

FREE STANDING SINGLE TENANT NN RETAIL FOR SALE

14210 E. 14TH STREET

SAN LEANDRO, CA



±2,584 SQUARE FEET

O F F E R I N G M E M O R A N D U M

NEWMARK

DO NOT DISTURB TENANT

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire an approximately 2,584 square foot retail/office building at 14210 E. 14th Street in San Leandro, California (the "Property"). The Property is 100% leased to H&R Block through April 2028 with no remaining options to renew creating the ability for an owner/user to occupy the building. 14210 E. 14th Street offers outstanding pylon signage and visibility on highly trafficked E. 14th Street (over 14,100 vehicles per day) and a dedicated surface parking lot.

OFFERING SUMMARY

PRICE

\$1,090,000

CAP RATE

6.0%

SIZE

±2,584 square feet (Buyer to verify)

SITE

±0.23 acres



OFFERING HIGHLIGHTS

- » Rare, small single tenant investment property
- » Ample parking (19 stalls) in dedicated surface lot
- » Great visibility on highly trafficked E. 14th Street (over 14,000 vehicles per day)
- » Large pylon sign offering excellent identity
- » Net lease with minimal landlord responsibilities
- » H&R Block Enterprises, LLC has occupied the property since 1985

LEASE ABSTRACT

Premises: 14210 East 14th Street, San Leandro CA 94578

Tenant: H&R Block Enterprises, LLC

Square Feet: ±2,600 (per lease)

Landlord Responsibilities: Roof, structure and parking lot

Tenant Responsibilities: Taxes, insurance, utilities, and all other maintenance

Original Occupancy: 1985

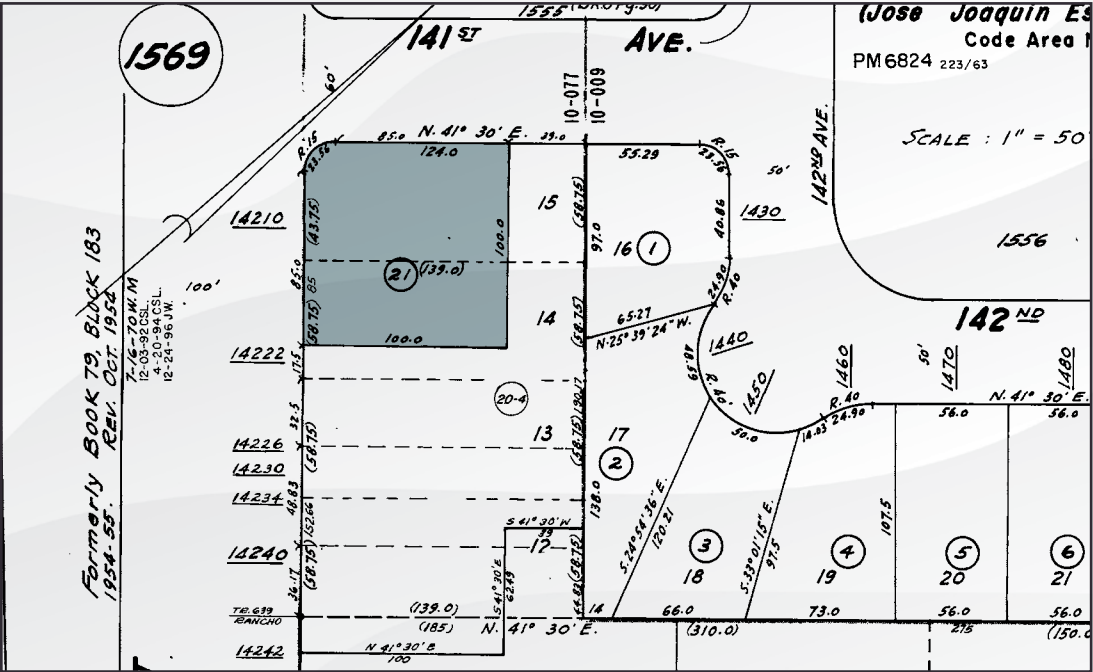
Current Expiration: April 30, 2028

Options: None remaining

RENT SCHEDULE

PERIOD	Monthly Rent	Annual Rent
May 1, 2025-April 30, 2026	\$5,450	\$65,400
May 1, 2026-April 30, 2027	\$5,500	\$66,000
May 1, 2027-April 30, 2028	\$5,550	\$66,600

PARCEL MAP / PROPERTY DETAILS



ADDRESS

14210 E. 14th Street, San Leandro, CA



APN

077E-1569-021-00



YEAR BUILT

1967



SIZE

±2,584 square feet



SITE

±0.23 acres



ZONING

SA-1 (South Area 1)

