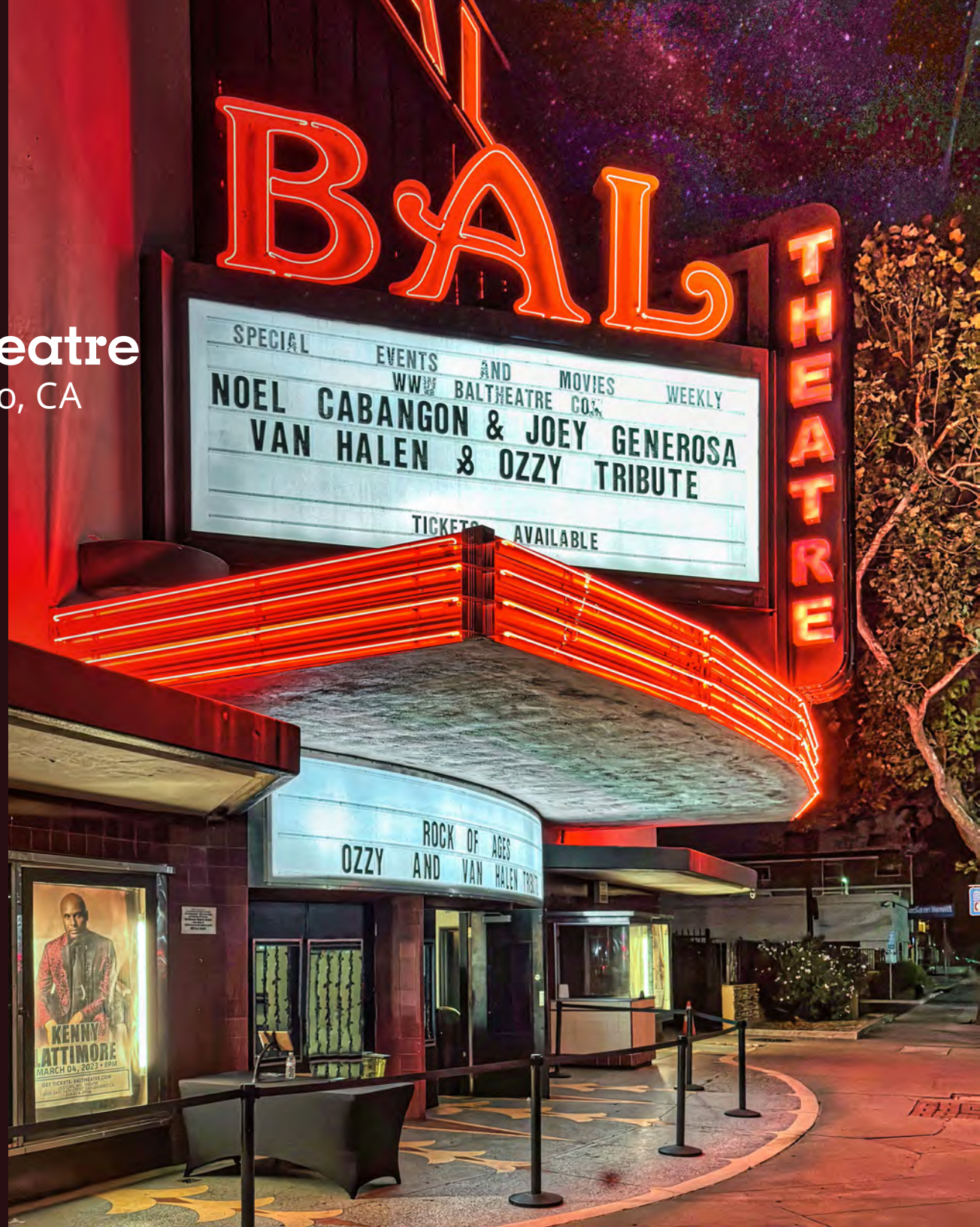


AVISON
YOUNG

For Sale - The Historic Bal Theatre

14808 E 14th Street, San Leandro, CA

- Live Music
- Performance Venue
- Motion Picture Theatre
- Lecture Hall
- Conference Facility





Presented by:

