

Table 8-16. Vacant and Nonvacant Sites Inventory

Nonvacant Site Characteristics Key																																
Existing Uses: A) Auto-Related; B) Commercial, Service, Office; C) Religious; D) Parking Lot; E) Single-Family/Large Lot; F) Commercial Center; G) Public																																
Development and Market Trends: H) TOD; I) PDA; J) Improvement Value Ratio < 0.5; K) Age > 40 Years; L) Known Recent/Active Sale; M) Observed Poor Condition; N) Development Interest; O) FAR < 0.5; P) Tenant Vacancies																																
Incentives: Q) High/Highest Resource Area; R) Opportunity Zone																																
Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies		
1	501-1110-27	3440 Walnut Ave		COM CC	CC-UN	0.96	62	0	0	62	Parking Lot				D						I	J					O		Q	R	No	
2	501-1110-29	Sundale Dr/Liberty St		COM CC	CC-UN	3.66	238	0	0	238	Parking Lot				D							I	J				O		Q	R	No	
3	501-1110-33-2	39410 Fremont Blvd		COM CC	CC-UN	1.34	87	0	0	87	Bank		B									I	J		L		O		Q	R	No	
4	501-1110-4-6	3923 Stenerson Ln		COM CC	CC-UN	0.56	36	0	0	36	Carpet Store		B									I	J				O		Q	R	No	
5	501-1110-5	3911 Stenerson Ln		COM CC	CC-UN	0.26	0	14	0	14	Triplex					E						I	J		L		O		Q	R	No	
6	501-1130-12-2	39340 Fremont Blvd		COM CC	D-MD	0.72	47	0	0	47	Vacant Dental Office		B									I		K	L	M		O	P	Q	R	Yes
7	501-1130-12-7	39360 Fremont Blvd		COM CC	D-MD	0.93	41	0	0	41	Commercial Building (day spa, yoga, staffing office)		B				F					I		K	L			O	P	Q	R	Yes
8	501-1130-12-8	39390 Fremont Blvd		COM CC	D-E	0.76	49	0	0	49	Bank		B									I		L			O		Q	R	Yes	
9	501-1130-1-4	Mowry Ave/Hastings St	AA	COM CC	D-MD	0.17	11	0	0	11	Medical Office		B								H	I	J		L		O		Q	R	No	
10	501-1130-14-1	39310 Fremont Blvd		COM CC	D-MD	0.89	58	0	0	58	Bank		B									I	J		L		O		Q	R	Yes	
11	501-1130-14-2	3850 Beacon Ave		COM CC	D-MD	0.52	34	0	0	34	Tire Shop	A										I		L			O		Q	R	Yes	
12	501-1130-2	3200 Mowry Ave,	AA	COM CC	D-MD	0.99	65	0	0	65	Medical Office		B								H	I	J		L		O		Q	R	No	
13	501-1130-20-1	3744 Mowry Ave		COM CC	D-MD	9.8	191	0	0	191	Shopping Center (vacant anchor tenants and pad spaces, restaurants, cafe, sporting goods)		B									I	J	K	L	M	N	O	P	Q	R	No
14	501-1130-22-1	3400 Mowry Ave		COM CC	D-MD	0.96	0	0	42	42	Commercial Building (market, clinic, restaurant)		B				F					I	J				O		Q	R	Yes	
15	501-1130-22-3	3456 Mowry Ave		COM CC	D-MD	0.54	35	0	0	35	Medical Bldg		B									I					O		Q	R	Yes	
16	501-1130-25	3340 Mowry Ave		COM CC	D-MD	1.25	81	0	0	81	Restaurant		B									I					O		Q	R	Yes	
17	501-1130-37	3101 Walnut Ave		COM CC	D-MD	8.39	0	366	0	366	Walnut Plaza (grocery, restaurants, dental, fire damaged vacant tenant spaces)		B				F					I	J	K	L	M	N	O	P	Q	R	Yes
18	501-1130-44-3	39222 Fremont Blvd		COM CC	D-MD	0.98	43	0	0	43	Shopping Center (deli, restaurants)		B				F					I	J		L			O		Q	R	Yes
19	501-1130-54	39039 Paseo Padre Pkwy		COM CC	D-MD	1.45	94	0	0	94	Medical Bldg										H	I	J		L		O		Q	R	No	
20	501-1162-11	39030 Mount Vernon Ave		COM CC	D-MD	0.16	0	10	0	10	Vacant																					Yes
21	501-1162-12	39042 Mount Vernon Ave		COM CC	D-MD	0.16	0	10	0	10	Vacant																					Yes
22	501-1162-16	3535 Capitol Ave		COM CC	D-CA	0.15	0	10	0	10	Dental Office		B									I			L		O		Q	R	Yes	
23	501-1162-18	3500 Mowry Ave		COM CC	D-E	0.23	0	15	0	15	Dental Office		B									I			L		O		Q	R	Yes	
24	501-1200-4-22	1760 Mowry Ave		COM CC	CC-TN	5.71	335	0	0	335	BART Parking Lot					D			G		H	I					O		Q	R	Yes	
25	501-1425-15-3	36930 Fremont Blvd		COM TC	TC-T	0.59	21	0	0	21	Restaurant		B									H	I	J		L		O		Q		Yes
26	501-1425-16-53	3909 Thornton Ave		COM TC	TC-T	2.39	87	0	0	87	Parking Lot, Vacant Industrial Building	A				D						H	I	J		L	M	O		Q		No
27	501-1470-27-2	37622 Fremont Blvd		RES MED	R-3-23	11.72	0	71	0	71	Church/school with vacant land											H	I		L		O		Q		Yes	
28	501-1474-16	3723 Peralta Blvd		COM TC	TC-P	1.01	37	0	0	37	Mortuary		B									H	I		L		O					No
29	501-1474-17	3769 Peralta Blvd		COM TC	TC-P	0.42	0	0	13	13	Commercial Building (salons, taxes, chiropractor, vacancies)		B					F				H	I		L							No
