

# OFFERING MEMORANDUM

15296 E 14<sup>TH</sup> STREET  
SAN LEANDRO, CA



Craig Semmelmeier (Lic. 01087433)  
[craig@mssinc.com](mailto:craig@mssinc.com)  
(925) 444-3102

Mike Semmelmeier (Lic. 01859585)  
[mike@mssinc.com](mailto:mike@mssinc.com)  
(925) 488-0434

## Aerial View



Perspective of 15296 East 14<sup>th</sup> St. Looking North



Aerial View of Bayfair Looking South East from 15296 East 14<sup>th</sup> St.



Aerial View of 15296 East 14<sup>th</sup> Street, San Leandro



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## Property Description



15-Minute Walk



WalkScore<sup>®</sup>

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)

This 3,706 sq. ft. retail building is located in adjacent to the Bayfair Center and benefits from being a part of the Transit-Oriented Development (TOD) around the Bay Fair Bay Area Rapid Transit (BART) Station.

The building is located on the southeast corner of 153<sup>rd</sup> Avenue and East 14<sup>th</sup> Avenue in San Leandro, CA, solely occupied by a successful local business for the past 12 years.

= 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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## Property Overview

Corner of E. 14<sup>th</sup> St. & 153<sup>rd</sup> Ave.

±7,841 SF lot (.18 acre)

±3,706 retail building

±50 FT of frontage on E. 14<sup>th</sup> St.

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

Zoning : Commercial 3100 Single-Tenant Retail Store

Currently occupied by Chris's Beauty month to month

Built in 1964



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## Valuation Overview



7.36%  
CAP Rate



±3,706 SF  
GLA



\$429  
PPSF



0.81 AC  
Lot Size

### Annualized Operating Data

	Monthly Rent	Annual Rent
Chris's Beauty Supply	\$9750.00	\$117,000

\*Month to month tenant - requesting long term lease

### Sale Price \$1,590,000.00

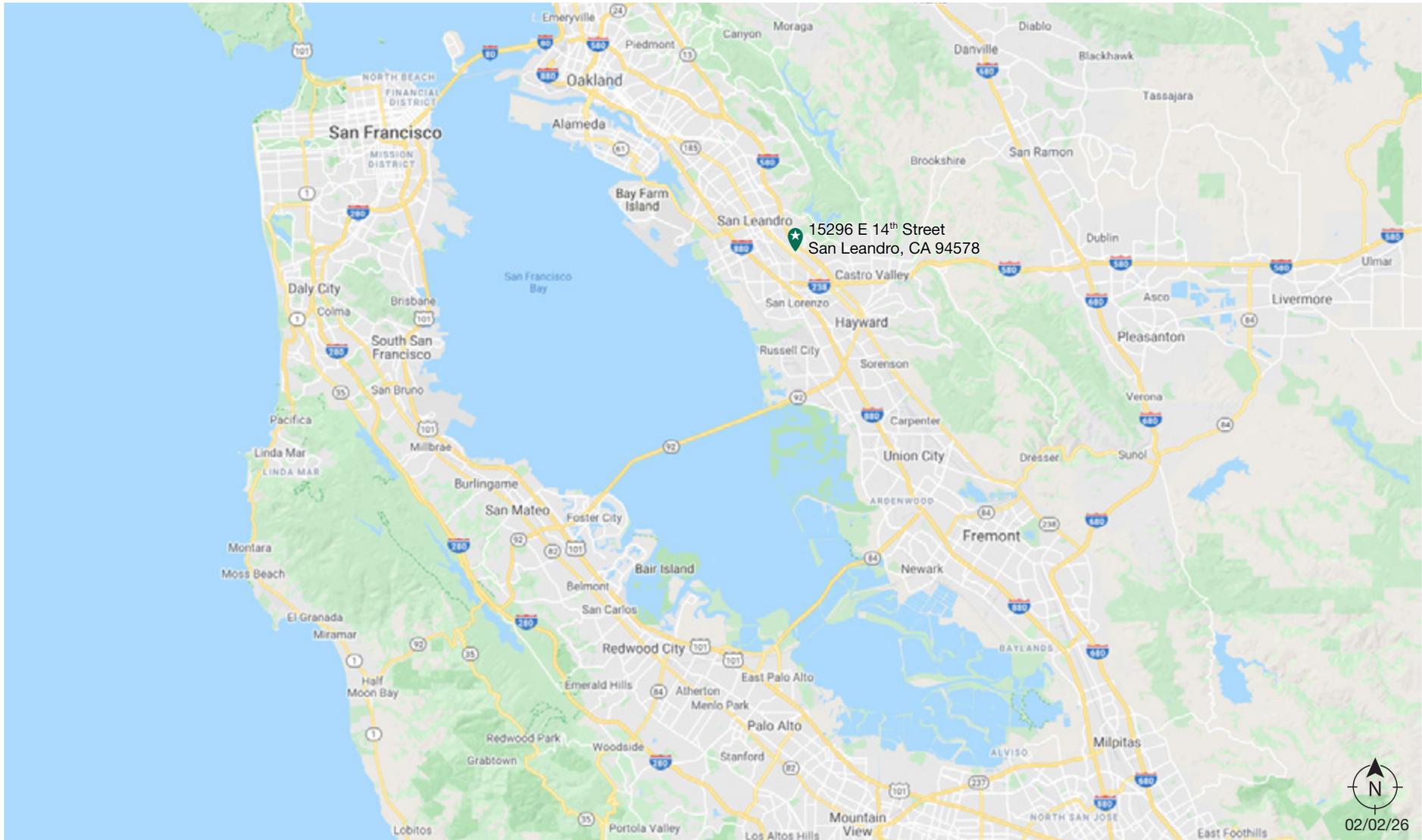
Cap Rate	7.36%
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### Tenant Summary