Lloyd H. Bakan

Principal

650.425.6418

lloyd.bakan@avisonyoung.com

CA License # 00914232

Jon S. Geary

Vice President

650.425.6415

jon.geary@avisonyoung.com

CA Lic# 01957003

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YOUNG**

Property Highlights

Asking Price	\$4,000,000
Occupancy	Vacant at close of escrow
Seating	Maximum seating for 800 people
Building Condition	Excellent
Building Type	Free Standing Performing Arts Theater
Building Size	±8,868 Square Feet
Land Size	±11,800 Square Feet
Parking	No on site parking
Parcel Number	77E-1593-8
Zoning	SA-1
Alcohol Sales	Allowed CUP in place
Year Built	1946
Ceiling Height	30 feet ±
Roll Up Doors	None
Electrical Meters	Two Meters
Gas in Building	Yes
Fire Sprinklers	No
Security System	Yes
Floors	Two Story Building
Opportunity Zone	No
Historical Designation	No



Welcome to the Historic Bal Theatre

Tucked within the inviting embrace of San Leandro, California, in the Eastern region of the San Francisco Bay Area, this gem was built in 1946, gracing the world with its modern art deco elegance and originally providing a lustrous 800-seat sanctuary for movie-goers and performing arts enthusiasts alike. Designed by the esteemed Vincent Raney, a maestro of art deco architectural splendor, the Historic Bal Theatre is not simply a building; it is a treasured artifact, being one of only eight remaining Raney theatres amidst the ephemeral existence of approximately 60.

The Historic Bal Theatre is not only adorned with architectural brilliance but also comes with a Conditional Use Permit (CUP) for alcohol sales and consumption, broadening the spectrum of experiential offerings. The permitted uses of this treasured space extend far beyond its cinematic roots, encompassing live music, theatrical performances, motion pictures, lectures, conferences, and more, crafting an inviting ambiance where artistic expressions and social gatherings converge harmoniously.

Step inside and you are not simply entering a theatre, but time-traveling into an era where celluloid dreams painted our realities and every detail of the theatre itself was a piece of high art. This illustrious theatre, encapsulating 8,800 square feet of impeccably preserved space, stands upon an 11,800 square foot lot, whispering tales of yesteryears with every curated detail and vintage essence.

In the case of Bal Theatre Corp. v. Paramount Film Distributing Corp., 206 F. Supp. 708 (N.D. Cal. 1962), the narrative unfolds wherein the Theatre, despite being an ostensibly smaller entity, dared to venture into the legal realm, safeguarding its own survival. It didn't just secure a win in a federal court case; it solidified its place in the annals of history as a beacon of unwavering determination.

Your investment is not simply a financial transaction but an act of preserving, and contributing to, a rich tapestry of American artistic and community history. This is an invitation to not only uphold the legacy of one of Vincent Raney's dwindling architectural marvels but to write the next chapter of a story that has captivated, and will continue to enchant, generations to come. Step into The Historic Bal Theatre - where history, art, and future converge in a timeless embrace.



BAL

BAL

THEATRE

SPECIAL EVENTS AND MOVIES WEEKLY
WWW.BALTHEATRE.CO.UK
NOEL CABANGON & JOEY GENEROSA
VAN HALEN & OZZY TRIBUTE
TICKETS AVAILABLE

