

GREENHOUSE MARKETPLACE
FOR SALE or LEASE

112 Greenhouse Mall (aka 699 Lewelling Blvd)
San Leandro, CA



PRICE

For Sale \$5,888,888 (\$455/SF)
For Lease \$2.75/SF - \$2.85/SF NNN



BUILDING SIZE

± 12,948 SF



LOT SIZE

± 0.63 Acres
± 27,268 SF



YEAR BUILT

1988



USE

Retail



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Tim Vi Tran, SIOR, CCIM

510.213.8883 | tim@ivycommercial.com
CA DRE #01784630

Joseph Cervantes

510.324.9933 | joseph@ivycommercial.com
CA DRE # 01341045

Sandip Jariwala

925.264.9575 | sandip@ivycommercial.com
CA DRE # 01317301

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 112 Greenhouse Mall, San Leandro, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

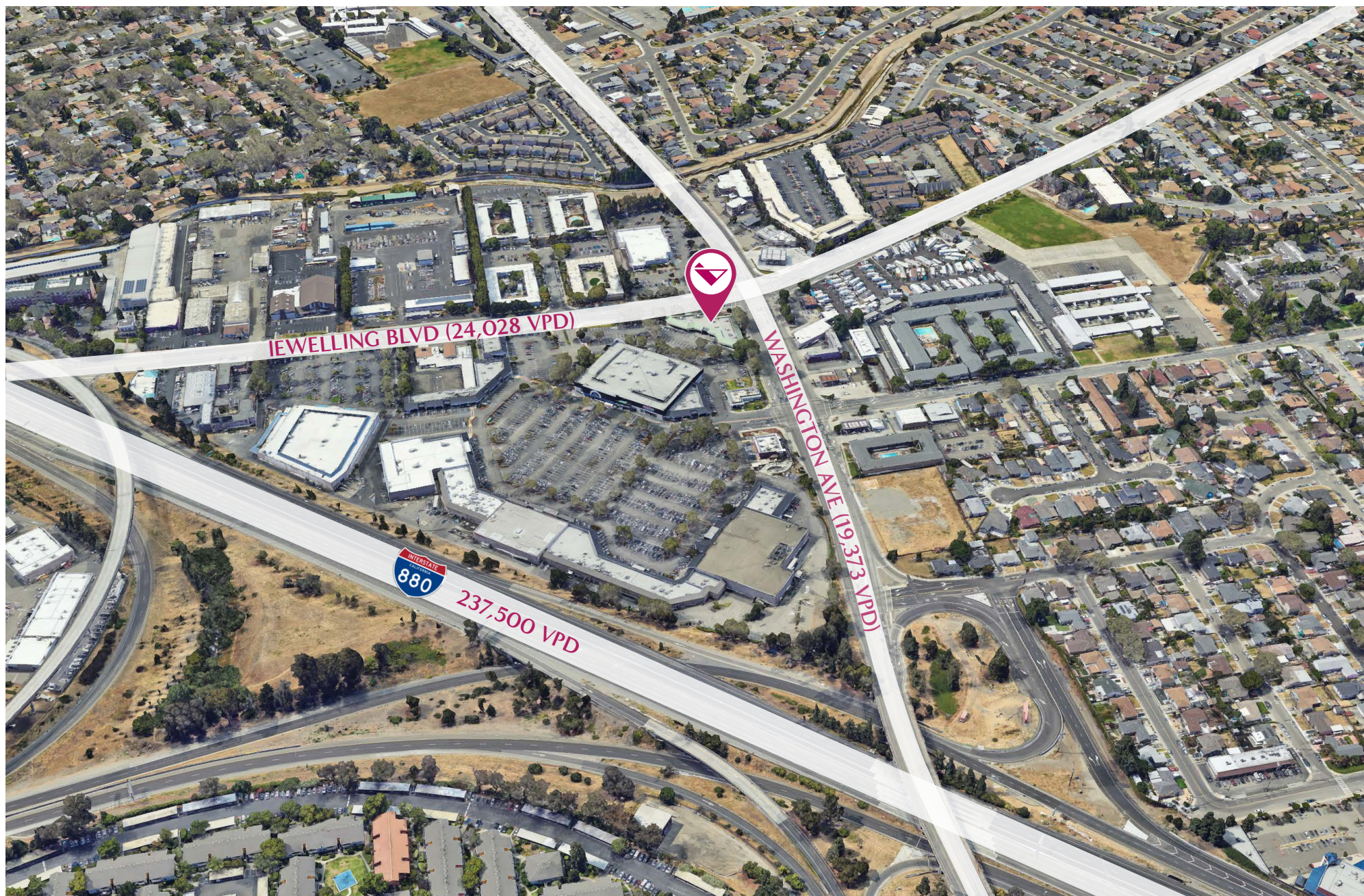
The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