30	501-1474-5-3	3781 Peralta Blvd		COM TC	TC-P	0.19	0	7	0	7	Auto Sales Lot	A				D						H	I	J			O					No
31	501-1474-6-4	3801 Peralta Blvd		COM TC	TC-P	0.24	0	9	0	9	Auto Sales Office/Lot	A				D						H	I	J		L		O				No
32	501-1474-7-5	3833 Peralta Blvd		COM TC	TC-P	0.45	0	16	0	16	Office Building (salon, broker office)		B									H	I	J								No
33	501-1475-28-2	37494 Fremont Blvd	R	COM TC	TC-P	0.71	26	0	0	26	Vacant																				No	
34	501-1475-32-6	37448 Fremont Blvd	R	COM TC	TC-P	0.93	34	0	0	34	Vacant																				No	

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Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies		
35	501-1475-33	37450 Fremont Blvd	R	COM TC	TC-P	0.08	3	0	0	3	Vacant																			No		
36	501-1475-34	37417 Jason Way	R	COM TC	TC-P	0.21	8	0	0	8	Vacant																				No	
37	501-1475-35-1	Parish Ave/Jason Way	R	COM TC	TC-P	0.02	1	0	0	1	Vacant																			No		
38	501-1475-35-2	Parish Ave/Jason Way	R	COM TC	TC-P	0.27	10	0	0	10	Vacant																			No		
39	501-1475-36-2	37422 Fremont Blvd	R	COM TC	TC-P	0.49	18	0	0	18	Vacant																			No		
40	501-1475-37	37412 Fremont Blvd	R	COM TC	TC-P	0.22	8	0	0	8	Vacant																			No		
41	501-1475-38	37404 Fremont Blvd	R	COM TC	TC-P	0.21	8	0	0	8	Vacant																			No		
42	501-1475-39	3943 Rose Ct	R	COM TC	TC-P	0.08	3	0	0	3	Vacant																			No		
43	501-1475-40-2	3921 Rose Ct	R	COM TC	TC-P	0.15	5	0	0	5	Vacant																			No		
44	501-1475-41-1	37390 Fremont Blvd	R	COM TC	TC-P	0.14	5	0	0	5	Vacant																			No		
45	501-1475-43-4	37358 Fremont Blvd	R	COM TC	TC-P	0.61	22	0	0	22	Vacant																			No		
46	501-1475-49-2	3804 Peralta Blvd	R	COM TC	TC-P	0.27	10	0	0	10	Vacant																			No		
47	501-1475-50-2	3780 Peralta Blvd	R	COM TC	TC-P	0.49	18	0	0	18	Vacant																			No		
48	501-1581-24-14	3055 Mowry Ave		COM CC	CC-UO	0.68	44	0	0	44	Dental Office										I	J					O		Q	R	No	
49	501-1581-24-15	38700 Paseo Padre Pkwy		COM CC	CC-UO	1.15	75	0	0	75	Daycare		B									I	J					O		Q	R	No
50	501-1581-24-16	38750 Paseo Padre Pkwy		COM CC	CC-UO	1.16	0	0	76	76	Office Building (insurance, travel)		B				F					I	J				O	P	Q	R	No	
51	501-1592-7-2	3386 Country Dr		RES URB	R-3-30	0.85	20	0	0	20	Single Family Residential					E						I	J				O		Q		Yes	
52	501-1594-4-2	3235 Mowry Ave		RES URB	R-3-30	0.14	0	3	0	3	Single Family Residential					E						I	J				O		Q		Yes	
53	501-1594-8	3353 Mowry Ave		RES URB	R-3-30	0.64	15	0	0	15	Single Family Residential					E						I	J				O		Q		Yes	
54	501-1596-3-2	3535 Mowry Ave		RES URB	R-3-35	0.21	0	6	0	6	Single Family Residential					E						I					O		Q		Yes	
55	501-1630-10-3	3681 Eggers Dr		RES LM	R-3-11	0.33	0	3	0	3	Single Family Residential					E													Q		No	
56	501-1630-9-10	3623 Eggers Dr		RES LM	R-3-11	0.35	0	3	0	3	Single Family Residential					E													Q		No	
57	501-1796-1-13	Nicolet Ave/Fremont Blvd		COM G	C-N	0.45	0	16	0	16	Vacant																				No	
58	Reserved																															
59	501-1809-160	36580 Fremont Blvd		COM G	C-N	1.7	0	0	41	41	Shopping Center (convenience store, dental, laundry, restaurant, tutoring)		B				F					I					O	P	Q		No	
60	501-1809-66	36640 Fremont Blvd		COM G	C-N	0.77	28	0	0	28	Dental Office		B									H	I	J				O		Q		No
61	501-1809-67	36656 Fremont Blvd		COM TC	TC-T	0.23	0	8	0	8	Auto Repair											H	I					O		Q		No
62	501-1809-68	36660 Fremont Blvd		COM TC	TC-T	0.69	25	0	0	25	Tool Rental/Storage Yard		B			D						H	I					O		Q		Yes
63	501-1809-69	36770 Fremont Blvd		COM TC	TC-T	0.69	25	0	0	25	Storage Yard					D						H	I	J				O		Q		Yes
64	501-1809-70	36800 Fremont Blvd		COM TC	TC-T	0.34	0	12	0	12	Vacant																					No
65	501-1815-13	Beacon Ave/Fremont Blvd		COM CC	D-MD	0.8	52	0	0	52	Tire Shop		A									I	J				O		Q	R	No	
66	501-1822-4	Peralta Blvd/Cambridge St		RES LM	R-2	3.96	0	38	0	38	Vacant																					Yes
67	501-1822-6	Parkmont Dr/Parkmont Cmn		RES LOW	P-77-6	0.32	0	0	1	1	Vacant																					No
68	501-1840-4-11	4467 Central Ave		RES MED	R-3-23	0.46	0	7	0	7	Single Family Residential					E																No
