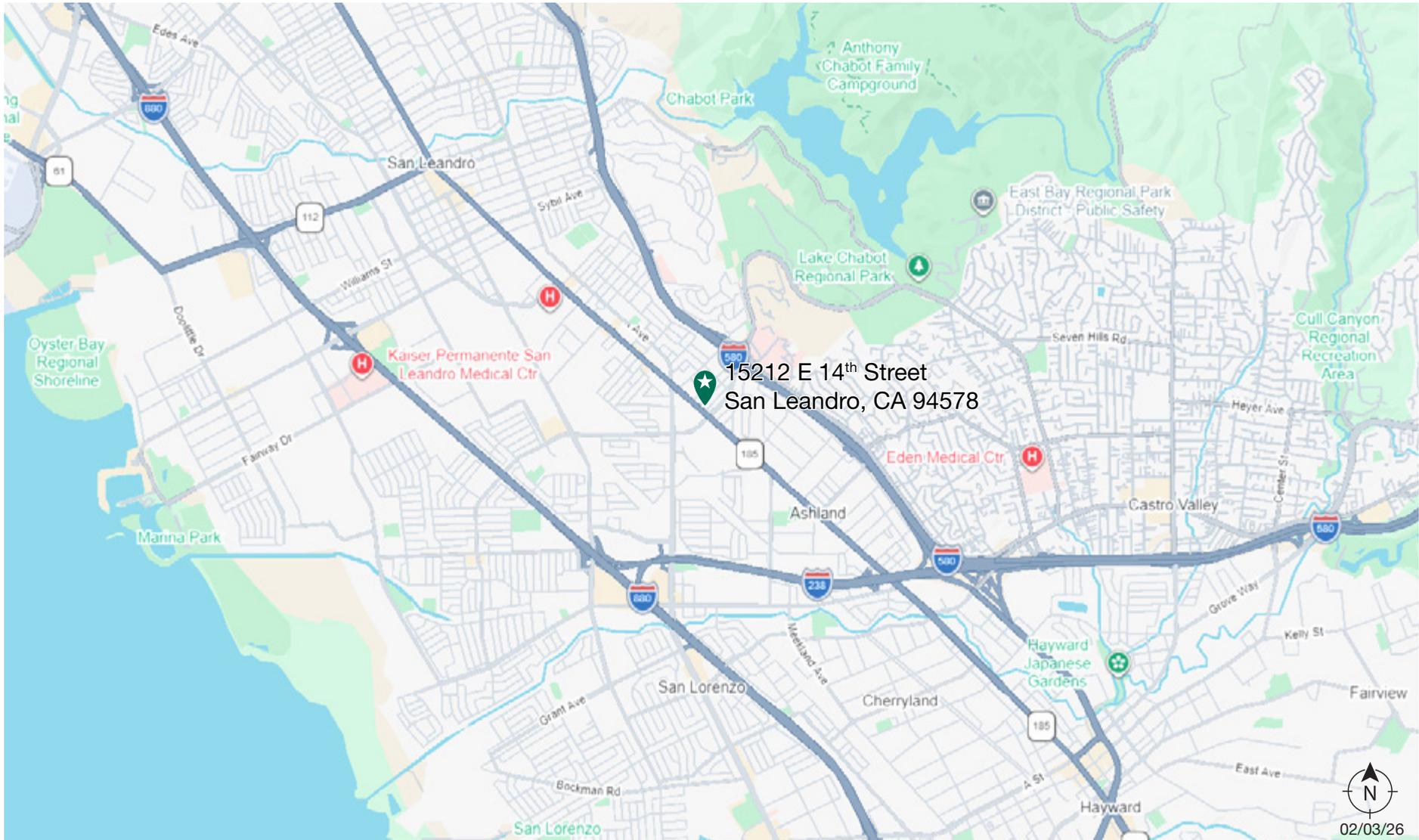


OFFERING MEMORANDUM

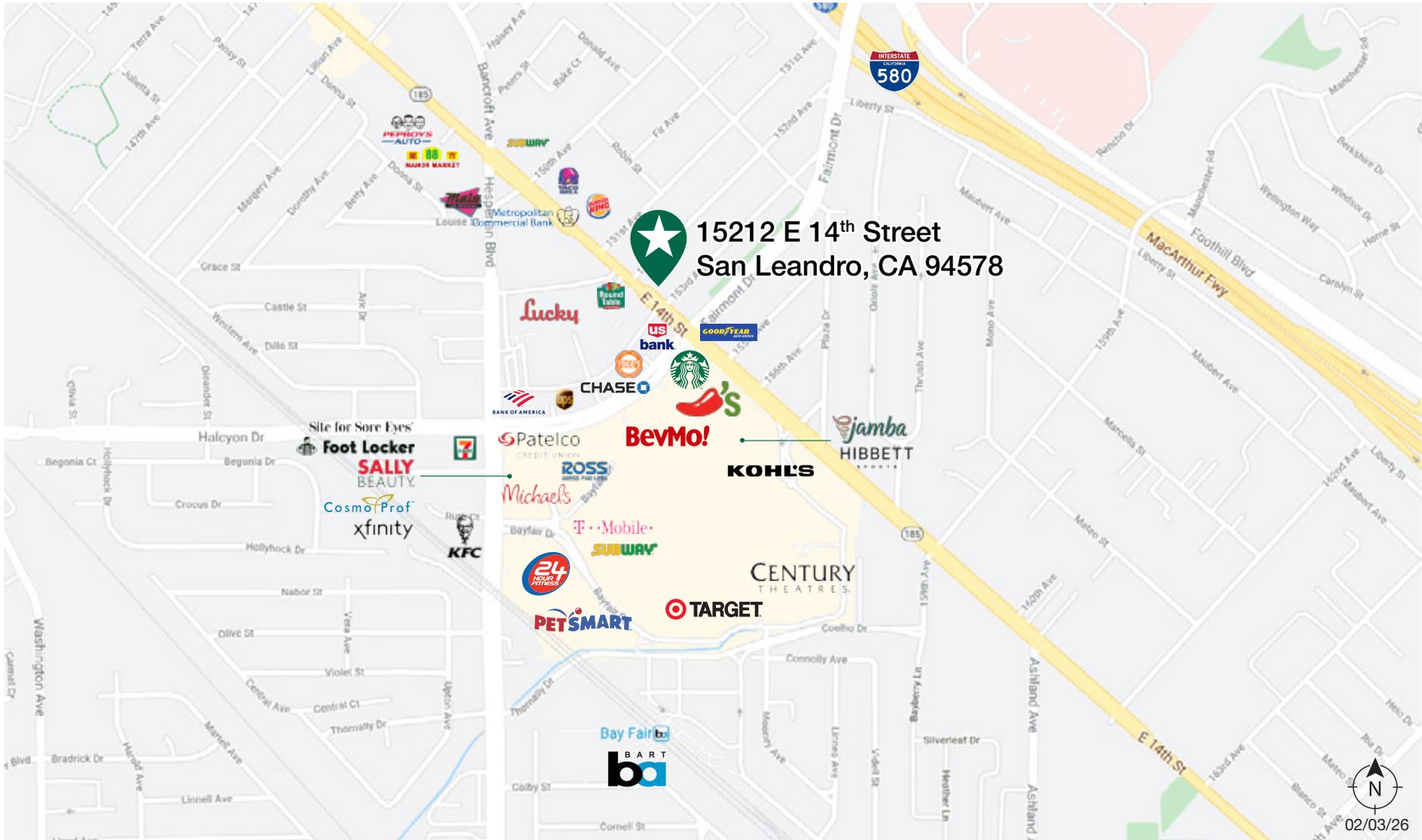
15212 E 14TH STREET
SAN LEANDRO, CA



Local Map



Local Map



Property Highlights

Mid-block location on E. 14th St. Between 152nd and 153rd Ave.

