1688 TIMOTHY DRIVE

San Leandro, CA 94577

Industrial
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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INVESTMENT HIGHLIGHTS

Offering Highlights

- ±1,740 SF Stand Alone Warehouse with Yard Space
- New Price Reduction $774,000
- 1688 Timothy Dr San Leandro CA 94577

Property Details

- ±0.10 AC Lot/0.40 FAR
- 2 Drive in Doors Front and Back Access
- 3 Parking Spots
- 14 ft Clear Height
- 200 Amp 3 Phase 240 V Power
- Full Bathroom Buildout with Shower
- Dedicated Office Space
- Dedicated Yard Space for Outdoor Storage
- Recently Applied Silicone Roofing 2 years ago
- IG Zoning allows various industrial and commercial use, including dog boarding.

Owner-User / SBA 504 Opportunity

- Qualified buyers may acquire with ~10% down
- Turnkey condition enables a clean, fast SBA 504 deal
- Build equity versus rising rents
- Fixed, long-term occupancy cost

Easement Document

- Linked **HERE**

Benjamin Moore
Distribution Center
±175 Employees
ups
Warehouse Oakland Hub
±3,500 Employees
Union Pacific Railroad (UP) Niles Subdivision | Heavy Rail Route
Major freight rail corridor serving the Port of Oakland and East Bay industrial market.
N
SAFEWAY
Safeway Milk Plant
±249 Employees
Capitol Corridor | Heavy Rail Route
Connects Oakland to Sacramento and San Jose while sharing infrastructure with Union Pacific freight operations.
COSTCO WHOLESALE
112
± 38,000 VPD
AVEVA
Software Company
±1,000 Employees
Oakland San Francisco Bay Airport
±16,000 Employees
Home to 220 Active On-Site Businesses
THE HOME DEPOT
Walmart
185
Trayer SWITCHGEAR
Grid Smart. Grid Tough.
Manufacturer
±100 Employees
± 21,100 VPD
FedEx
Subject Property
WM WASTE MANAGEMENT
± 225,000 VPD
ServiceWest
Warehouse
±400 Employees
880
Lineage
Cold Storage Facility
±200 Employees
wayfair
Warehouse
±325 Employees
KAISER PERMANENTE
San Leandro Medical Center
±216 Beds | ±2,000 Employees
ExtraSpace Storage
FRIANT
ALL WORKSTYLES WELCOME
Furniture Manufacturer
±500 Employees

Property Overview

1688 Timothy Drive | San Leandro, CA 94577

±1,740 SF
GLA

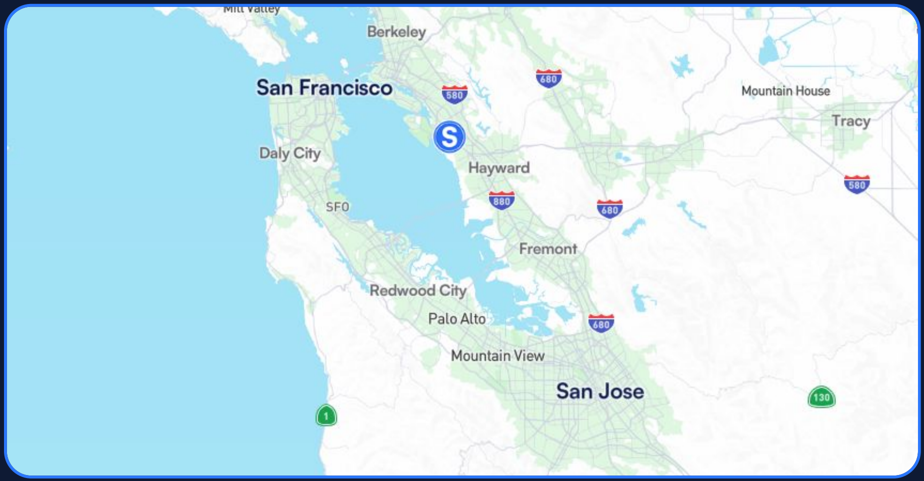
±0.10 AC
Lot Size

14 ft
Clear Height

200 Amp 3 Phase 240 V
Power

$774,000
List Price

SAN LEANDRO , CA



Bay Area Distribution Hub
Centrally located between San Francisco, Oakland, and Silicon Valley

Minutes from the Port of Oakland
One of the West Coast's busiest container ports

Immediate Access to I-880 & I-580
Two of Northern California's primary freight and logistics corridors

Local Market Overview

San Leandro is one of the East Bay's premier industrial markets, strategically positioned between Oakland and Silicon Valley with immediate access to Interstate 880, Interstate 580, the Port of Oakland, Oakland International Airport, and major rail networks. Its central Bay Area location has made the city a longstanding hub for manufacturing, warehousing, logistics, food production, and advanced industrial businesses that rely on efficient regional and international distribution.