69	501-231-1-19	4050 Alder Ave		COM G	C-N	0.47	0	17	0	17	Flower Shop		B									I	J				O					No
70	501-231-1-23	36659 Fremont Blvd		COM G	C-N	0.98	36	0	0	36	Vacant																					No
71	501-231-1-4	36761 Fremont Blvd		COM TC	TC-T	1.46	53	0	0	53	Auto Repair		A									H	I	J				O				No
72	501-231-20-2	4167 Thornton Ave		RES LOW	R-1-6	0.68	0	0	2	2	Water Tank												J									No
73	501-231-4-2	36835 Fremont Blvd		COM TC	TC-T	0.73	26	0	0	26	Auto Sales Lot		A			D						H	I	J				O				Yes
74	501-231-62	36789 Fremont Blvd		COM TC	TC-T	1.88	68	0	0	68	Office		B									H	I									No
75	501-231-63	4075 Thornton Ave		COM TC	TC-T	0.53	19	0	0	19	Restaurant		B									H	I	J				O				No
76	501-231-64	4045 Thornton Ave		COM TC	TC-T	0.4	0	15	0	15	Auto Repair		A									H	I					O				No
77	501-231-9-1	36873 Fremont Blvd		COM TC	TC-T	0.8	29	0	0	29	Auto Sales Lot		A			D						H	I	J				O				Yes

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Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies
78	501-499-56	4088 Thornton Ave		COM TC	TC-P	0.48	0	17	0	17	Oil Change Shop	A								H	I	J		L			O			No
79	501-499-58-2	37063 Fremont Blvd		COM TC	TC-P	0.76	28	0	0	28	Car Wash	A								H	I	J		L			O			Yes
80	501-499-60-2	37119 Fremont Blvd		COM TC	TC-P	0.43	16	0	0	16	Restaurant		B							H	I	J		L			O			No
81	501-499-70-2	Bonde Way/Maple St		COM TC	TC-P	0.4	0	15	0	15	Parking Lot				D					H	I	J					O			No
82	501-499-75	37054 Maple St		COM TC	TC-P	0.15	0	5	0	5	Single Family Residential					E				H	I			L			O			No
83	501-521-13-4	37505 Dusterberry Way		RES LM	P-2005-73	0.54	0	7	0	7	Car Wash	A								H	I			L			O			Yes
84	501-521-13-5	4426 Peralta Blvd		RES LM	P-2005-73	0.51	0	7	0	7	Auto Repair	A								H	I			L			O			Yes
85	501-521-13-7	37555 Dusterberry Way		RES LM	P-2005-73	0.71	0	9	0	9	Commercial (Auto Repair, Insurance Office)	A	B							H	I		K	L			O	P		Yes
86	501-521-13-8	37557 Dusterberry Way		RES LM	P-2005-73	0.69	0	13	0	13	Auto Repair	A								H	I	J		L			O			Yes
87	501-522-2	4461 Peralta Blvd		RES LM	P-2005-73	1.49	0	15	0	15	Auto Repair	A								H				L			O			Yes
88	501-536-19-2	Maple St/Beloveria Ct		COM TC	TC-P	0.26	0	9	0	9	Parking Lot				D					H	I	J					O			No
89	501-536-25-3	37485 Fremont Blvd		COM TC	TC-P	0.44	0	16	0	16	Office Building (salon, acupuncture)		B							H	I			L				P		No
90	501-536-2-6	4100 Peralta Blvd		COM G	MX	2.54	92	0	0	92	Banquet Hall									H	I			L			O			No
91	501-667-87	Eggers Dr/Glenmoor Dr		RES LOW	P-98-1	1.37	0	0	6	6	Vacant																			No
92	501-760-9-2	38463 Fremont Blvd		COM MU	MX	0.4	0	15	0	15	Commercial (Psychic)		B								I	J		L			O		Q	Yes
93	501-80-80-8	Thornton Ave/Cabrillo Dr	AF	COM MU	MX	0.05	2	0	0	2	Parking Lot				D							J			M	N	O	P		Yes
94	501-80-80-9	4673 Thornton Ave	AF	COM MU	MX	3.43	0	0	124	124	Vacant Shopping Center						F					J		L	M	N	O	P		Yes
95	501-900-16	38487 Fremont Blvd		COM MU	MX	0.95	0	0	23	23	Shopping Center (salon, laundromat, restaurant, bridal store)		B				F				I						O	P	Q	Yes
96	501-900-18	38491 Fremont Blvd		COM MU	MX	2.78	101	0	0	101	Self Storage																O		Q	Yes
97	501-900-19	38665 Fremont Blvd		RES URB	R-3-50	0.48	0	18	0	18	Auto Sales Lot/Office	A			D						I	J		L			O		Q	Yes
98	501-900-5-10	38619 Fremont Blvd	AB	RES URB	R-3-50	1.72	65	0	0	65	Tire Shop	A									I	J		L			O		Q	Yes
99	501-900-5-8	38627 Fremont Blvd	AB	RES URB	R-3-50	0.16	6	0	0	6	Tire Shop	A									I	J		L			O		Q	No
100	501-930-1-5	38727 Fremont Blvd		RES URB	R-3-50	0.42	0	16	0	16	Market		B								I	J		L			O		Q	Yes
101	501-967-95-2	4467 Stevenson Blvd		RES MED	R-3-18	2.71	0	19	0	19	Church with unutilized land				C									L			O		Q	Yes
102	501-967-97	Stevenson Blvd/Besco Dr		RES LOW	R-1-6	0.27	0	0	1	1	Vacant																			No
103	507-175-5	37679 Mission Blvd		RES LOW	R-1-6(HOD)	0.17	0	0	1	1	Vacant																			No
104	507-175-6-1	Mission Blvd/Henderson Ct		RES LOW	R-1-6(HOD)	0.12	0	0	1	1	Vacant																			No
105	507-175-6-2	Mission Blvd/Henderson Ct		RES LOW	R-1-6(HOD)	0.05	0	0	1	1	Vacant																			No
106	507-175-7	Mission Blvd/Henderson Ct		RES LOW	R-1-6(HOD)	0.52	0	0	2	2	Vacant																			No