±3,920 SF lot (.09 acre)

±1,946 SF retail buildings

±26 FT of frontage on E. 14th St.

Average Daily Traffic (ADT) : ~45,000 vehicles

Zoning : Commercial 3100 Single-Tenant Retail Store

T-Mobile (Metro PCS) currently occupies front of property on a month to month basis

Perfect for owner user

Retail space with office, shop, and yard space

Property Features

Excellent mid-block visibility along the busy E. 14th St. / Mission Boulevard corridor

Efficient single-tenant retail layout with storfront glazing and direct street access

Ideal for neighborhood retail, boutique service, or telecom / tech uses

On-site and nearby street parking available

Consistent foot and vehicle traffic supporting strong tenant performance



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Area Highlights

Part of the E. 14th Street / Mission Boulevard retail backbone, serving dense local and commuter populations

Close to Bay Fair BART Station and the Speedway at Bay Fair redevelopment

Surrounded by national and regional retailers, restaurants, and services

Location within one of San Leandro's most active redevelopment corridors



Opportunity

Strong exposure, steady traffic, and long term month to month tenancy - ideal for owner-users seeking a prime East Bay location.

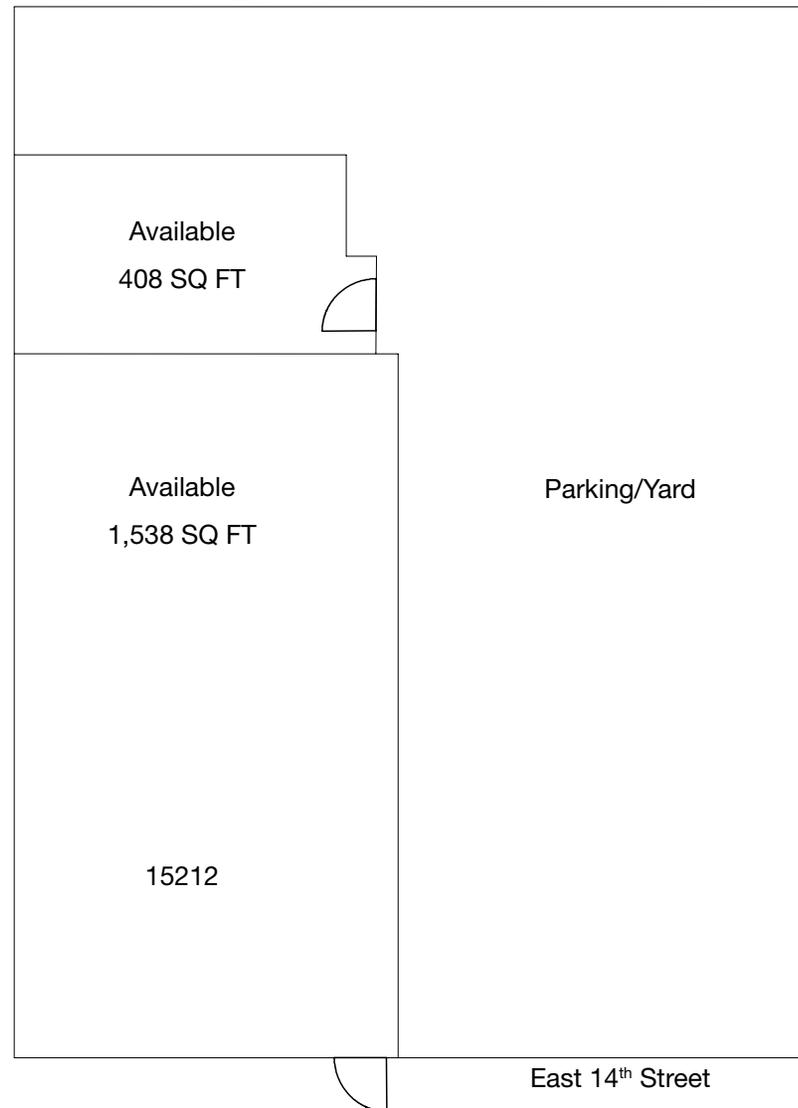
Valuation

The Metro PCS tenant is on a month to month lease, paying \$2000.00 per month gross. The property is an excellent owner user opportunity for all or part and is priced at \$590,000.00 or \$303.18 per SQ.FT.