PURPLE ONES

HENRY LATTIMORE

THE MENTALIST

ERINA BELLE

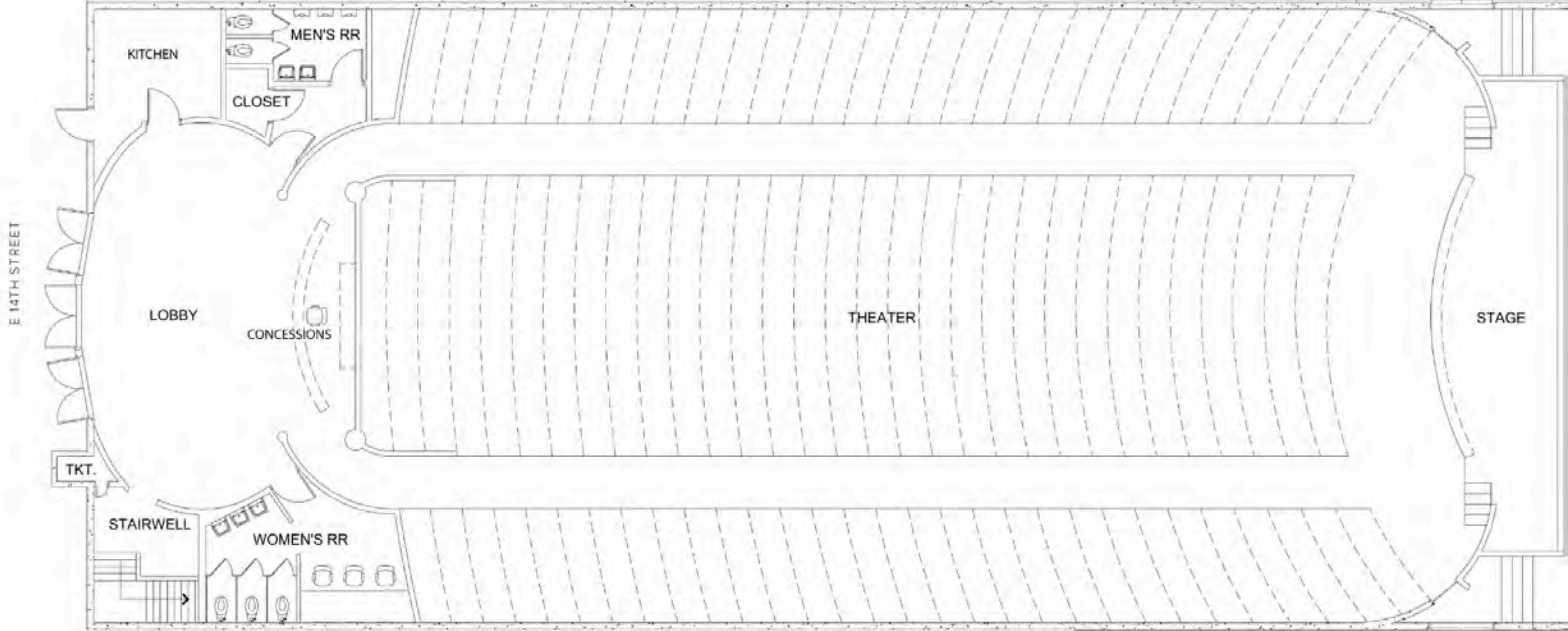


Seller is eager to see the continued successful operation of the Bal Theatre, and is willing to provide managerial expertise and business connections to facilitate a smooth transition to the next owner.