107	507-175-8	Mission Blvd/Henderson Ct		RES LOW	R-1-6(HOD)	0.18	0	0	1	1	Vacant																			No
108	507-275-2-1	37298 Niles Blvd		COM TC	TC-P(HOD)	0.15	0	5	0	5	Garage	A										J		L			O		Q	Yes
109	507-300-10	185 J St		COM TC	TC-P(HOD)	0.11	0	0	4	4	Vacant																			No
110	507-305-3	37753 Niles Blvd		COM TC	TC-P(HOD)	0.26	0	9	0	9	Vacant																			No
111	507-305-30	250 J St		RES LOW	R-1-8(HOD)	0.06	0	0	1	1	Vacant																			No
112	507-356-13-3	631 Mowry Ave	AG	COM MU	MX	0.2	7	0	0	7	Vacant																			Yes
113	507-356-20	585 Mowry Ave	AG	COM MU	MX	2.6	94	0	0	94	Commercial Building (meditation)		B										L				O		Q	Yes
114	507-356-21	555 Mowry Ave	AG	COM MU	MX	3.93	143	0	0	143	Vacant Commercial Building											J		L				P	Q	Yes
115	507-415-30-4	556 Mowry Ave	AD	COM G	C-O	0.59	21	0	0	21	Medical Bldg															N	O		Q	No

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116	507-415-32-1	670 Mowry Ave	AD	COM G	C-O	4.19	152	0	0	152	Medical Bldg															N	O	Q		No	
117	507-415-33	620 Mowry Ave	AD	COM G	C-O	0.31	11	0	0	11	Medical Bldg															N	O	Q		No	
118	507-465-13-1	39160 Paseo Padre Pkwy		COM CC	CC-UO	14.79	0	645	0	645	Gateway Plaza (restaurants, grocery, offices, mail store, vacancies).		B				F		H	I			L			N	O	P	Q	R	No
119	507-465-9-2	Stevenson Blvd/Civic Center Dr		COM CC	CC-UN	2.7	53	0	0	53	Storage Yard. Parking				D					H	I	J					O	Q	R		No
120	507-527-34	50 Mowry Ave		RES MED	R-3-18	0.68	0	8	0	8	Single Family Residential																	Q		Yes	
121	507-527-37-2	38453 Mission Blvd		RES MED	R-3-18	1.08	0	12	0	12	Single Family Residential					E								L				Q		Yes	
122	507-527-38-2	38505 Mission Blvd		RES MED	R-3-18	1.7	0	19	0	19	Single Family Residential					E						J		L				Q		Yes	
123	507-527-39-2	38539 Mission Blvd		RES MED	R-3-18	1.88	0	19	0	19	Single Family Residential					E						J		L				Q		Yes	
124	Reserved																														
125	507-590-3	Morrison Canyon Rd/Canyon Heights Dr		RES HR	R-1-8(H-I)	0.9	0	0	3	3	Vacant																				No
126	507-590-4-1	324 Morrison Canyon Rd		RES HR	R-1-8(H-I)	1.64	0	0	4	4	Single Family Residential					E								L				Q		No	
127	507-630-2-3	Morrison Canyon Rd/Zacate Ave		RES HR	R-1-6(H-I)	0.15	0	0	1	1	Vacant																				No
128	507-630-31	39219 Mission Blvd		COM G	C-O	0.99	34	0	0	34	Single-Family					E								L		O	Q			No	
129	507-645-17-4	38146 Mission Blvd		RES LM	R-1-8(HOD)	1.04	0	9	0	9	Vacant																				No
130	507-828-1	Niles Blvd/J St		COM TC	TC-P(HOD)	0.28	0	10	0	10	Car Wash	A										J		L			O	Q		No	
131	Reserved																														
132	Reserved																														
133	513-401-45	176 Telles Ln		RES HR	R-1-10 (HOD)(H-I)	0.35	0	0	1	1	Vacant																				No
134	513-401-46	156 Telles Ln		RES HR	R-1-10 (HOD)(H-I)	0.29	0	0	1	1	Vacant																				No
135	513-401-74	138 Telles Ln		RES HR	R-1-10 (HOD)(H-I)	0.34	0	0	1	1	Vacant																				No
136	513-472-5-2	42154 Palm Ave		RES LOW	OS	4.2	0	0	9	9	Rural Residence (Agricultural)													L				Q		Yes	
137	513-601-69-3	Washington Blvd/Gallegos Ave		RES HR	P-72-2 (HOD)	4.3	0	0	6	6	Church with unutilized land				C							J		L				Q		No	
138	513-609-15	43342 Bryant St		COM TC	TC-P (HOD)(H-I)	0.35	0	13	0	13	Vacant																				No
139	513-609-31-1	43456 Ellsworth St		COM TC	TC-P (HOD)(H-I)	1.25	0	0	30	30	Shopping Center (tutoring, postal, restaurant)		B				F							L			O	P	Q		No
140	513-609-37	43392 Ellsworth St		COM TC	TC-P (HOD)(H-I)	0.38	0	14	0	14	Vacant																				No
141	513-609-43	43431 Ellsworth St		COM TC	TC-P (HOD)(H-I)	0.26	0	9	0	9	Vacant																				No
142	513-610-56	43623 Ellsworth St		RES HR	R-1-6 (HOD)(H-I)	0.17	0	0	1	1	Vacant																				No
143	513-620-64	1500 Washington Blvd		COM G	C-N (HOD)(H-I)	1.08	39	0	0	39	Commercial Building		B														O	Q		No	
144	513-620-65	1550 Washington Blvd		COM G	C-N (HOD)(H-I)	1.14	41	0	0	41	Vacant																				No
145	513-735-48	2381 Rutherford Ln		RES HR	P-87-3	0.5	0	0	1	1	Vacant																				No