Attention potential buyers and tenants seeking a unique retail property in a prime location! The Ivy Group is excited to present a rare opportunity to purchase or lease a distinctive freestanding retail building at the prominent intersection of Lewelling Blvd and Washington Ave in San Leandro, CA. Nestled as an outparcel within the bustling Greenhouse Marketplace, this property is currently 100% vacant, making it an ideal canvas for a new business venture or the chance to secure long term, market rate tenants for a steady income stream. Situated within a thriving retail hub anchored by renowned national brands like Safeway, Chase Bank, JoAnn Fabric and Crafts, CVS Pharmacy, McDonald's, Jack In The Box, Foodmaxx, Great Clips, UPS Store, Wells Fargo and more, this property provides savvy investors with an exclusive opportunity into a market with high barriers to entry. The Property is conveniently located from Interstate 880 and highway 238, with direct, easy access from Washington Blvd exit ramp. Take advantage of this exceptional opportunity to own a piece of commercial real estate while it lasts!

Building Size	± 12,948 SF
Lot Size	± 27,268 SF, or ± 0.63 Acres
Year Built	1988
Use	Retail
Zoning	Commercial Community Planned Development (CCPD)
Status	Vacant
Bart Station	± 1.5 miles to Bay Fair BART Station
APN	412-1-6