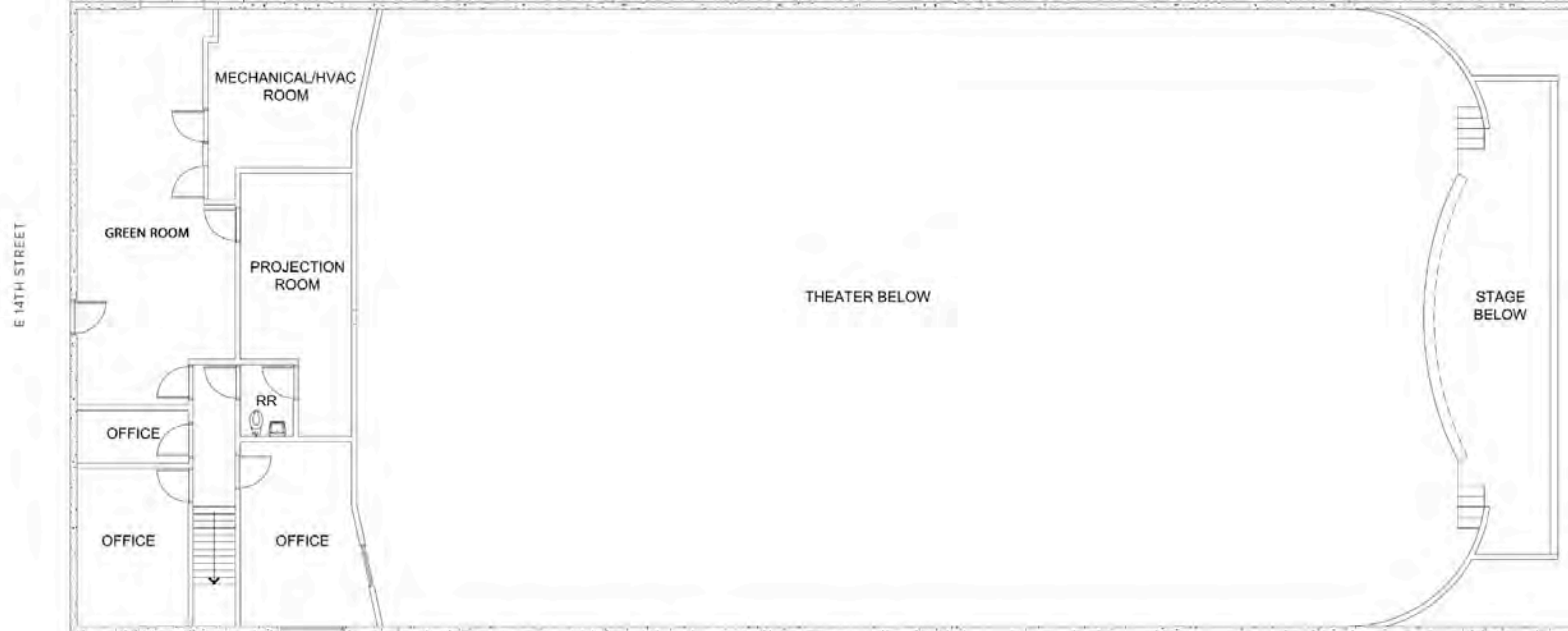


Floorplans

Ground Floor



Second Floor

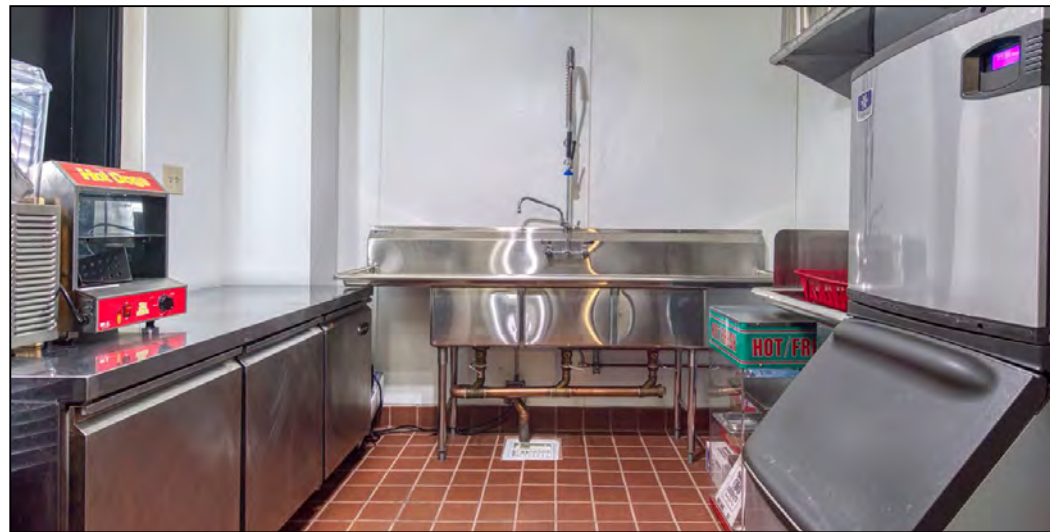


HISTORIC

BAL THEATRE









BALL BAL

THEATRE

SPECIAL EVENTS AND MOVIES WEEKLY
REGINA SHANICE THE BELLE CONCERT PURPLE ONES
TICKETS AVAILABLE

TONIGHT
BEAUTY & ELEGANCE
GRADUATION 2002-2003



HOLLYWOOD
NO BIG FEATURES

THE
HISTORIC BAL
THEATRE



ARCHITECT VINCENT RANEY



Gala OPENING
TONIGHT
AT 6 P.M.