Table 8-16. Vacant and Nonvacant Sites Inventory

Nonvacant Site Characteristics Key																																
Existing Uses: A) Auto-Related; B) Commercial, Service, Office; C) Religious; D) Parking Lot; E) Single-Family/Large Lot; F) Commercial Center; G) Public																																
Development and Market Trends: H) TOD; I) PDA; J) Improvement Value Ratio < 0.5; K) Age > 40 Years; L) Known Recent/Active Sale; M) Observed Poor Condition; N) Development Interest; O) FAR < 0.5; P) Tenant Vacancies																																
Incentives: Q) High/Highest Resource Area; R) Opportunity Zone																																
Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies		
146	513-735-51	2274 Rutherford Ln		RES HR	P-87-3	1.27	0	0	1	1	Vacant																			No		
147	513-746-10	44541 Vista Grande Ct		RES HR	P-90-17	0.94	0	0	1	1	Vacant																			No		
148	513-746-11	44532 Vista Grande Ct		RES HR	P-90-17	0.38	0	0	1	1	Vacant																			No		
149	513-746-18	816 Hunter Ln		RES HR	P-90-17	0.62	0	0	1	1	Vacant																			No		
150	513-746-19	822 Hunter Ln		RES HR	P-90-17	0.49	0	0	1	1	Vacant																			No		
151	513-746-20	830 Hunter Ln		RES HR	P-90-17	0.48	0	0	1	1	Vacant																			No		
152	513-746-5	44521 Vista Grande Ct		OS HF	P-90-17	0.35	0	0	1	1	Vacant																			No		
153	513-746-6	44525 Vista Grande Ct		OS HF	P-90-17	0.6	0	0	1	1	Vacant																			No		
154	513-746-8	44533 Vista Grande Ct		OS HF	P-90-17	1.35	0	0	1	1	Vacant																			No		
155	519-1190-3-4	111 E Warren Ave		RES MED	R-3-18	2	0	10	0	10	Church with unutilized land			C							I		L			O				No		
156	519-1581-12	45517 Antelope Dr		RES HR	P-94-3	5.16	0	0	1	1	Vacant																			No		
157	519-1581-15-1	45549 Antelope Dr		RES HR	P-94-3	2.49	0	0	1	1	Vacant																			No		
158	519-1661-18	875 Yakima Dr		RES HR	R-1-10(H-I)	1.15	0	0	1	1	Vacant																			No		
159	519-1668-75	1981 Mandan Ct		RES HR	R-1-10	0.4	0	0	1	1	Vacant																			No		
160	519-1677-35	1021 Sage Ct		RES HR	R-1-20(H-I)	0.23	0	0	1	1	Vacant																			No		
161	519-1703-47	675 Scott Creek Sq		RES LOW	R-1-6	2.25	0	0	7	7	Agricultural structures, storage, single-family				D							J		L						Yes		
162	519-1719-4	4450 Saint Francis Ter		OS HF	P-90-9	1.98	0	0	1	1	Vacant																			No		
163	519-1719-5	4528 Saint Francis Ter		OS HF	P-90-9	2.47	0	0	1	1	Vacant																			No		
164	519-1719-6	4646 Saint Francis Ter		OS HF	P-90-9	5.21	0	0	1	1	Vacant																			No		
165	519-1720-10	2751 Woodside Ter		OS HF	P-90-9	1.1	0	0	1	1	Vacant																			No		
166	519-1720-11	Woodside Ter/Monte Sereno Ter		OS HF	P-90-9	0.98	0	0	1	1	Vacant																			No		
167	525-1052-11	40645 Fremont Blvd	AN	COM MU	MX(I)	7.49	0	0	217	217	Grimmer-Irvington Shopping Center (vacant bowling alley, salon, locksmith, empty tenant spaces)		B				F				I	J		L	M	N	O	P	Q	Yes		
168	525-1052-3-2	40857 Fremont Blvd	AN	COM MU	MX(I)	0.33	0	0	12	12	Grimmer-Irvington Shopping Center (vacant bowling alley, salon, locksmith, empty tenant spaces)		B				F					I	J		L	M	N	O	P	Q	Yes	
169	525-105-42-1	151 Driscoll Rd		RES LOW	R-1-10	1.65	0	0	2	2	Single Family Residential											J		L						Q	No	
170	525-1115-28-3	41989 Fremont Blvd		COM MU	MX	1.72	62	0	0	62	Grocery											I		L			O		Q	Yes		
171	525-1250-62	Automall Pkwy/Southlake Common		RES LOW	R-3-15	0.97	0	0	7	7	Vacant																				Yes	
172	525-1252-11	4358 Bora Bora Ave		RES LOW	R-1-6	5.92	0	0	6	6	Church with unutilized land			C										L						Q	No	
173	525-1646-21	42151 Blacow Rd		COM MU	MX	0.75	18	0	0	18	Shopping Center (salon, liquor, restaurant, cleaning office)		B				F					I	J		L	M		O	P	Q	Yes	
174	525-1647-17	39553 Paseo Padre Pkwy		COM CC	CC-UO	1.02	66	0	0	66	Vacant Bank Building		B									I		K				O		Q	R	No
175	525-1683-1	39554 Paseo Padre Pkwy		COM MU	MX	0.5	18	0	0	18	Shopping Center (Salon, Restaurant)											I	J		L			O		Q	Yes	
176	525-1684-11	Driscoll Rd/St Anthony Dr		RES LOW	P-2010-280	1	0	0	4	4	Parking Lot			C								J								Q	No	