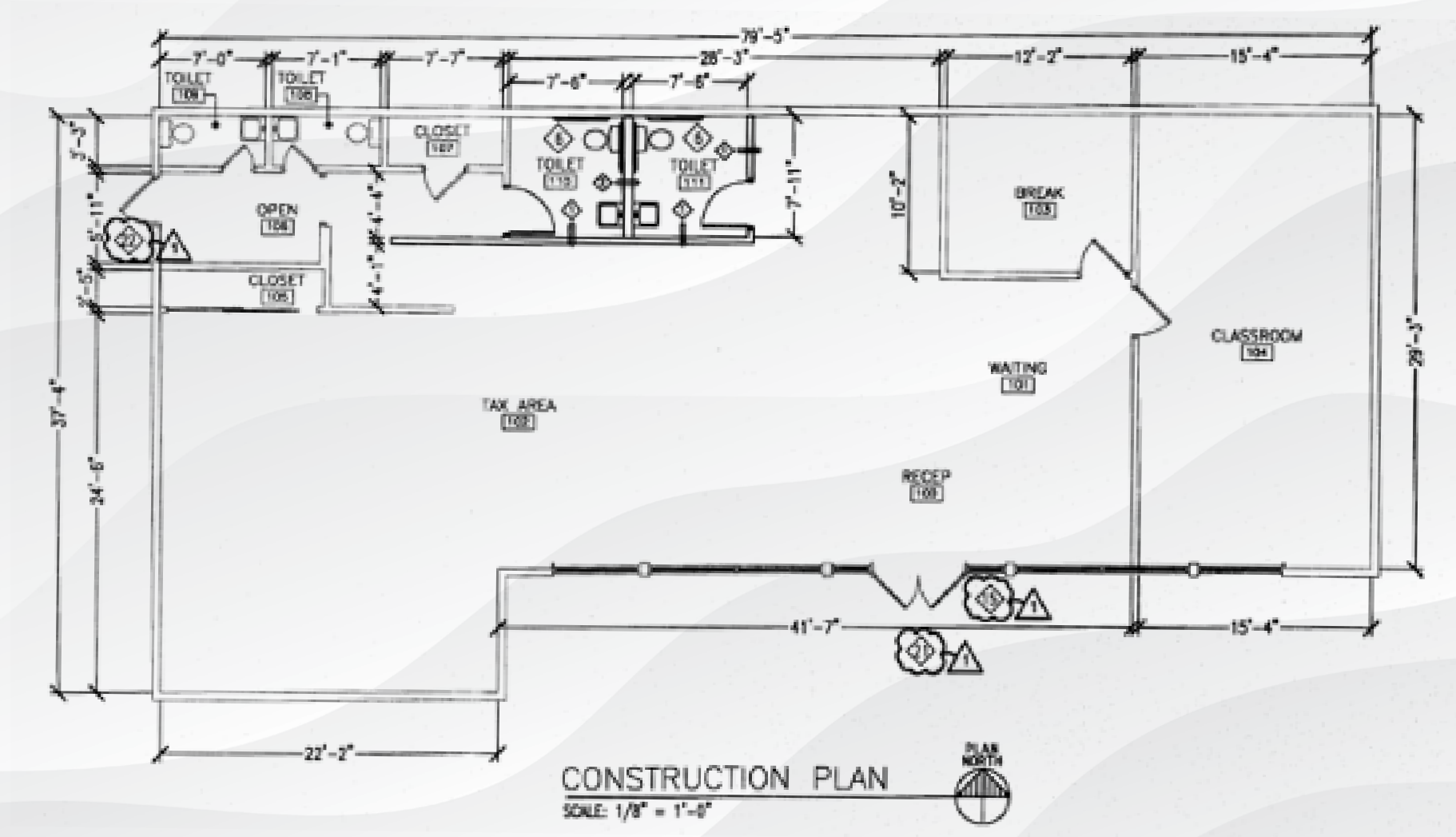


PARKING

19 stalls (7.35/1,000)

