

2420 Davis Street

San Leandro, CA 94577

Industrial
Owner/User Opportunity

Offering Memorandum

±6,194 SF across two buildings on ±0.44 AC | Immediate access to I-880 and I-238



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Exclusively Listed By



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Investment Highlights

\$2,000,000

List Price

\$323

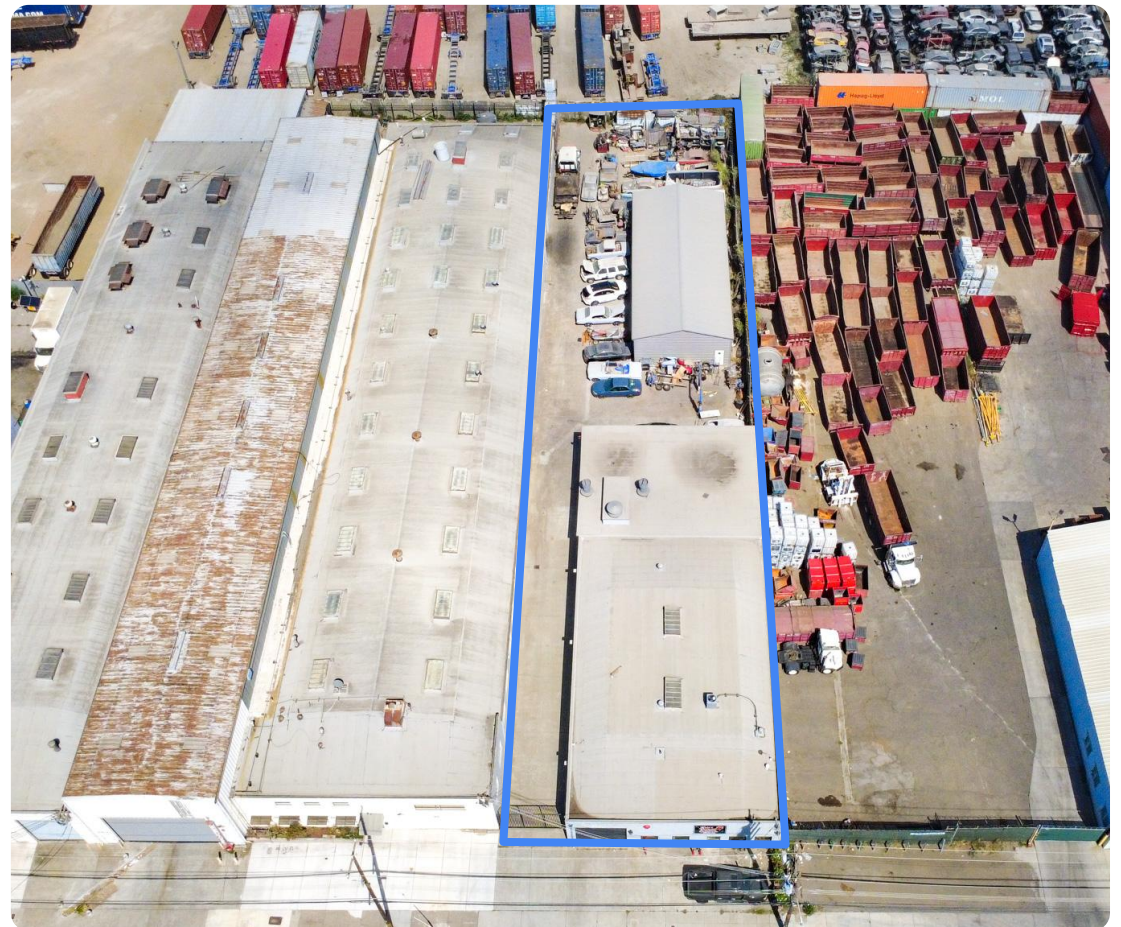
Price Per SF

±6,194 SF

GLA

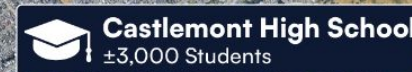
Investment Summary

- ±6,194 SF across two buildings on ±0.44 AC
- Delivered vacant at close
- Fully built-out auto body facility with paint booth, lifts, frame machine, and equipment included
- Nine grade-level roll-up doors
- ±13,300 SF paved and secured yard
- Covered outdoor work and staging area
- 3-phase power and fire sprinklers
- Industrial General zoning
- Immediate access to I-880 and I-238
- Offered at \$2,000,000 | \$323 per SF