177	525-236-56	Driscoll Rd/Harrington St	AE	COM G	C-N	0.46	17	0	0	17	Vacant Fast Food Restaurant		B									J		L	M		O	P	Q	No		
178	525-236-58	Driscoll Rd/Harrington St	AE	COM G	C-N	0.39	14	0	0	14	Parking Lot				D							J		M						Q	No	
179	525-275-4-2	41252 Mission Blvd		RES LOW	R-1-6(H-I)	4.51	0	0	16	16	Vacant																				Yes	

Table 8-16. Vacant and Nonvacant Sites Inventory

Nonvacant Site Characteristics Key																														
Existing Uses: A) Auto-Related; B) Commercial, Service, Office; C) Religious; D) Parking Lot; E) Single-Family/Large Lot; F) Commercial Center; G) Public																														
Development and Market Trends: H) TOD; I) PDA; J) Improvement Value Ratio < 0.5; K) Age > 40 Years; L) Known Recent/Active Sale; M) Observed Poor Condition; N) Development Interest; O) FAR < 0.5; P) Tenant Vacancies																														
Incentives: Q) High/Highest Resource Area; R) Opportunity Zone																														
Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies
180	525-336-2-3	42270 Osgood Rd	AC	RES URB	R-3-70	5.1	106	0	0	106	Single Family Residential/Storage					E			H	I	J		L		N	O		Q		Yes
181	525-336-2-8	42088 Osgood Rd		RES URB	R-3-70	0.9	47	0	0	47	Office Bldg (General)		B						H	I							O	Q		Yes
182	525-336-3-4	42028 Osgood Rd	AC	RES URB	R-3-70	0.35	18	0	0	18	Single Family Residential					E			H	I	J		L		N	O		Q		Yes
183	525-336-5-2	42218 Osgood Rd		RES URB	R-3-70	0.14	0	6	0	6	Single Family Residential					E			H	I	J		L				O	Q		Yes
184	525-336-6-8	Osgood Rd/Blacow Rd	AC	RES URB	R-3-70	3.07	113	0	0	113	Industrial Yard								H	I	J		L		N			Q		Yes
185	525-336-7-16	42536 Osgood Rd		RES URB	R-3-70	1.72	90	0	0	90	RV Storage					D			H	I	J						O	Q		Yes
186	525-336-7-18	42282 Osgood Rd	AC	RES URB	R-3-70	0.8	42	0	0	42	Single Family Residential					E			H	I	J		L				O	Q		No
187	525-339-10-4	Osgood Rd/Blacow Rd		RES URB	R-3-70	4.57	0	0	160	160	Light Industrial Complex (office, contractor, dance instruction)		B				F		H	I	J					N	O		Q	Yes
188	525-342-2	Osgood Rd/Blacow Rd		RES URB	R-3-70	0.67	35	0	0	35	Storage Yard								H	I	J						O	Q		Yes
189	525-342-4	41791 Osgood Rd		RES URB	R-3-70	0.38	20	0	0	20	Contractor Office		B						H	I	J						O	Q		Yes
190	525-600-12	41212 Roberts Ave		COM TC	TC-P(I)	0.25	0	9	0	9	Vacant																			No
191	525-600-16-2	41144 Roberts Ave		COM TC	TC-P(I)	0.29	0	11	0	11	Lawnmower Shop		B						H	I			L				O	Q		No
192	525-605-10-1	41450 Roberts Ave		RES MED	R-3-18	0.69	0	12	0	12	Vacant																			No
193	525-605-11-1	41426 Roberts Ave		RES MED	R-3-18	0.2	0	3	0	3	Vacant																			No
194	525-611-112	3985 Haven Ave		RES LOW	R-1-6	0.13	0	0	1	1	Vacant																			No
195	525-611-113	3978 Haven Ave		RES LOW	R-1-6	0.13	0	0	1	1	Vacant																			No
196	525-611-32-4	41580 Fremont Blvd		RES LM	R-3-11	0.44	0	4	0	4	Vacant																			No
197	525-621-28-11	41288 Fremont Blvd		COM G	TC-T(I)	0.04	0	1	0	1	Salon		B						H	I			L				O	Q		No
198	525-621-29-2	41268 Fremont Blvd		COM G	TC-T(I)	0.11	0	3	0	3	Dental Office		B						H	I			L				O	Q		No
199	525-621-30-2	41240 Fremont Blvd		COM G	TC-T(I)	0.11	0	3	0	3	Vacant Restaurant Building								H	I		K	L				O	P	Q	No
200	525-621-31-2	41224 Fremont Blvd		COM G	TC-T(I)	0.11	0	3	0	3	Vacant																			No
201	525-621-33-4	41180 Fremont Blvd		COM G	TC-T(I)	0.32	0	8	0	8	Veterinary Office		B						H	I			L				O	Q		No
202	525-621-33-5	41212 Fremont Blvd		RES MED	R-3-18	0.48	0	7	0	7	Vacant																			No
203	525-621-35-2	41094 Fremont Blvd		COM TC	TC-P(I)	0.97	35	0	0	35	Auto Parts Store	A							H	I	J		L				O	Q		Yes
204	525-621-36-5	41068 Fremont Blvd		COM TC	TC-P(I)	0.55	20	0	0	20	Restaurant								H	I	J		L						Q	Yes
205	525-621-43	3902 Washington Blvd	AK	COM TC	TC-P(I)	3.21	0	78	0	78	Shopping Center (grocery, bank, restaurant, liquor)						F		H	I							O	Q		No
206	525-621-44	41060 Fremont Blvd	AK	COM TC	TC-P(I)	1.49	0	36	0	36	Shopping Center (grocery, bank, restaurant, liquor)						F												Q	No
207	525-621-45	3906 Washington Blvd	AK	COM TC	TC-P(I)	0.5	0	12	0	12	Shopping Center (grocery, bank, restaurant, liquor)						F												Q	No