BAL THEATRE

ON OUR STAGE
Hollywood Stars in Person
M-G-M STAR
VIRGINIA WEIDLER
Famous Bandleader
and Musical Director

DICK JURGENS
"Here's That Band
Again"
Bob Hope's
Cinderella Girl
JUANITA VIEIRA
Evelyn CHANDLER
and Helme BROCK
Stars of
See Follies 1946

TED STEELE
ANDRINI BROS.
Stars of
La Vie Parisienne
DEAN MADDOX
NBC Commentator

In Technicolor
Cornel Wilde
Anita Louise
in
'The Bandit of
Sherwood Forest'
Plus
'Getting Gertie's
Garden'
Latest News and
Selected Short
Subjects

EAST 14TH ST. AT 148TH AVE.

Timeless Treasures: Exploring the Historic Bal

Imagine a place where architectural splendor and historical significance converge, creating a masterpiece of timeless beauty: the Historic Bal Theatre. Nestled in the charming locale of San Leandro, California, this theater, originally erected in 1945, stands as a monument not just to entertainment, but to the remarkable endurance of cultural and artistic expression.

The Bal Theatre opened on July 1, 1946, hailed as “the Bay Area’s most modern theater.” Its lavish design and captivating atmosphere drew the attention of spectators and the local press alike. The grand opening was a spectacle to behold, with airplanes showering attendees in a cascade of confetti and Hollywood star Virginia Wiedler inaugurating the venue by smashing a champagne bottle against the box office. A sidewalk replica of Grauman’s Chinese Theatre, adorned with the handprints of yesteryear’s stars, transports visitors to a glamorous past.

Constructed at a cost of \$250,000 and completed in just six months, the theatre emerged during a time of recovery from World War II, coinciding with San Leandro’s growth and prosperity. Designed by Vincent G. Raney, who crafted over 40 movie theatres in his career, the Bal Theatre is one of only eight remaining from his portfolio of approximately 60, many of which have succumbed to the passage of time and modernization.

As an embodiment of the Art Deco movement, which thrived from the 1920s to the early 1940s, the Bal Theatre weaves together various cultural influences, characterized by geometric patterns and streamlined shapes that evoke speed, power, and opulence. It represents a belief in progress, human advancement, and the harmonious relationship between man and machine, all encapsulated within its elegant design.

