



FOR SALE - MIXED USE DEVELOPMENT

E 14th Street, San Leandro



MIXED USE DEVELOPMENT

- Approved Mixed Use Project
- Permit Ready Status
- Great Location



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E 14TH STREET

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2. NORTH WEST PERSPECTIVE



1. SOUTH WEST PERSPECTIVE



Property Summary

Lot Size:	30,028 SF
Price:	\$2,300,000
Zoning:	ACBD-DMU

Property Overview

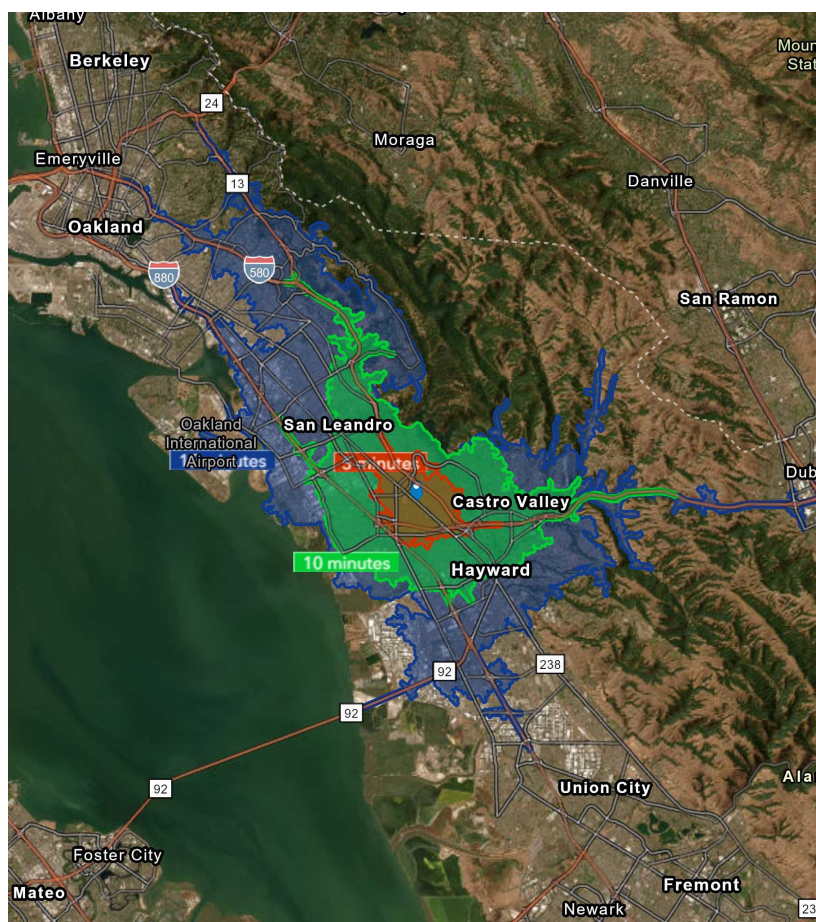
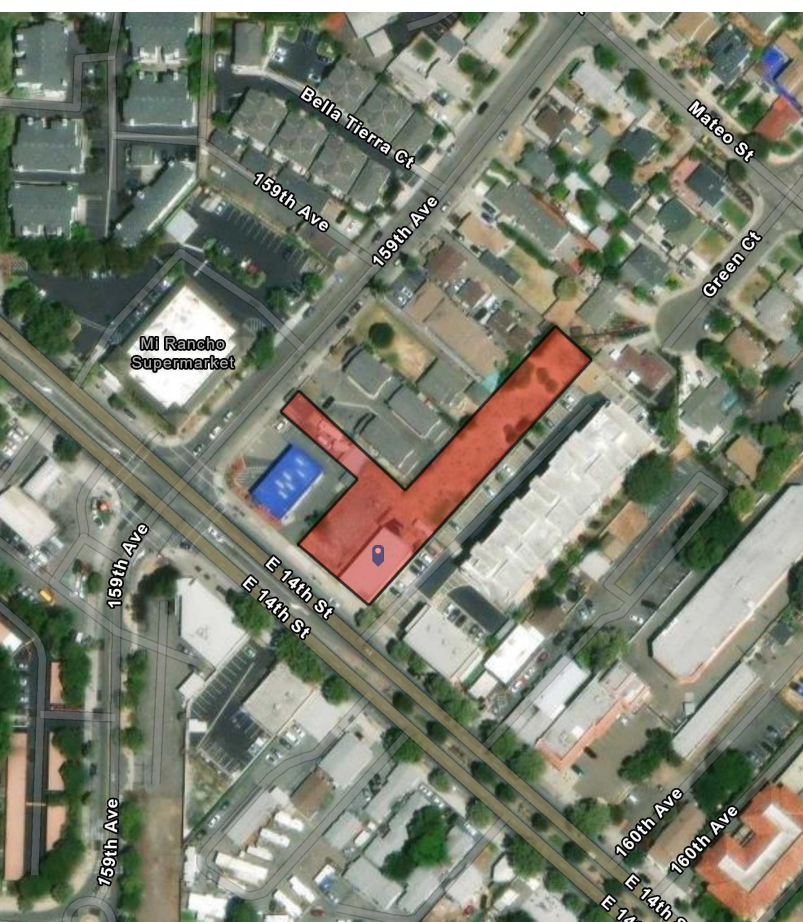
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Location Overview