208	525-628-10	3606 Main St		COM TC	TC-P(I)	0.33	0	12	0	12	Single Family Residential					E			H	I	J		L				O	Q		Yes
209	525-628-12-1	3741 Washington Blvd		COM TC	TC-P(I)	0.41	0	15	0	15	Auto Repair	A							H	I							O	Q		No
210	525-628-4-2	3709 Washington Blvd		COM TC	TC-P(I)	0.42	0	15	0	15	Vacant Commercial		B						H	I	J		L				O	P	Q	No
211	525-628-9	3624 Main St		COM TC	TC-P(I)	0.14	0	5	0	5	Single Family Residential					E			H	I	J		L				O	Q		Yes
212	525-629-11-4	3933 Washington Blvd		COM TC	TC-P(I)	0.17	0	6	0	6	Restaurant		B						H	I			L						Q	No
213	525-629-12-2	3868 Main St		COM TC	TC-P(I)	0.27	0	10	0	10	Single Family Residential					E			H	I	J		L				O	Q		Yes
214	525-629-13-4	3955 Washington Blvd		COM TC	TC-P(I)	0.16	0	6	0	6	Vacant																			Yes
215	525-629-14-3	3961 Washington Blvd		COM TC	TC-P(I)	0.18	0	7	0	7	Vacant																			Yes
216	525-629-15-2	3983 Washington Blvd		COM TC	TC-P(I)	0.04	0	1	0	1	Vacant																			Yes
217	525-629-3-6	41071 Roberts Ave		COM TC	TC-P(I)	0.13	0	5	0	5	Auto Repair	A							H	I							O	Q		Yes
218	525-629-3-7	41021 Roberts Ave		COM TC	TC-P(I)	0.14	0	5	0	5	Auto Repair	A							H	I	J						O	Q		Yes
219	525-629-4	3811 Washington Blvd		COM TC	TC-P(I)	0.32	0	12	0	12	Vacant																			Yes
220	525-629-5	3825 Washington Blvd	AL	COM TC	TC-P(I)	0.19	7	0	0	7	Vacant																			Yes

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Incentives: Q) High/Highest Resource Area; R) Opportunity Zone																															
Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies	
221	525-629-6	3839 Washington Blvd	AL	COM TC	TC-P(I)	0.44	16	0	0	16	Vacant																			Yes	
222	525-629-7-2	3853 Washington Blvd		COM TC	TC-P(I)	0.31	0	11	0	11	Vacant																			No	
223	525-629-8-3	Washington Blvd/Union St		COM TC	TC-P(I)	0.49	0	15	0	15	Commercial		B							H	I	J		L			O	P	Q	No	
224	525-641-26	3824 Union St		COM TC	TC-P(I)	0.86	31	0	0	31	Commercial Building		B							H	I	J		L			O		Q	Yes	
225	525-645-13-1	40822 High St		RES MED	R-3-18	0.74	0	11	0	11	Vacant																			Yes	
226	525-661-48-6	40984 Fremont Blvd		COM TC	TC-P(I)	0.83	30	0	0	30	Bank		B							H	I						O		Q	No	
227	525-661-49-2	40968 Fremont Blvd		COM TC	TC-P(I)	0.5	18	0	0	18	Shoe Store		B							H	I	J		L			O		Q	No	
228	525-661-54-2	40860 Fremont Blvd		COM TC	TC-P(I)	0.24	0	19	0	19	Restaurant		B							H	I	J		L			O		Q	No	
229	525-661-58-1	Lincoln Ct/Lincoln St		RES MED	R-G-29	0.07	0	1	0	1	Vacant																			No	
230	525-661-62	40750 Chapel Way		COM TC	TC-T(I)	0.32	0	12	0	12	Car Wash	A										I	J		L			O		Q	Yes
231	525-661-63	40820 Fremont Blvd		COM TC	TC-T(I)	0.38	0	14	0	14	Retail Stores (personal services, photography, travel)		B									I			L			O		Q	No
232	525-661-64	40900 Fremont Blvd		COM TC	TC-P(I)	0.96	0	0	29	29	Commercial Building (smoke shop, salon, restaurants)		B				F			H	I	J		L			O		Q	No	
233	525-661-65-2	40910 Fremont Blvd		COM TC	TC-P(I)	1.25	45	0	0	45	Medical Bldg		B							H	I						O		Q	No	
234	525-661-66-2	40922 Fremont Blvd		COM TC	TC-P(I)	1.02	0	0	31	31	Commercial Building (clinic, performing arts)		B				F			H	I			L			O	P	Q	No	
235	525-661-68-3	40880 Fremont Blvd		COM TC	TC-P(I)	0.33	0	12	0	12	Dental Office		B							H	I			L			O		Q	No	
236	525-670-12-2	4177 Bay St		COM TC	P-2007-229(I)	0.14	0	5	0	5	Parking Lot		B		D					H	I	J							Q	No	
237	525-670-14-2	40815 Fremont Blvd		COM CC	TC-P(I)	1.82	0	0	44	44	Shopping Center (Restaurant, day care, threading, salon, tutoring)		B				F					I					O		Q	R	No
238	525-670-16-2	40861 Fremont Blvd		COM TC	P-2007-229(I)	0.78	28	0	0	28	Tire Shop	A								H	I			L			O		Q	Yes	
239	525-670-6-10	40909 Fremont Blvd		COM TC	P-2007-229(I)	0.27	0	10	0	10	Car Sales Lot	A								H	I	J		L			O		Q	Yes	
240	525-670-6-8	4040 Papazian Way		COM TC	P-2007-229(I)	0.19	0	7	0	7	Bike Shop		B							H	I	J		L			O		Q	Yes	
241	525-680-10	41020 Chapel Way		RES MED	R-3-18	3.79	0	9	0	9	Church with unutilized land				C					H	I	J		L			O		Q	No	
242	525-680-1-49	4051 Irvington Ave	AM	COM TC	TC-P(I)	0.14	5	0	0	5	Parking Lot				D														Q	Yes	