The city's industrial base continues to evolve through investment in advanced manufacturing, clean technology, life sciences, and modern logistics. San Leandro offers a diverse inventory of warehouse and manufacturing facilities, business-friendly economic development initiatives, and infrastructure designed to support industrial growth. Access to a large skilled workforce throughout the Bay Area further strengthens its position as a preferred location for manufacturers, distributors, and technology-driven industrial companies seeking long-term operational advantages.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,695	150,087	348,056
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	5,413	50,299	118,308
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$132,120	$132,964	$146,059

SAN FRANCISCO, CA MSA

Market Demographics

836,321
Total Population

$141,446
Median HH Income

345,811
# of Households

38.5%
Homeownership Rate

484,966
Employed Population

44%+
% Bachelor's Degree

39.7
Median Age

$1.38 M
Median Property Value

MARKET OVERVIEW

San Francisco's industrial core, particularly within the South of Market and Mission districts, continues to serve as a vital hub for logistics, warehousing, and light manufacturing. The city's dense population, high consumer spending, and strong labor force make it a strategic location for companies requiring proximity to end users. Despite recent population shifts, San Francisco maintains one of the highest median household incomes in the nation, supporting robust demand for urban industrial space.

The area around 9th Street is especially well-positioned, with immediate access to major arteries like US-101 and I-80, facilitating efficient last-mile distribution within the city and to surrounding submarkets. High daytime population volumes and steady commercial activity reinforce the demand for service-oriented and logistics users, making San Francisco's tight industrial zones increasingly valuable for operators seeking well-connected, centrally located facilities.