A Permit Ready Prime Mixed Use Development, providing 30 apartment units (15 three-bedroom units, 9 two-bedroom units, 3 one-bedroom units and 3 studio apartments). The design also provides for 5,832 square feet of ground floor retail. Close proximity to Bayfair Center, the Bayfair BART Station and easy access to I-580 and I-238 makes this site ideal for all types of multifamily residents.

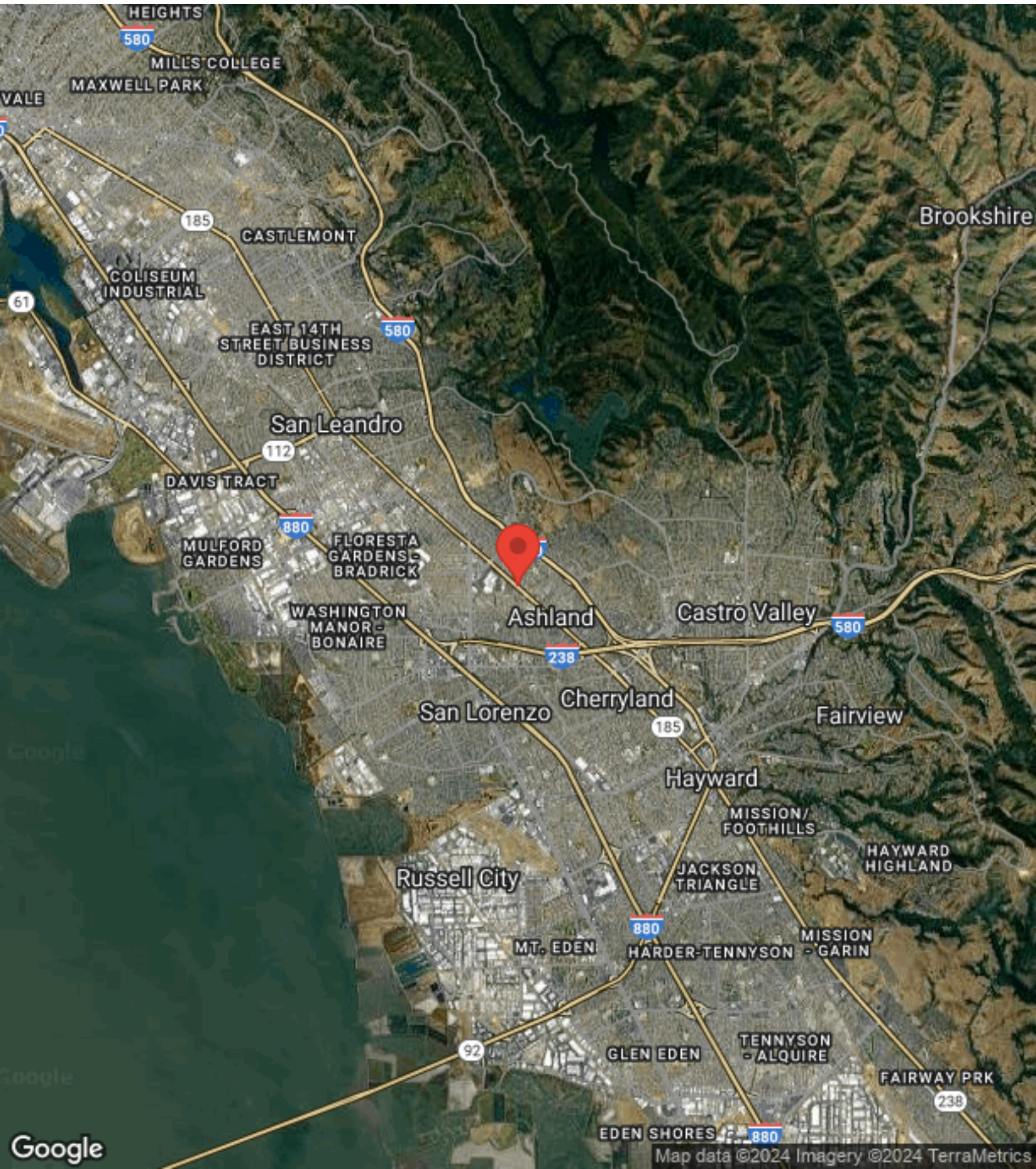