243	525-680-1-51	41085 Fremont Blvd	AM	COM TC	TC-P(I)	2.27	0	0	55	55	Monument Shopping Center (grocery, jewelry, restaurants, auto parts, check cashing)		B				F												Q	No	
244	525-680-1-52	41057 Fremont Blvd	AM	COM TC	TC-P(I)	1.61	0	0	39	39	Monument Shopping Center (grocery, jewelry, restaurants, auto parts, check cashing)		B				F												Q	Yes	
245	525-680-1-54	41025 Trimboli Way	AM	COM TC	TC-P(I)	1.46	0	0	35	35	Monument Shopping Center (grocery, jewelry, restaurants, auto parts, check cashing)		B				F												Q	No	
246	525-680-4-2	4039 Irvington Ave		COM TC	TC-P(I)	0.33	0	12	0	12	Church with unutilized land									H	I			L			O		Q	No	
247	525-701-15-12	40786 Fremont Blvd		COM G	TC-T(I)	0.51	18	0	0	18	Restaurant, Smoke Shop		B									I					O	P	Q	Yes	
248	525-701-16-2	40800 Fremont Blvd		COM G	TC-T(I)	0.29	11	0	0	11	Restaurant											I		L			O		Q	Yes	
249	525-802-33-3	Fremont Blvd/St Leonards Wy		RES LOW	R-1-6	1.1	0	0	4	4	Vacant																			No	

Table 8-16. Vacant and Nonvacant Sites Inventory

Nonvacant Site Characteristics Key																																
Existing Uses: A) Auto-Related; B) Commercial, Service, Office; C) Religious; D) Parking Lot; E) Single-Family/Large Lot; F) Commercial Center; G) Public																																
Development and Market Trends: H) TOD; I) PDA; J) Improvement Value Ratio < 0.5; K) Age > 40 Years; L) Known Recent/Active Sale; M) Observed Poor Condition; N) Development Interest; O) FAR < 0.5; P) Tenant Vacancies																																
Incentives: Q) High/Highest Resource Area; R) Opportunity Zone																																
Site	APN No.	Site Address or Nearby Intersection	Consolidated Sites	General Plan	Zoning	Parcel Size (Acres)	Lower	Mod	Above-Mod	Total	Existing Use/Vacancy	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	AB 1397 Applies		
250	525-802-70	Fremont Blvd/St Leonards Wy		RES LOW	R-1-6	7.15	0	0	7	7	Church with unutilized land										I	J								Q	No	
251	525-850-10-19	39737 Paseo Padre Pkwy		COM G	C-O	0.81	29	0	0	29	Office Bldg (General)												L				O	P	Q	No		
252	525-850-20	39767 Paseo Padre Pkwy		COM G	C-O	2.18	79	0	0	79	Office Bldg (General)												L				O	P	Q	No		
253	525-976-21-1	41200 Blacow Rd	AH	COM MU	MX	4.59	112	0	0	112	Meadow Square (thrift store, liquor, drug store, restaurant)		B				F						L	M			O	P	Q	Yes		
254	525-976-21-2	41500 Blacow Rd	AH	COM MU	MX	0.43	16	0	0	16	Vacant																				No	
255	531-26-40-11	Stevenson Blvd/Blacow Rd	AI	COM MU	MX	4.1	100	0	0	100	Shopping Center (grocery, restaurant, cell phone store, barber, discount store)		B				F						L				O	P	Q	Yes		
256	531-26-40-13	4997 Stevenson Blvd	AI	COM MU	MX	0.45	16	0	0	16	Vacant																				No	
257	531-29-9	39996 Besco Dr		RES LOW	R-1-6	0.16	0	0	1	1	Vacant																				No	
258	543-256-21	4194 Decoto Rd	AJ	COM MU	MX	0.16	6	0	0	6	Vacant																				No	
259	543-256-22-4	4178 Decoto Rd	AJ	COM MU	MX	8.3	301	0	0	301	Vacant																				No	
260	543-256-24-4	4300 Decoto Rd	AJ	COM MU	MX	0.9	33	0	0	33	Industrial Yard										H	J								Q	Yes	
261	543-256-4-2	4268 Decoto Rd		COM MU	MX	0.18	0	7	0	7	Convenience Store		B								H			L			O	P	Q	No		
262	543-256-6-2	35041 Fremont Blvd		COM MU	MX	0.22	0	8	0	8	Restaurant		B								H	I	J	L			O		Q	Yes		
263	Reserved																															
264	543-256-7-9	35057 Fremont Blvd		COM MU	MX	0.49	0	18	0	18	Flooring Store		B									I	J	K			N			Q	Yes	
265	543-296-6-4	34700 Fremont Blvd		RES LOW	R-1-6	6.48	0	0	11	11	Church with unutilized land				C							I	J		L					Q	Yes	
266	543-300-11-2	34854 Fremont Blvd		RES MED	P	0.25	0	4	0	4	Single Family Residential												J								Q	No
267	543-354-95	3880 Lake Arrowhead Ave		COM G	C-N	1.95	0	0	47	47	Shopping Center (dental, market)		B				F					I	J		L			O	P	Q	No	
268	543-392-93-6	4440 Decoto Rd		RES LOW	R-1-6	1.38	0	0	2	2	Triplex										H	J		L						Q	No	
269	543-410-108	3777 Decoto Rd		RES LOW	P-95-1	1.61	0	0	7	7	Goodwill Store		B									I		L			O		Q	No		
270	543-420-27	3501 Ferry Ln		RES LOW	R-1-6	0.16	0	0	1	1	Vacant																				No	