

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: DOWNTOWN TURNKEY TAVERN/BAR

SUPERB STREET FRONTAGE AT HIGH-TRAFFIC SIGNALIZED INTERSECTION

1517 E. 14TH STREET

SAN LEANDRO, CA



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TURNKEY TAVERN IN THRIVING DOWNTOWN SAN LEANDRO – ON HEAVILY-TRAVELED EAST 14TH STREET (HWY 185), AT PELTON SHOPPING CENTER. CENTRALLY LOCATED OFF I-880 + I-580 FREEWAYS. NEAR BART AND THE TECH CAMPUS

SIZE

± 2,550 rsf

LEASE RATE

\$6,500/month NNN

ZONED

DA-1

(Downtown Area-1)

- Established Tavern Space
- Rear egress/access to parking lot
- Shared trash enclosure in parking lot
- Easy freeway access
- A few blocks to BART
- Vibrant and diverse community
- Next to Baskin-Robbins, Le Soleil Vietnamese Noodles & Grill, Nick the Great, and Chipotle
- Parking lot behind the building
- Adjacent to a Safeway-CVS anchored shopping plaza with abundance of parking spaces
- Across from Peet's Coffee, Taqueria Los Pericos Fieldwork Brewing Company, Habit Burger, CVS, Great Clips, Safeway, and more!
- Many national tenants within a 2-block radius
- Daytime population in 3-mile radius > 63,000



The City's business development team runs several pro-business programs, including site location assistance, one-stop permitting, and an employee shuttle to-from BART.

San Leandro has one of the lowest business license fees in the SF Bay Area and no payroll or gross receipts tax.

Amid 65 unique restaurants and a wide variety of shops and services



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1517 E. 14TH STREET, SAN LEANDRO, CA
PHOTO TOUR