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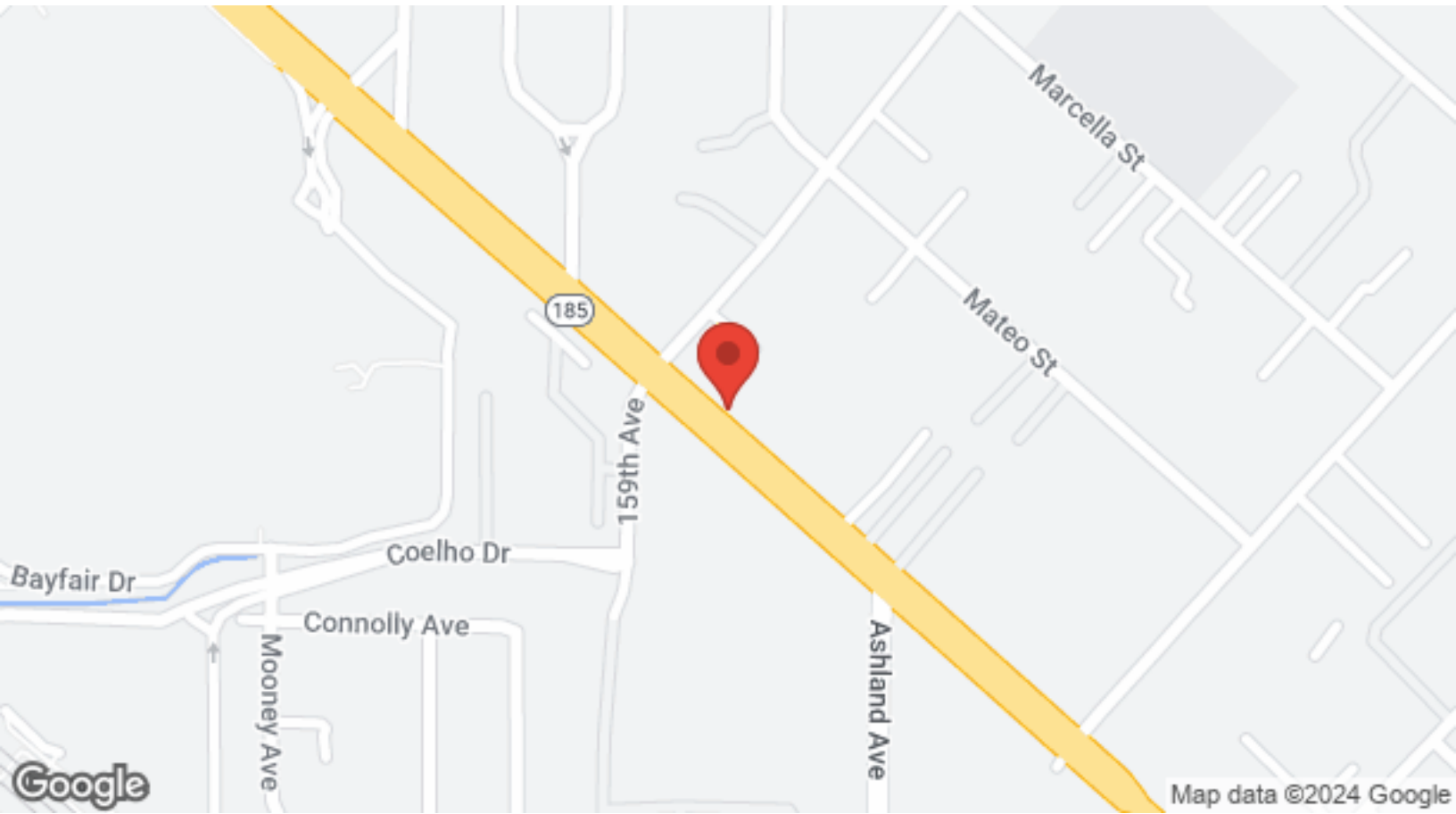
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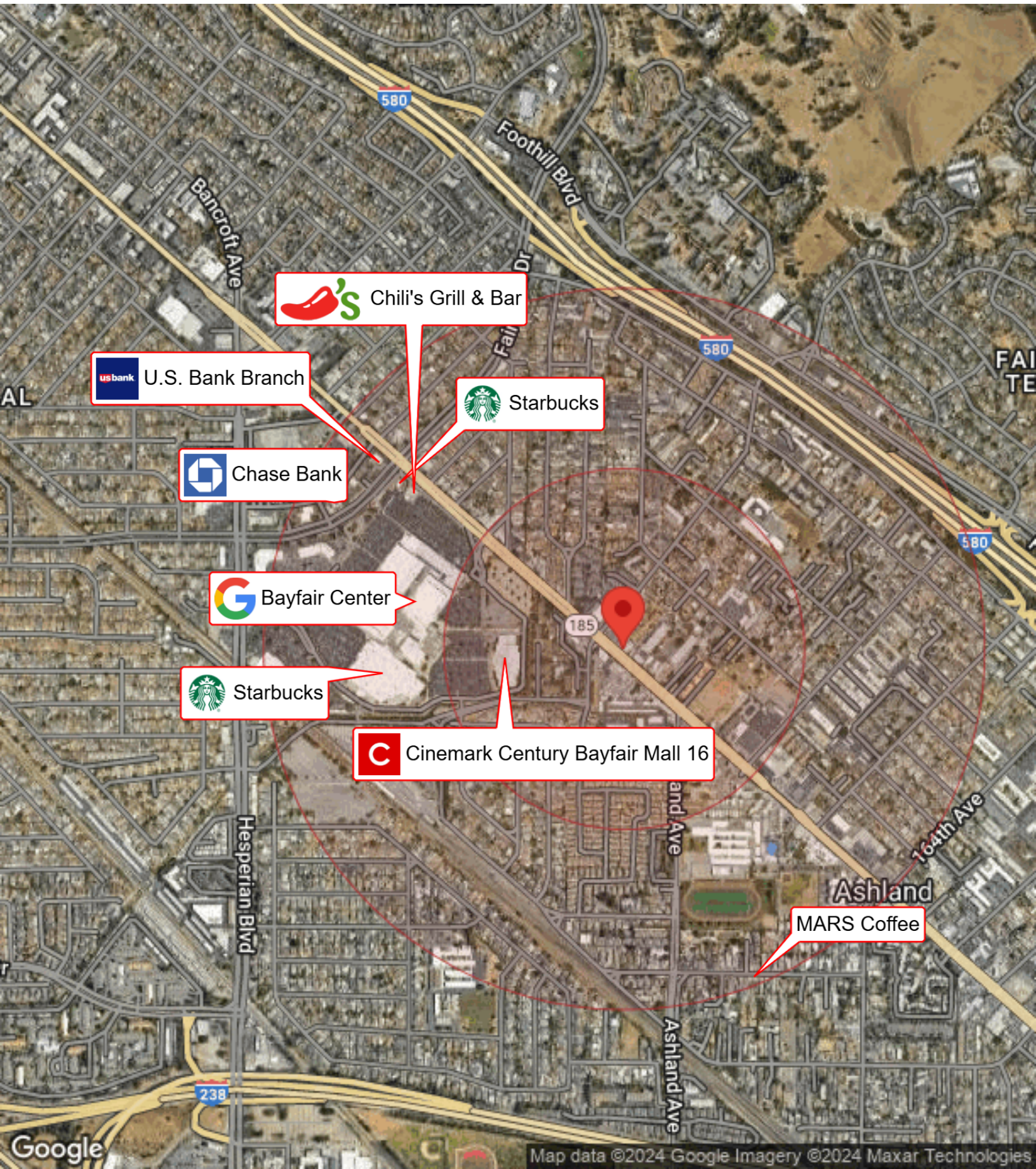
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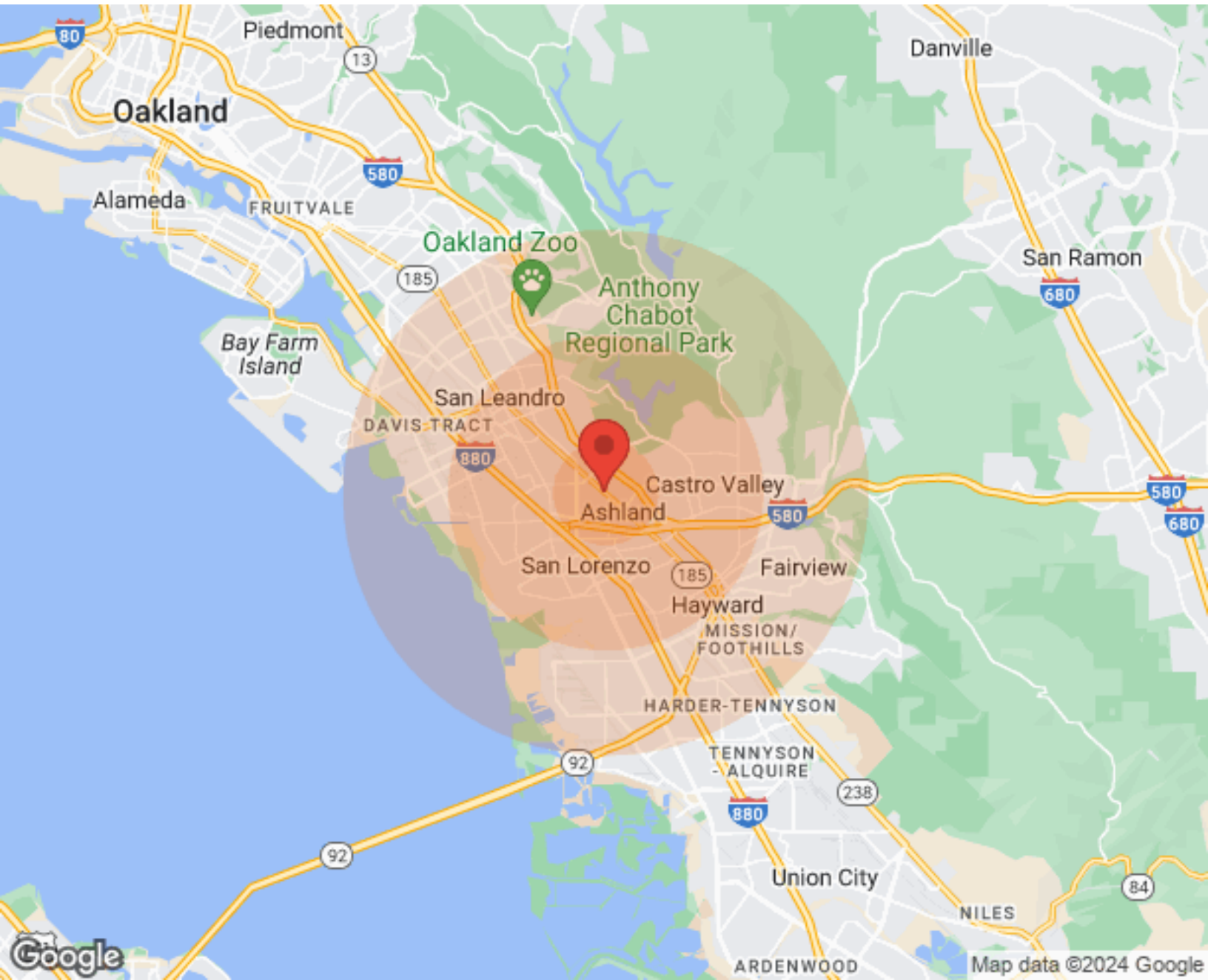
