

6  
PARCELS241,048  
SQUARE FEETDA-4 (S)  
ZONING+5.53  
SITE SIZE  
ACRESSan Leandro, CA  
ALVARADO STREET & ANTONIO STREET

## SAN LEANDRO DEVELOPMENT SITE

The Cushman & Wakefield Northern California Multifamily Advisory Group is pleased to present the exclusive listing of an approximately **5.5-acre high density transit oriented development site** in San Leandro, California (the Property). This strategically situated development site is the **largest infill development site** available for purchase in San Leandro. It is located only **1/4 of a mile** away from the **San Leandro BART** station and other transit options. The San Leandro submarket is an evolving and expanding residential district, and represents one of the Bay Area's premier urban investment locations. The City of San Leandro general plan EIR paves the way for proposed projects which are consistent with zoning and general plan requirements. The Property represents the ability to potentially deliver **400+ multifamily units in a TOD infill location steps away from BART.**



## MULTIPLE DEVELOPMENT OPTIONS

The Property carries a zoning designation of “DA-4” (Downtown Area 4) where the 4 corresponds to the intensity of development allowed.

DA-4 is the implementing zoning district for both the General Plan land use designation of “Low-Medium Density Residential” as well as the Downtown San Leandro TOD Plan designation of “TOD – Residential Mixed Use.”

The DA-4 zoning designation allows for a range of development options near transit centers where sensitivity to increased height and density is not significant. The site could be 100% multifamily (for sale or rent), a mixed-use program of residential with street level retail/office, or 100% office.

Given the size of the site (greater than 10,000 square feet) the density range for either residential product type is 60-100 dwelling units per acre. A density bonus of 20% is available if the average unit size of the project is less than 750 square feet. The maximum height limit is 75 feet. The parking requirement is 1.5:1 due to the proximity to the San Leandro BART station.

There is a 15% affordable housing requirement on for sale housing products.

### 8 MINUTE WALK TO BART





# INVESTMENT HIGHLIGHTS

1

## 8 MINUTE WALK TO BART

The Property is located a 1/4 mile north of the San Leandro BART station and AC Transit, and proximate to major highways - providing premier connectivity throughout the Bay Area.

2

## SAN LEANDRO'S CHANGING LANDSCAPE

Major projects such as the San Leandro Tech Campus Development are transforming the San Leandro area into the newest tech hub of the Bay Area. The transit-oriented strategy implemented by the City has resulted in the introduction of new retail, new housing developments, and a more accessible and appealing residential market.

3

## WALKING DISTANCE TO DOWNTOWN

The Property is located 1/2 mile from walkable downtown San Leandro. All of the finest amenities and resources of this charming town are only steps away. As more projects within the TOD plan area come to market, the Property location will become more desirable.

4

## LIMITED NEW MULTIFAMILY SUPPLY

San Leandro has a severe lack of new supply. 100% of its inventory of 50+ unit multifamily communities at market rate were built prior to 1990 and 82% prior to 1980. The Property represents a keystone infill site within the TOD plan area that the City wants to see developed and delivered.

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## DEVELOPMENT FRIENDLY POLITICAL CLIMATE

The City of San Leandro supports revitalization of their city through development. To demonstrate their support to the development community, San Leandro delivered a General Plan and Zoning update with an EIR to pave the way for consistent projects to move forward.



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