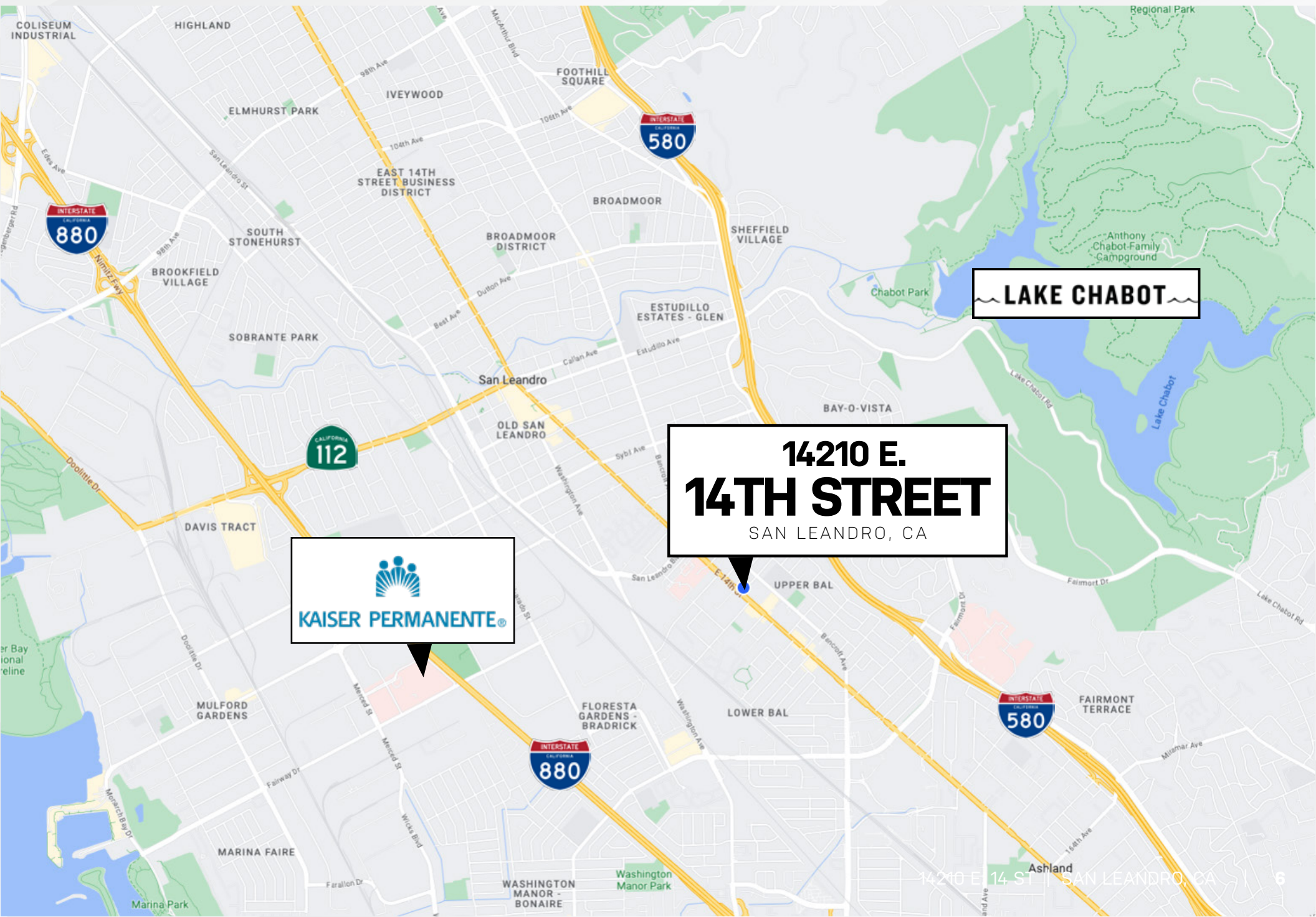
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	24,137	181,986	358,814
2024 Households	8,967	59,902	117,098
Avg. Household Income	\$110,805	\$114,140	\$113,382

FLOOR PLAN



Note: Floor-plan is an approximation, not to be relied upon

AERIAL LOCAL SUBMARKET



**14210 E.
14TH STREET**
SAN LEANDRO, CA

LAKE CHABOT

14210 E. 14th St. | SAN LEANDRO, CA

San Leandro

San Leandro, located in Alameda County, California, is a vibrant city on the eastern shore of San Francisco Bay. Spanning 15 square miles and housing about 90,000 residents, the city boasts a Mediterranean climate with mild winters and warm summers. Well-connected by highways like I-880 and I-580 and served by BART, San Leandro offers excellent accessibility, with Oakland International Airport nearby. Real estate here is diverse, featuring various architectural styles, with relatively affordable prices compared to the rest of the Bay Area. Education is provided by the San Leandro Unified School District, and the city is near higher education institutions like California State University, East Bay. Parks such as Marina Park and the San Leandro Golf Course enrich outdoor recreational opportunities. San Leandro's economy is diverse, with key sectors including healthcare, manufacturing, retail, and tech, supported by major employers like Kaiser Permanente and Coca-Cola. The community thrives on its cultural diversity and hosts numerous events and festivals, with downtown San Leandro serving as a hub for dining and entertainment. Overall, San Leandro is an appealing destination for both residents and investors due to its strategic location, affordability, and quality of life.



DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

NEWMARK

14210 E. 14TH STREET

SAN LEANDRO, CA



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