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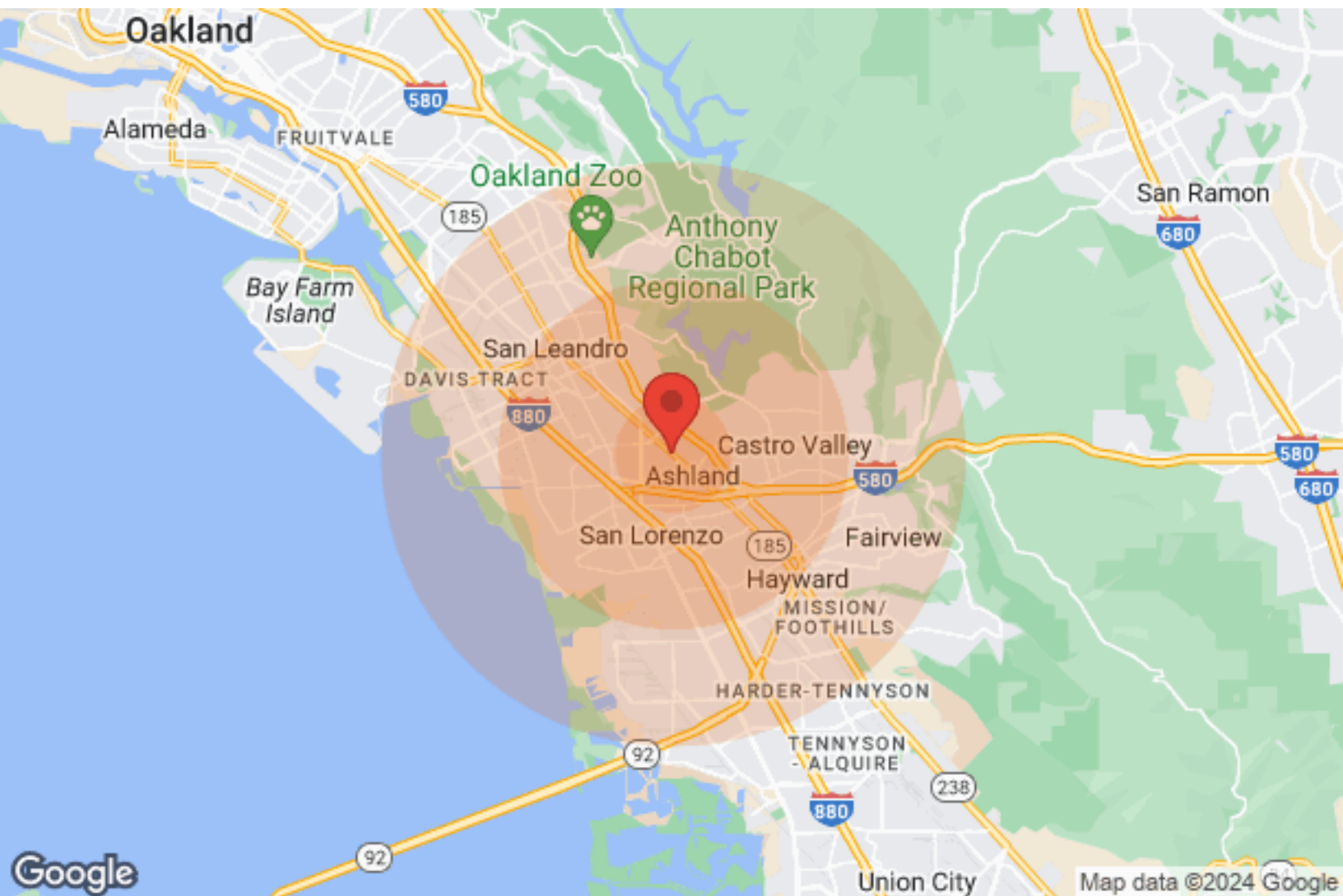
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	1 Mile	3 Miles	5 Miles
Population			
Male	17,061	95,583	175,650
Female	17,463	99,764	184,739
Total Population	34,524	195,347	360,389
Housing			
Total Units	12,303	73,745	131,161
Occupied	11,613	69,783	123,084
Owner Occupied	4,533	37,017	67,143
Renter Occupied	7,080	32,766	55,941
Vacant	690	3,962	8,077