Economic Snapshot

Annual Visitors
23 Million

GDP
$600+ Billion

Tourism Economic Impact
$8.8 Billion

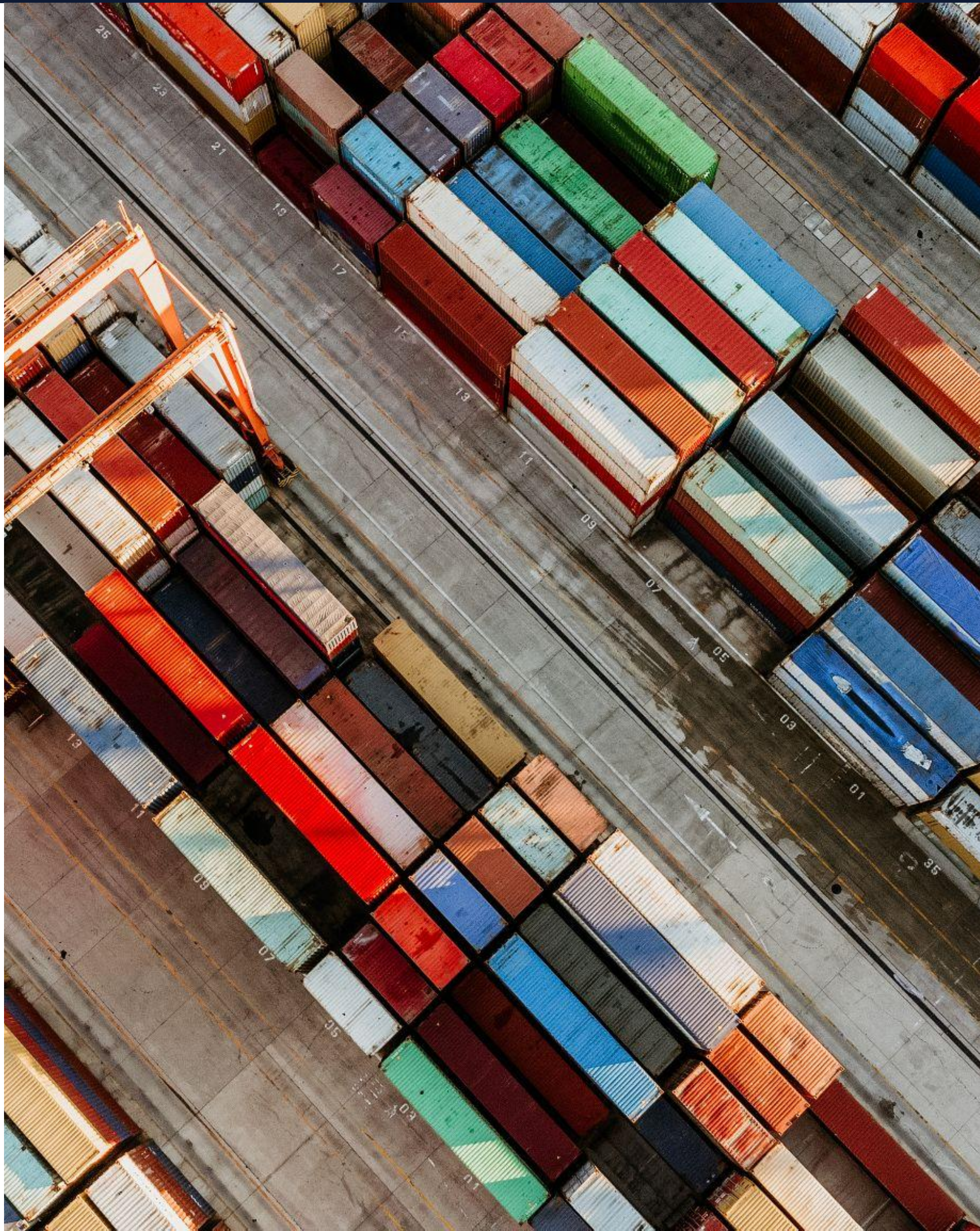
PORT OF OAKLAND

±8.9 Miles From Subject Property

The Port of Oakland is one of the largest and most strategically important container seaports on the U.S. West Coast, serving as Northern California's primary gateway for international trade. The port handles approximately ***2.25 million TEUs (twenty-foot equivalent units) annually***, with a balanced mix of imports and exports that includes consumer goods, agricultural products, refrigerated cargo, and manufactured goods. It is the nation's leading refrigerated export gateway and maintains direct connections to major global markets throughout Asia and beyond. Supported by on-dock rail facilities and immediate access to Interstates 880, 80, and 580, the Port of Oakland provides exceptional multimodal connectivity for regional and international supply chains.

Economically, the Port of Oakland serves as one of Northern California's most significant economic engines, supporting more than 98,000 regional jobs and generating approximately ***$174 billion in annual economic activity*** through its maritime, aviation, and commercial real estate operations. The port is a critical driver of employment, tax revenue, and business investment across the Bay Area, supporting industries ranging from logistics and manufacturing to agriculture, retail, and international trade. Continued investments in terminal modernization, sustainability initiatives, and cargo-handling infrastructure position the port for long-term growth and enhanced operational efficiency.

From an industrial real estate perspective, the Port of Oakland is a major catalyst for demand throughout the East Bay industrial market. Its proximity attracts distribution centers, import/export companies, cold storage facilities, manufacturers, and third-party logistics providers seeking efficient access to global shipping networks. As cargo volumes remain stable and infrastructure investments continue to improve capacity and efficiency, the port reinforces the long-term strength of Oakland's industrial market and supports continued demand for logistics-oriented development throughout the region.



SILICON VALLEY

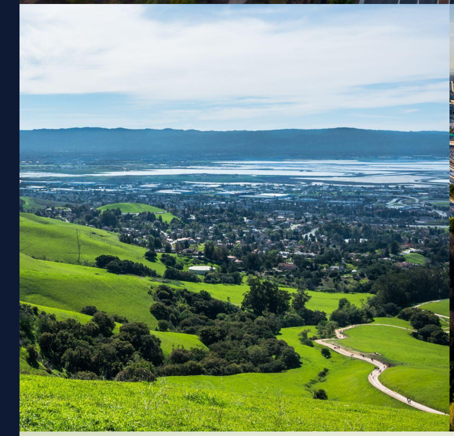
Sustained Growth in a Diversified Tech Economy

Silicon Valley, located in the southern portion of the San Francisco Bay Area, is widely recognized as the global center for innovation, technology, and venture capital investment. Encompassing cities such as San Jose, Palo Alto, Mountain View, and Cupertino, the region is home to the headquarters of major technology firms including Apple, Google, Meta, and Intel. The area's proximity to leading academic institutions—most notably Stanford University—continues to foster a steady pipeline of research, talent, and entrepreneurial activity that supports its dominant position in the global technology economy.

Over the past decade, Silicon Valley has maintained steady economic expansion, underpinned by strong job growth in high-value sectors such as software development, semiconductors, cloud computing, and biotechnology. Despite broader market fluctuations, the region remains a focal point for corporate investment and startup formation, attracting billions in venture capital annually. This continued influx of capital and innovation has supported demand across all real estate sectors, particularly office, industrial, and R&D space, as firms seek proximity to both talent and institutional capital.

Demographically, the region benefits from a highly educated workforce and strong population fundamentals. Local governments have continued to invest in infrastructure and transit, improving regional connectivity and supporting long-term growth. While housing affordability remains a challenge, sustained wage growth and employment opportunities have kept demand resilient. With a diversified technology ecosystem and long-term institutional interest, Silicon Valley remains one of the most sought-after and economically durable markets in the United States.

> ***Silicon Valley industrial vacancy under 4%, supporting demand stability***



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