Lafayette, CA

**ACARA**

**Todd Vitzthum**  
925 838 8826  
todd@myacara.com  
lic. 01303121

**Drew Malm**  
925 577 4444  
drew@myacara.com  
lic. 01312428

## HIGH DENSITY RESIDENTIAL COVERED LAND PLAY 3736, 3738, 3744, & 3746 Mt. Diablo Blvd, Lafayette, CA

### HIGHLIGHTS

- Prime Downtown West End location walking distance to restaurants, retail, Lafayette Reservoir & Oakwood Athletic Club
- Zoning: [C, General Commercial](#), with new 60 du/ac density unlocking value for sophisticated Developers (114 base units, 155 with 35% SDB, 172 with 50% SDB)
- $\pm 1.91\text{AC}$  largest contiguous piece of unentitled land in ultra premium submarket of Lafayette
- Covered land play, existing  $\pm 48\text{K}$  SF of office space is  $\pm 60\%$  leased generating significant income while entitlements are processed

### EXECUTIVE SUMMARY

ACARA is pleased to present this exciting opportunity to acquire almost two acres of unentitled land in the coveted, highly affluent suburb of Lafayette where Residents will enjoy sweeping views of this fabulous community and iconic Mount Diablo. The density on these parcels has increased to 60 du/ac in the recent Housing Element update process, unlocking the value for a sophisticated Developer to capitalize on the strength and strong underlying fundamentals in this ultra premium submarket. Existing income from the office buildings will help carry this land while entitlements are being processed.

Oak Hill Grove is located in Lafayette's West End District which is in the midst of an exciting revitalization due to its prime location just steps away from popular restaurants, countless retail amenities, the heralded Oakwood Athletic Club and a memorable nature experience at the Lafayette Reservoir. A quick getaway to the rest of the world is possible with easy access to Highway 24 and BART.



# OAK HILL GROVE

ACARA

HIGH DENSITY RESIDENTIAL COVERED LAND PLAY 3736, 3738, 3744, & 3746 Mt. Diablo Blvd, Lafayette, CA