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,169	11,591	22,479	Median	\$55,832	\$62,811	\$61,169
Ages 5-9	2,627	14,231	27,241	< \$10,000	802	3,081	6,105
Ages 10-14	2,452	13,046	24,846	\$10,000-\$14,999	755	3,428	6,202
Ages 15-19	2,322	12,387	23,718	\$15,000-\$19,999	573	2,821	5,035
Ages 20-24	2,264	12,309	23,843	\$20,000-\$24,999	589	3,665	6,079
Ages 25-29	2,256	12,163	23,617	\$25,000-\$29,999	523	2,866	5,448
Ages 30-34	2,312	12,106	23,254	\$30,000-\$34,999	635	3,125	5,933
Ages 35-39	2,465	12,705	23,919	\$35,000-\$39,999	604	3,312	5,769
Ages 40-44	2,624	13,694	25,284	\$40,000-\$44,999	864	3,364	5,611
Ages 45-49	2,656	14,440	26,372	\$45,000-\$49,999	354	3,087	5,158
Ages 50-54	2,473	14,212	25,572	\$50,000-\$60,000	1,397	5,972	10,011
Ages 55-59	2,163	13,047	23,265	\$60,000-\$74,000	1,306	7,969	13,979
Ages 60-64	1,768	10,978	19,368	\$75,000-\$99,999	1,564	9,082	15,729
Ages 65-69	1,342	8,553	14,897	\$100,000-\$124,999	858	6,572	11,502
Ages 70-74	939	6,345	10,893	\$125,000-\$149,999	506	3,944	7,124
Ages 74-79	623	4,503	7,566	\$150,000-\$199,999	414	4,167	7,188
Ages 80-84	376	3,119	5,026	> \$200,000	160	2,045	4,399
Ages 85+	693	5,918	9,229				