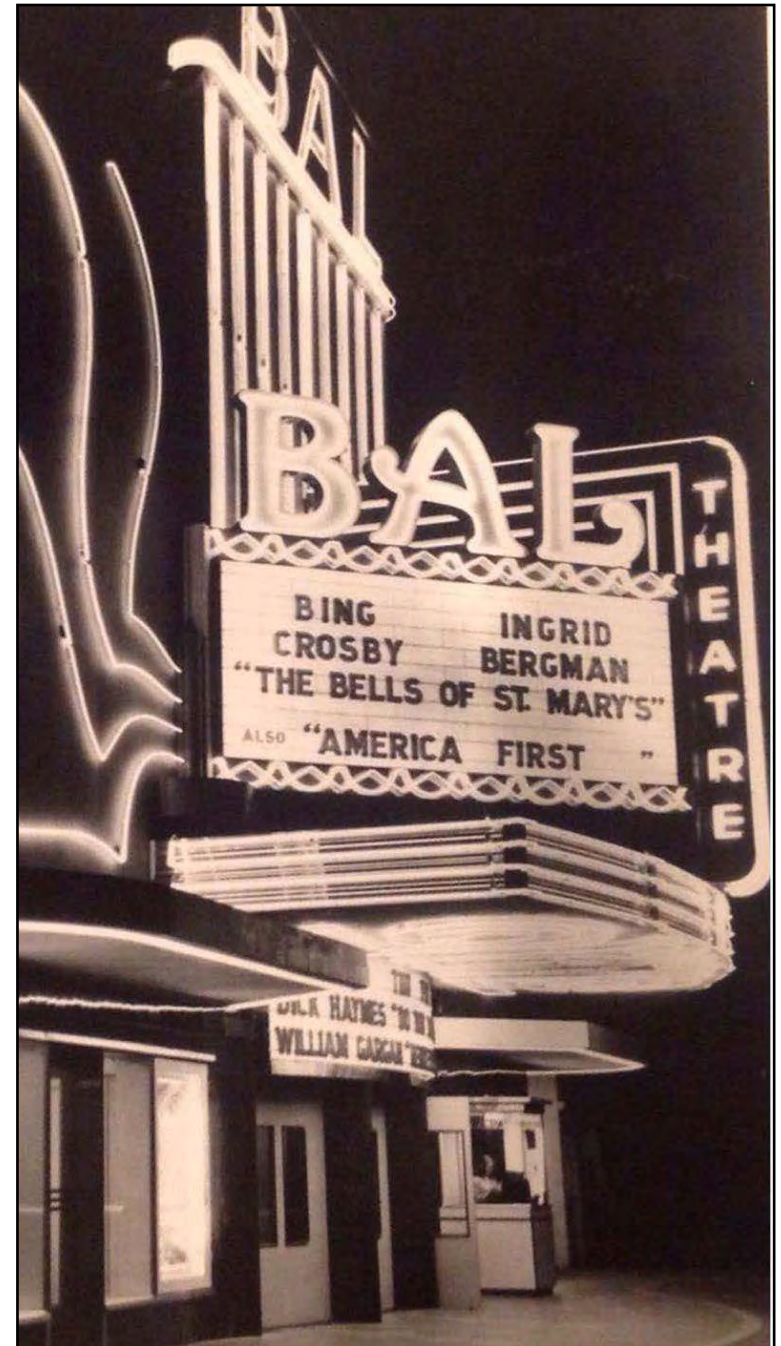
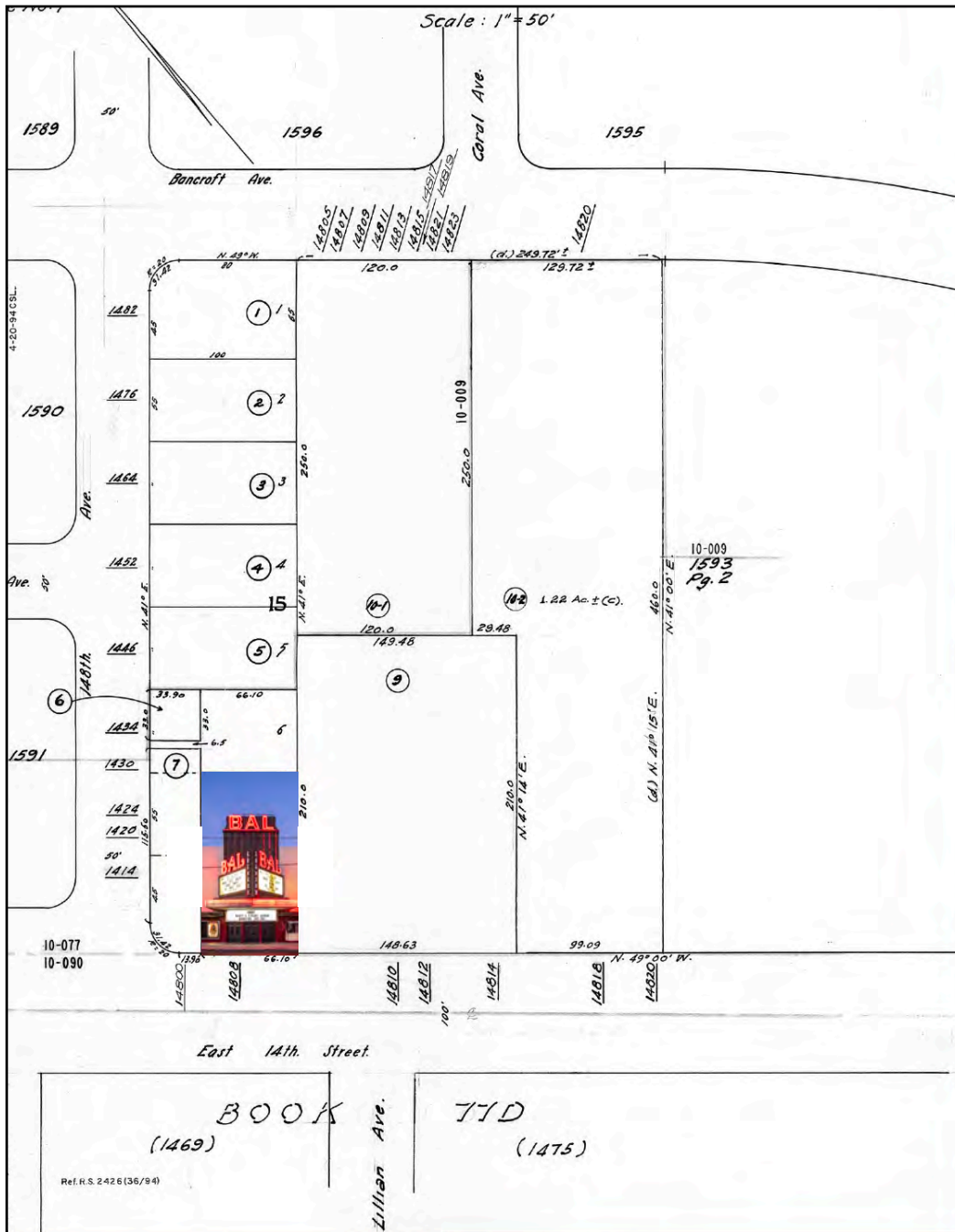
The theatre’s ownership history begins with Rene T. Lamarre and George Drummond, whose passion for live entertainment and cinema gave rise to this iconic venue. Over the decades, it has passed through various hands—from United Artists Theatres to the Republic Theater Company—each era marked by its unique challenges and triumphs. The Bal has weathered antitrust lawsuits, demographic shifts, and the rise of multiplex theaters, yet it has remained a steadfast beacon of culture for over 70 years.