Tenant Trade Name	Chris's Beauty Supply
Type of Ownership	Fee Simple
Tenant	Chris S. Lim and Tomoko Y. Kim
Lease Type	NNN
Landlords Responsibilities	Roof, Structural
Lease Term	Month to Month
Lease Commencement Date	5/15/2008
Lease Expiration Date	Month to Month
Term Remaining on Lease	Month to Month
Options	N/A

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## Bay Area Map

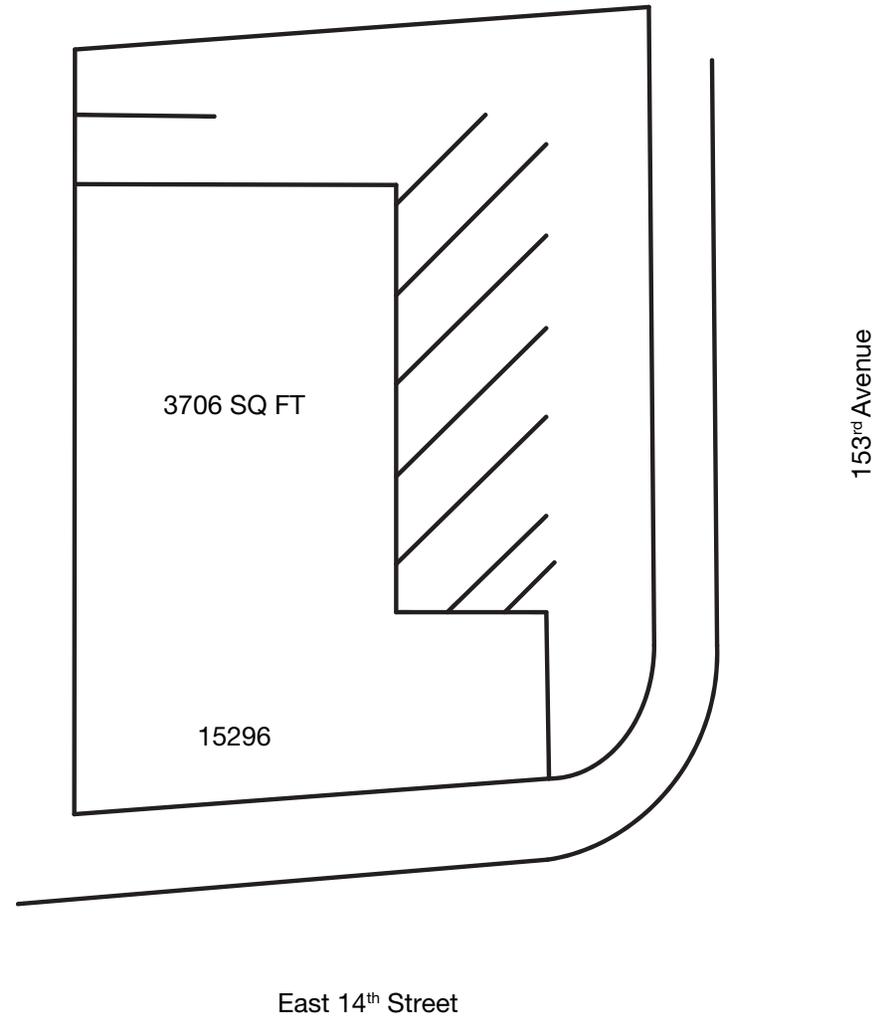


## Local Map



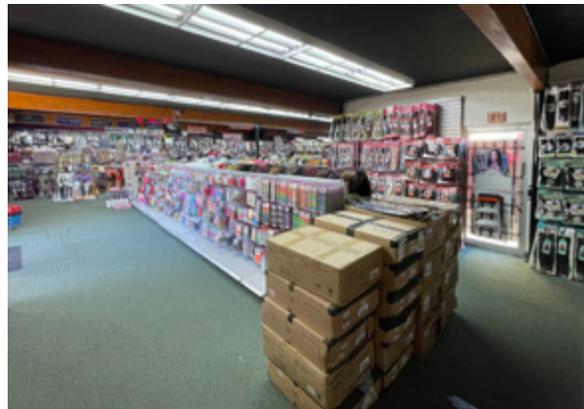
## Site Map

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## Photos

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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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3279 MT. DIABLO COURT, SUITE 32, LAFAYETTE, CA 94549

[WWW.MSPSINC.COM](http://WWW.MSPSINC.COM) | 888-322-MAIN

Craig Semmelmeier

(Lic. 01087433)

[craig@mspsinc.com](mailto:craig@mspsinc.com)

Direct: (925) 444-3102

Mike Semmelmeier

(Lic. 01859585)

[mike@mspsinc.com](mailto:mike@mspsinc.com)

Direct: (925) 488-0434

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