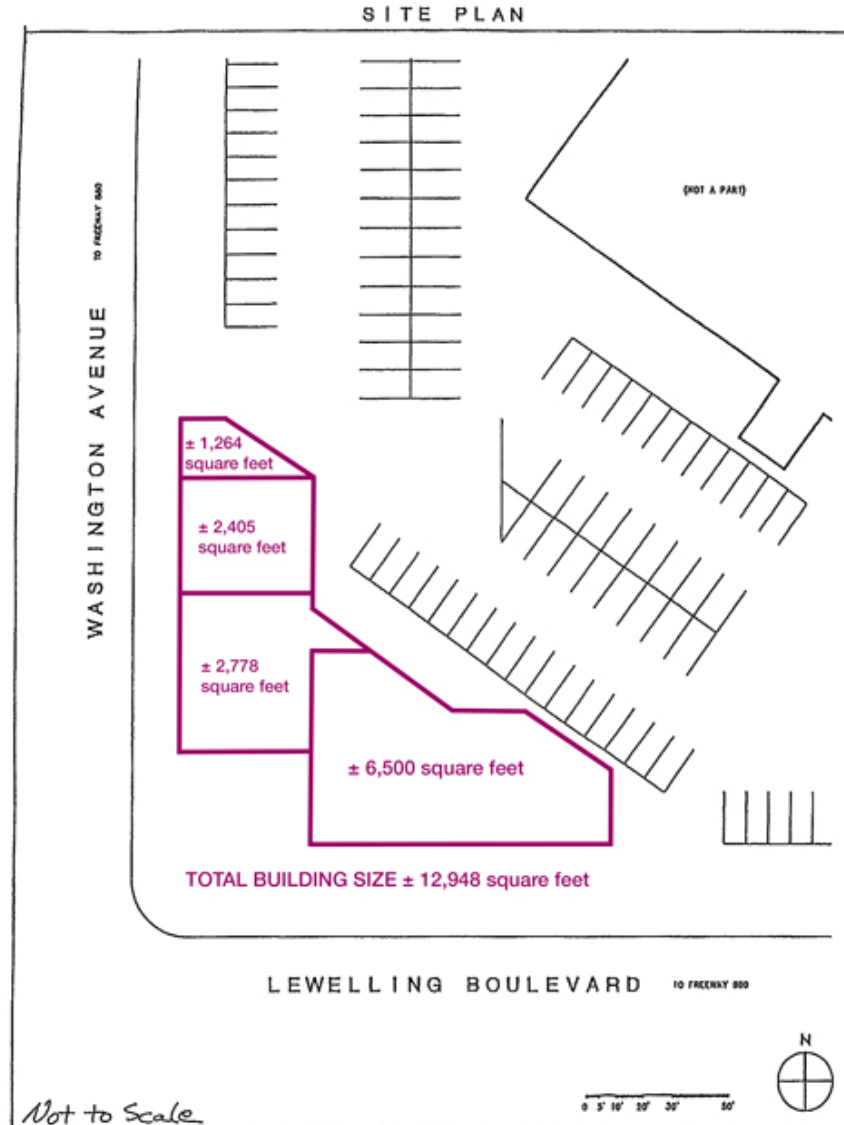
GREENHOUSE MARKETPLACE

112 GREENHOUSE MALL
FOR SALE or LEASE

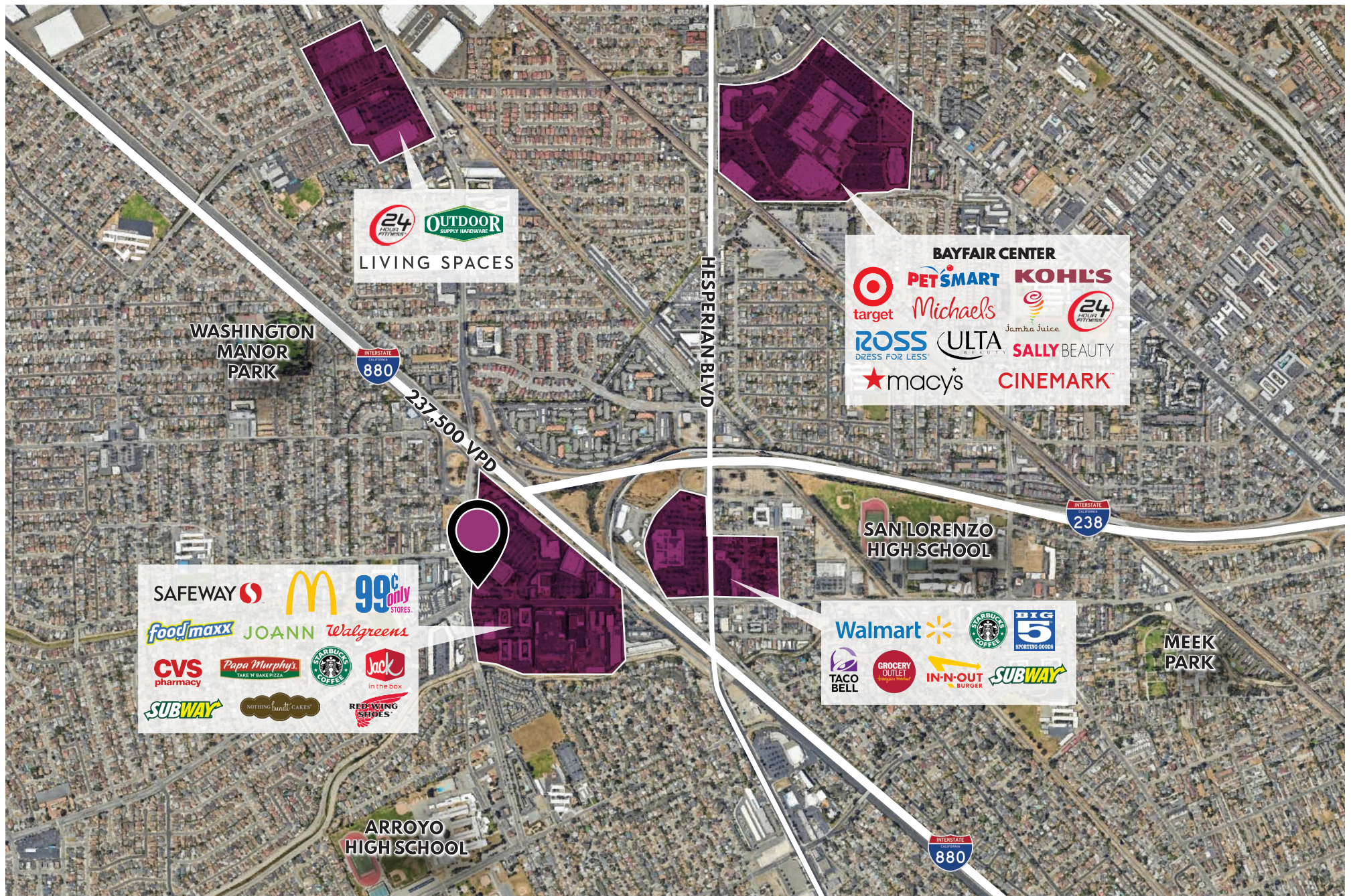








We have obtained the above information from sources we believe to be reliable, but no representation of any kind (expressed or implied) are made as to the accuracy of such information. All references to square footage, lot area, age of improvements, or income/expenses are approximate only. We bear no liability for any errors, inaccuracies or omissions. Buyer should conduct an independent investigation of all pertinent property information.