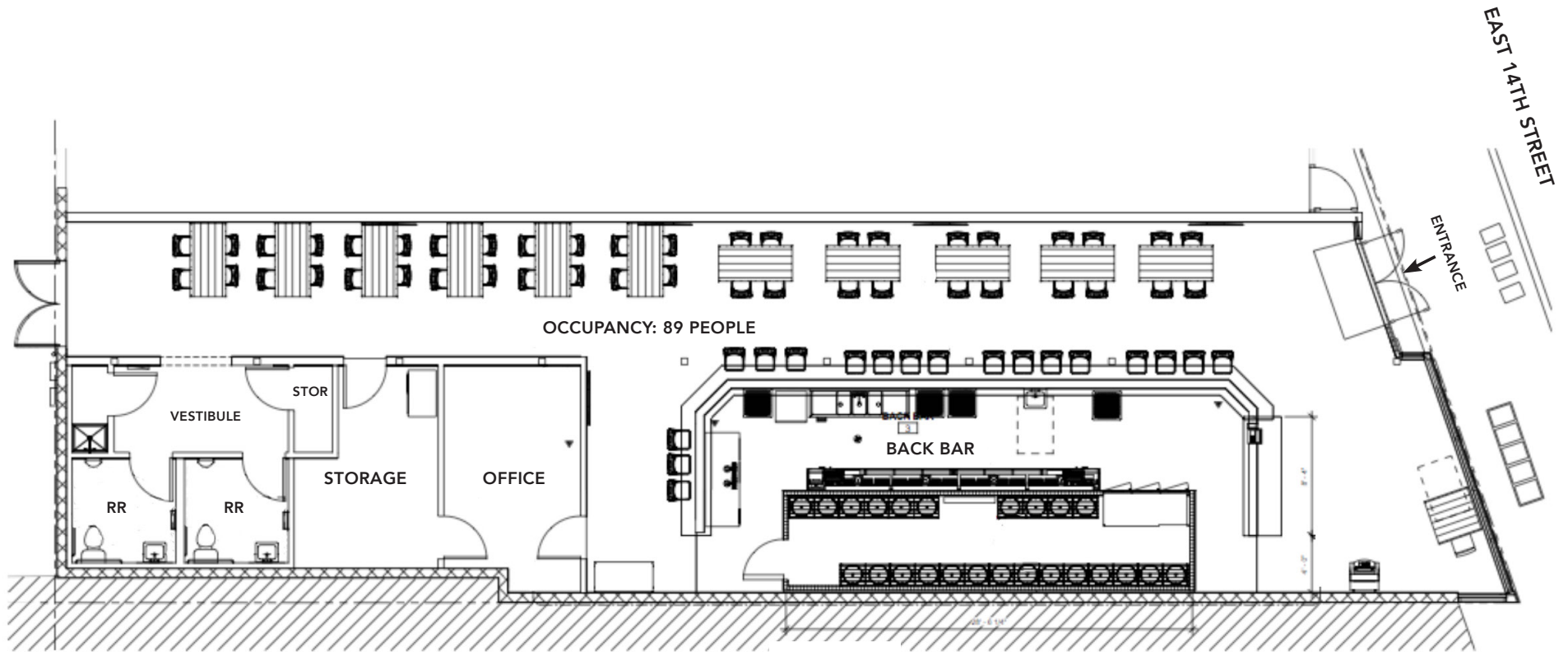


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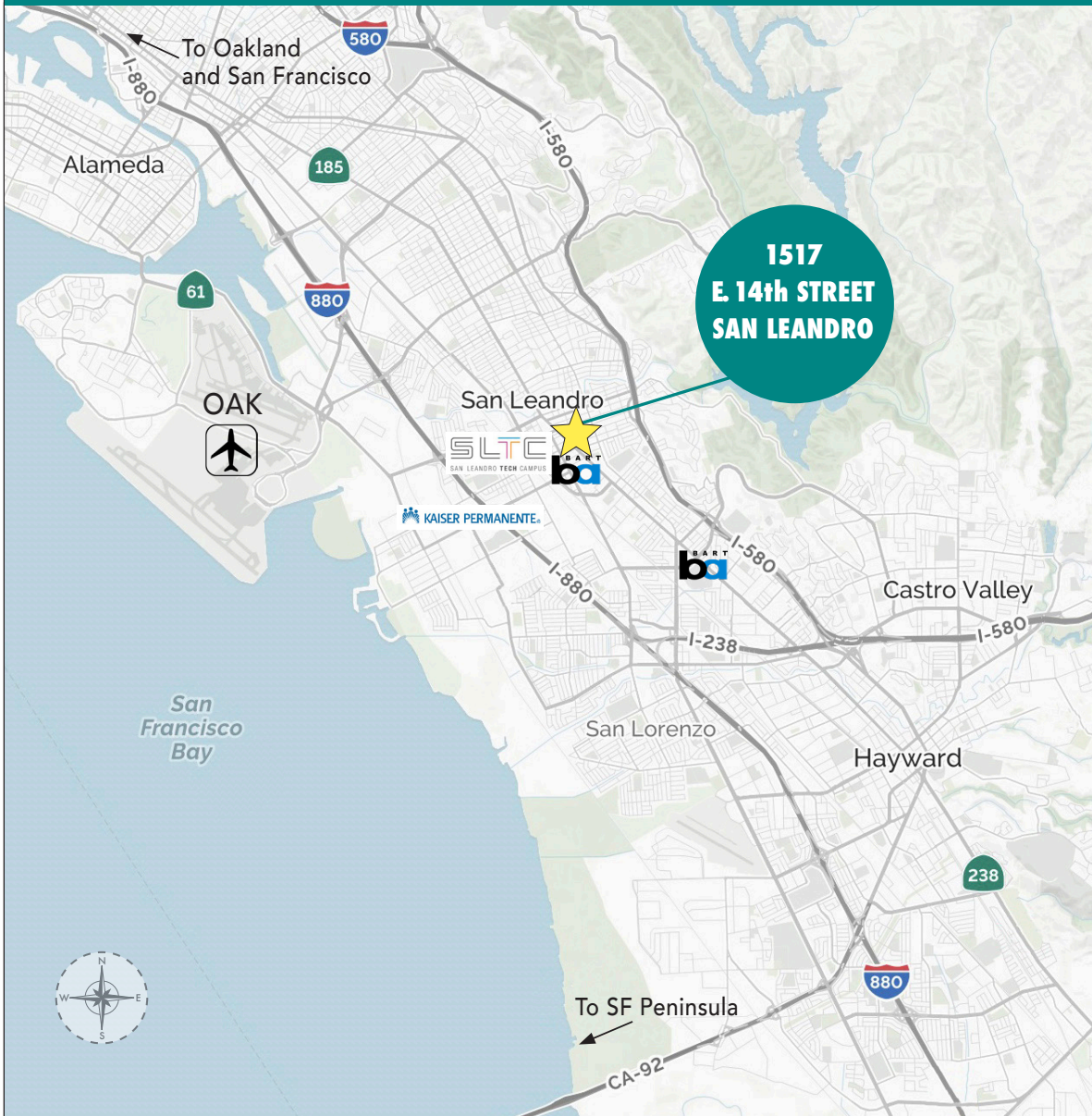
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THIS DRAWING IS INTENDED TO BE USED AS AN AID FOR PLANNING. THOUGH CARE WAS TAKEN IN DRAWING THIS FLOOR PLAN, ACCURACY IS NOT GUARANTEED.



Centrally located in the East Bay – amidst excellent transportation network and 2 BART stations (San Leandro and Bayfair BART). Ghirardelli chocolates are made in San Leandro. Other companies in the vicinity include: Drake's Brewing, Pavel's Yogurt, Georgia-Pacific Corp, San Francisco Hat Company, Otis Spunkmeyer, 21st Amendment Brewery, Galant Food Company, and Coca-Cola's Bottling Plant. Over 65 unique restaurants, 40 places to pamper yourself, and a wide variety of shops and services.

- Easy freeway access to I-880, I-580 and I-238
- .4 mile from San Leandro BART
- 2 miles to Kaiser Permanente San Leandro Medical Center
- 6 miles to I-92 (San Mateo-Hayward Bridge) linking the East Bay with SF Peninsula
- Close to popular Burrell Field & Stadium, several parks, San Leandro's Marina, Yacht Club, and Golf Course
- Accessible to 3 international airports (OAK, SFO, SJC)
- 20 miles to San Francisco
- 40 minutes from Silicon Valley

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1517 E. 14TH STREET, SAN LEANDRO, CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.