



## MONTCLAIR GOLF COURSE

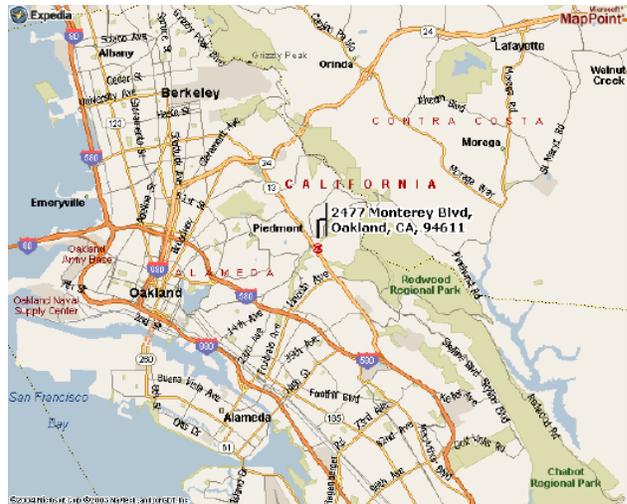
RP #: Not Applicable  
 Address: Montclair Golf Course  
 2477 Monterey Drive  
 Oakland, CA 92626  
 Alameda County  
 Agency: Department of Transportation  
 Parcel Size: 1.5 Acres



This parcel of land is being used as a part of a nine-hole golf course located on approximately ten acres. The state-owned parcel is leased to the City of Oakland for \$840 per year. The property was originally purchased in 1955 for the Alameda 237, (Warren Freeway) but there are no longer plans to construct this freeway. The city has an option to renew its lease with the state through 2013. CalTrans indicates that the lease is being reevaluated and that the department is working with the city to determine the property’s final disposition.

This golf course is located in an affluent area of Oakland Hills. Single-family home prices range from \$400,000 to over \$1,000,000.

The property is currently zoned as “open space.” It is not clear if any development potential exists.



### ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	UNKNOWN	Price Per Square Foot:	UNKNOWN
Price Per Acre:	UNKNOWN	Price Per Acre:	UNKNOWN
Total Value:	\$750,000–\$1,500,000	Total Value:	\$750,000–\$1,500,000
Comments: This estimate of value assumes sale of the entire property. An unsolicited local offer to purchase the golf course (including the City-owned portion) suggests a value in the range of \$5 million to \$10 million.		Comments: The entitlements process for this property might be difficult. A number of environmental concerns, including drainage and slope stabilization make this property an unlikely candidate for development. Hence, the highest and best use for the property would likely remain as a golf course.	