LOCATION OVERVIEW

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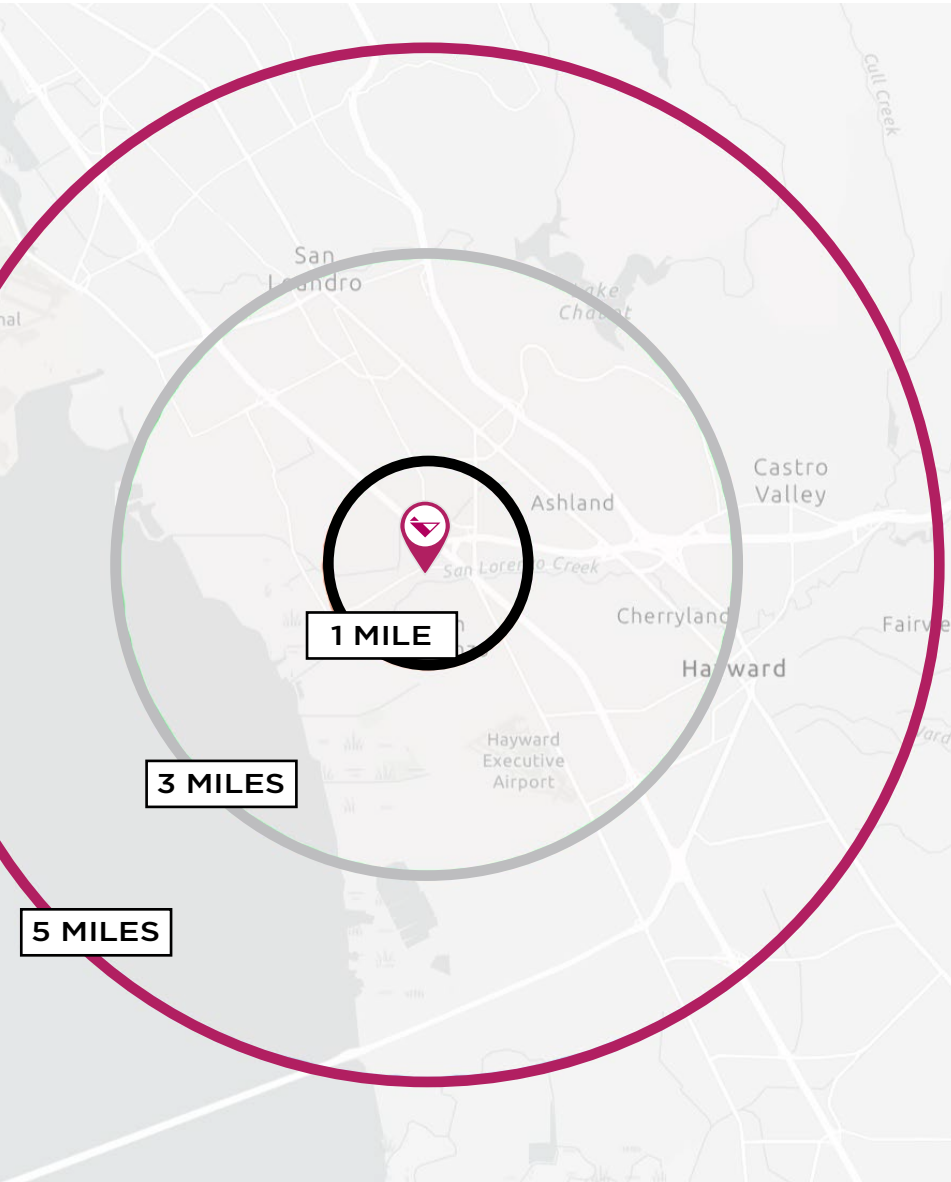
San Leandro, nestled in the heart of the San Francisco Bay Area, is a vibrant city with a rich history and diverse community. Located in Alameda County, California, it offers a unique blend of urban amenities and natural beauty. With its picturesque neighborhoods, tree-lined streets, and numerous parks, San Leandro provides residents and visitors alike with ample opportunities for outdoor recreation and relaxation. In addition to its natural charms, San Leandro boasts a thriving economy supported by a mix of industries including technology, manufacturing, and healthcare. Its historic downtown area is alive with local shops, restaurants, and cultural attractions, providing a vibrant hub for residents and visitors to gather and explore. Furthermore, the city's proximity to major transportation hubs, including Oakland International Airport and the Port of Oakland, ensures easy access to the wider Bay Area and beyond. With its welcoming atmosphere, strong sense of community, and strategic location, San Leandro continues to be a desirable place to live, work, and explore for people of all backgrounds.



Source: Google

LARGEST EMPLOYERS

#	Employer	# of Employees
1	San Leandro School District	1,380
2	Kaiser Permanente Medical	1,032
3	City of San Leandro	582
4	Ghirardelli Chocolate Company	487
5	San Leandro Hospital	460
6	OSIsoft LLC	364
7	Costco Wholesale	358
8	BCI Coca-Cola Bottling Co.	325
9	Wal-Mart Store 2648	325
10	Paramedics Plus LLC	295



2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	31,981	179,052	372,909
Households	10,419	59,356	121,102
Families	7,422	40,496	83,785
Average Household Size	3.05	2.98	3.03
Owner Occupied Housing Units	6,476	31,540	65,203
Renter Occupied Housing Units	3,943	27,816	55,899
Median Age	39.7	37.9	37.2
Median Household Income	\$90,833	\$89,079	\$91,793
Average Household Income	\$119,279	\$122,048	\$125,599

2028 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	31,849	177,286	369,933
Households	10,380	58,874	120,351
Families	7,437	40,326	83,587
Average Household Size	3.05	2.97	3.03
Owner Occupied Housing Units	6,476	31,686	65,613
Renter Occupied Housing Units	3,904	27,189	54,738
Median Age	40.4	38.9	38.3
Median Household Income	\$104,961	\$104,018	\$106,387
Average Household Income	\$138,625	\$142,982	\$146,231

CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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39488 Stevenson Place, Suite 100 | Fremont, CA 94539

Acquisition | Disposition | Leasing