

ASKING PRICE: \$5,179,971
(\$313.69 PSF)

2481

San Leandro Blvd
san leandro, ca

**7% Cap Rates
On In-Place
Rents**

AVAILABLE JANUARY 1, 2027

LEASED

**±20,000
CARS ADT**

FOR SALE
± 16,513 SF ON 1.36 ACRES @ MAJOR 4 WAY INTERSECTION

Jay Hagglund

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Jeff Powers

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Jackson Hagglund

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OPPORTUNITY OVERVIEW

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UNIT 2: LEASED TO BROADBAND TECHNICAL RESOURCES THROUGH 12/31/2028

UNIT 1: AVAILABLE JANUARY 1, 2027 (LESSEE CAN VACATE EARLIER)

BUILDING	±7,349 SF
PRIVATE YARD	Approx 1/2 Acre (21,520 SF)
GRADE LEVEL DOORS	3
CLEAR HEIGHT	±9'
PARKING	3/1,000
SPRINKLERED	Yes
POWER	±225 AMP 120/208 Volts 3 phase
ZONING	IP (AU) Click for More Information

UNIT 1 PHOTOS

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PROPERTY PHOTOS

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CORPORATE NEIGHBORS

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- 1 Lineage Logistics**
400 Hudson Ln, San Leandro, CA 94577
- 2 The Ford Store**
467 Marina Blvd, San Leandro, CA 94577
- 3 Enterprise Car Sales**
575 Marina Blvd, San Leandro, CA 94577
- 4 Ghirardelli Ice Cream**
1111 139th Ave, San Leandro, CA 94578
- 5 Georgia Pacific**
2800 Alvarado St, San Leandro, CA 94577
- 6 Peterson Cat**
955 Marina Blvd, San Leandro, CA 94577
- 7 Marina Square Center**
1201 Marina Blvd, San Leandro, CA 94577
- 8 Wine.com**
2756 Alvarado St, San Leandro, CA 94577
- 9 ACCO**
1133 Aladdin Ave, San Leandro, CA 94577
- 10 Lahlouh Printing**
13949 Washington Ave, Ste 100, San Leandro, CA 94578
- 11 TForce**
3050 Teagarden St, San Leandro, CA 94577
- 12 Living Spaces**
250 Floresta Blvd, San Leandro, CA 94578
- 13 Outdoor Supply Hardware**
300 Floresta Blvd, San Leandro, CA 94578
- 14 Foundation Building Materials**
701 Fremont Ave, San Leandro, CA 94577

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