Interior Photos





±74,000 VPD



Oakland International Airport

±10.8M Annual Passengers

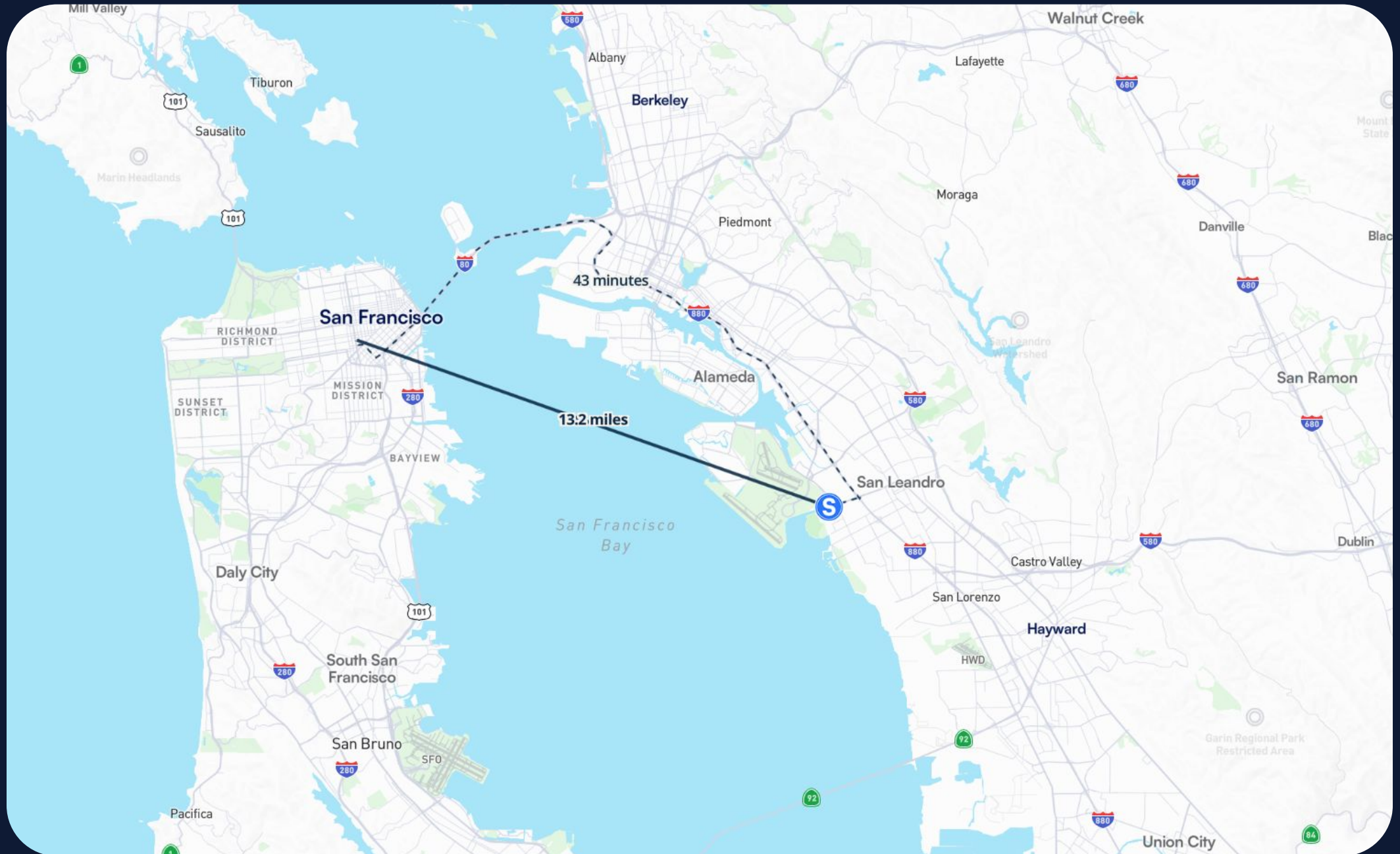


±25,100 VPD



Market Overview

2420 Davis Street
San Leandro, CA 94577



San Leandro, CA



Local Market Overview

San Leandro occupies a highly connected position in Alameda County's East Bay, approximately eight miles south of Oakland and 15 miles southeast of San Francisco. The city combines an established industrial base with direct access to I-880 and I-580, two BART stations, freight rail, the Port of Oakland, and San Francisco Bay Oakland International Airport. This transportation network supports industrial users serving the broader Bay Area while providing access to more than two million skilled workers within the surrounding labor shed. The city's economy is anchored by healthcare, manufacturing, transportation and warehousing, wholesale trade, and a growing group of advanced-technology businesses.

San Leandro also benefits from a comparatively affluent consumer and workforce base. Median household income is approximately \$101,420, while the city contains roughly 30,500 households and a median owner-occupied home value of \$844,200. For industrial investment, the city's built-out location and proximity to major population centers create structural advantages for last-mile distribution, manufacturing, service-industrial and regional logistics operations. City economic-development initiatives are also targeting advanced manufacturing, clean technology, robotics, biomedical and food technology businesses while prioritizing modernization of industrial infrastructure.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
2020 Population	6,683	123,790	350,092
2025 Population	6,477	119,129	335,553
2030 Population Projection	6,458	118,597	333,726
Households	1-Mile	3-Mile	5-Mile
2020 Households	1,906	38,792	115,433
2025 Households	1,841	37,236	110,251
2030 Household Projection	1,835	37,042	109,543
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$116,211	\$115,797	\$123,8

SAN FRANCISCO, CA MSA

Recently Ranked

#1 MOST WALKABLE US CITY

REDFIN

Career Magnet

#1 CITY FOR TECH JOBS

SIGNALFIRE

Ranked Among the

TOP 20 MOST LIVABLE US METROS

THEBAYLINKBLOG



Total Population
836,000+

Tourism Economic Impact
\$8.8B

Annual Visitors
**23
MILLION**

Regional GDP
\$600B+

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2420 Davis Street, San Leandro, CA, 94577** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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