Becoming a part of the Bal Theatre’s ongoing saga is more than simply acquiring a venue; it’s about intertwining your narrative with a rich tapestry of history, community, and exquisite architectural artistry. This is an invitation to preserve a rare piece of cultural heritage and to illuminate its future with new stories, performances, and experiences, ensuring its legacy endures for generations to come.

Within the eloquent confines of the Historic Bal Theatre, every seat, every echo of applause, and every flicker of light across its screens whispers tales of the past while eagerly awaiting new stories to unfold. Let’s embark on this journey through time, art, and entertainment together, ensuring this masterpiece of Art Deco design and community spirit continues to inspire and captivate. Welcome to the Historic Bal Theatre—where history is not just preserved, but continuously crafted with each passing moment.



Parcel Map

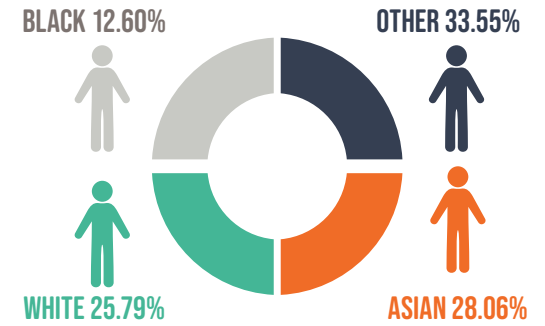


Demographics

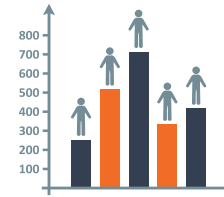


MEDIAN AGE
41
MEDIAN HOME VALUE
\$856,238

POPULATION BY RACE



HOUSEHOLDS 283,801



AVERAGE HH INCOME
\$130,248

Average Household Size: **2.70**

Owner Occupied Housing Units: **150,445**

Renter Occupied Housing Units: **143,147**

Median Household Income: **\$98,332**

	1 Mile	3 Mile	5 Mile	
Population	2029 Projection	23,833	350,921	827,657
	2022 Estimate	24,705	363,483	855,136
	2010 Census	26,350	386,360	901,299
	Growth 2020-2025	-3.53%	-3.46%	-3.21%
	Growth 2010-2020	-6.24%	-5.92%	-5.12%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 14808 E 14th Street, San Leandro, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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EXCLUSIVE ADVISORS

**AVISON
YOUNG**

Lloyd H. Bakan
Principal
650.425.6418
lloyd.bakan@avisonyoung.com

CA License # 00914232

Jon S. Geary
Vice President
650.425.6415
jon.geary@avisonyoung.com

CA Lic# 01957003