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Site Map



Location Overview



15-Minute Walk



WalkScore[®]

89

(Very Walkable)

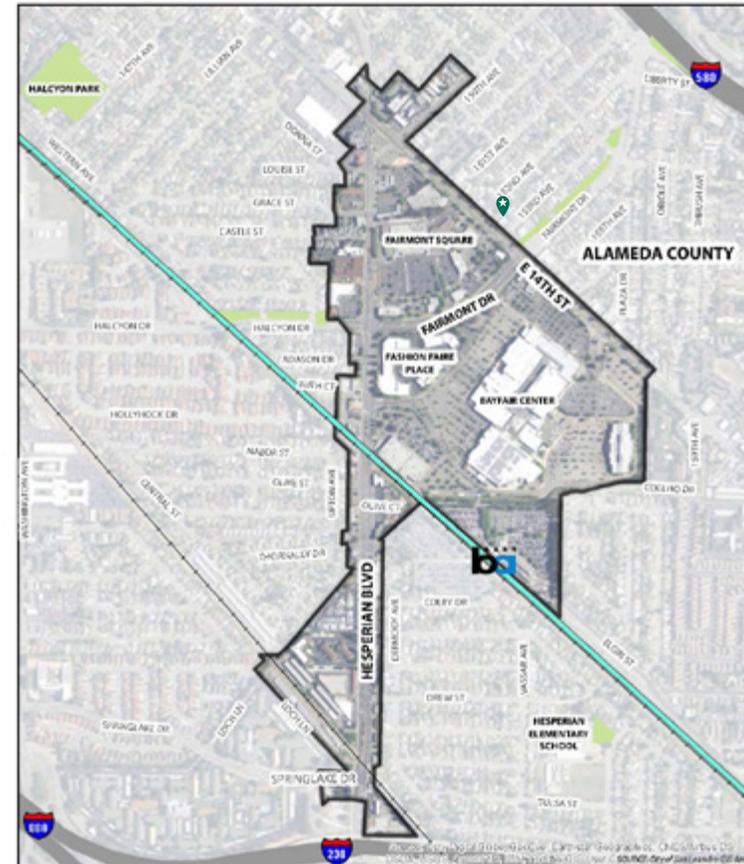
Location Overview

27 Minute Drive to San Francisco (22 Miles)

33 Minute Drive to San Francisco International Airport (SFO) (26 Miles)

15 Minute Drive to Oakland International Airport (OAK) (7 Miles)

= subject



Bay Fair TOD Specific Plan Area (Final)

Note: The Plan Area is only within the San Leandro city limits as shown in the black line boundary below, and excludes unincorporated Alameda County

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Sales Comparables

ADDRESS	SALE DATE	SALE PRICE PSF	SALE PRICE	TRANSACTION SQFT	CAP RATE	NET OPERATING INCOME	COMMENTS
22230-22250 Mission Blvd, Hayward, CA	10/2024	\$340.66	\$3,100,000	9,100	N/A	N/A	Currently for sale, offered at \$5,256,000/576 PSF
1371 E 14th St, San Leandro, CA	6/2024	\$431.55	\$ 2,900,000	6,720	N/A	N/A	Comparable retail street frontage
24019 Mission Blvd, Hayward, CA	1/2025	\$564.99	\$ 4,390,000	7,700	6.7%	\$294,569	Single tenant building

On-Market Comparables

ADDRESS	SALE DATE	SALE PRICE PSF	SALE PRICE	TRANSACTION SQFT	CAP RATE	NET OPERATING INCOME	COMMENTS
22230-22250 Mission Blvd, Hayward, CA	N/A	\$ 576.92	\$5,250,000	9,100	6.48	\$340,200	Investment or owner user

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01/22/2026