



# For Sale/Lease

**Joe Yamin**

Senior Vice President  
+1 510 433 5812  
joe.yamin@colliers.com  
CA License No. 01327666

**Chet Barney**

Senior Vice President  
+1 510 433 5811  
chet.barney@colliers.com  
CA Lic. No. 01111364

**Jamie Flaherty-Evans**

Associate Vice President  
+1 510 334 8606  
jamie.flahertyevans@colliers.com  
CA Lic. No. 01432663

Colliers International  
1999 Harrison Street, Suite 1750  
Oakland, CA 94612  
[www.colliers.com/oakland](http://www.colliers.com/oakland)

## 3188 Alvarado Street San Leandro, CA

### Restaurant Opportunity/ Property for Sale

- Established Restaurant Site at High Traffic Intersection of Fremont Avenue & Alvarado Street
- Surrounded by vibrant business parks and a dense residential neighborhood
- Site offers excellent visibility and ingress/egress with two access points
- Dedicated Lot with Ample Parking – 85 Stalls
- Building & Pylon Signage Available
- Adjacent yard area can also be utilized
- Can accommodate restaurant, retail and other uses
- First Year's Rent, Restaurant & Office is \$1.30/SF, GROSS!



±13,484 SF on 1.28 Acres | For Sale

# Property



## Available - For Sale

1.28 Acres

Total Parcel Size (Non Divisible)

- ±11,234 SF restaurant/retail building
- ±2,250 SF separate retail building
- Zoning: CN- Neighborhood Commercial
- **Sale Price: \$4.25 Million**

## Traffic Counts

- Fremont Avenue: 9,156 ADT
- Alvarado Street: 12,200 ADT

## Demographics

	1 mile	3 miles	5 miles
Daytime Business	12,069	60,634	137,213
Estimate Pop	24,479	179,822	355,361
Est. Avg Hh Income	\$75,631	\$80,506	\$79,108

## Comments

- *Significant funds incentive from the City of San Leandro for facade improvements and brewery & wine programs*



±5,121 SF | For Lease

# Restaurant/Bar

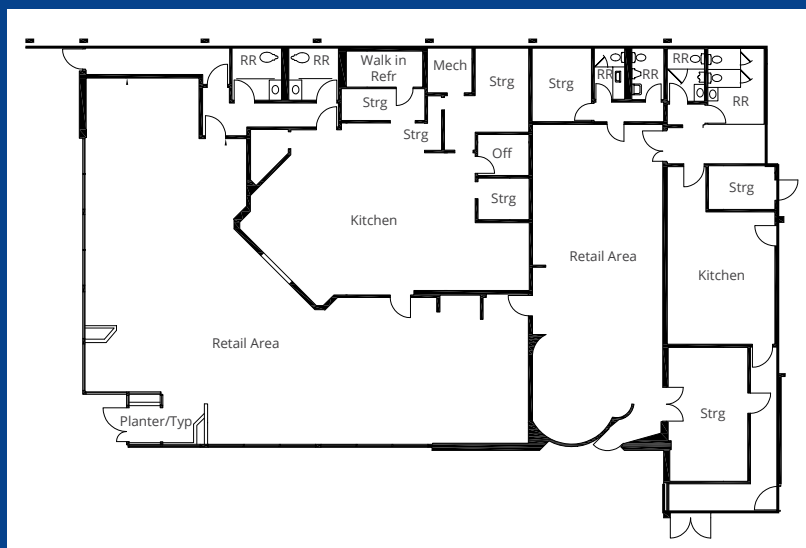


## Available - For Lease

±5,121 SF

Restaurant Opportunity

- ±3,981 SF Vacant Restaurant
- ±1,161 SF Vacant Bar
- Existing Equipment
- Parking
- **First Year's Rent is \$1.30/SF, GROSS**



## Comments

- ***Established restaurant site at high traffic intersection of Fremont Avenue & Alvarado Street***

# Retail/Development Locations



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## Contact us:

### Joe Yamin

Senior Vice President  
+1 510 433 5812  
joe.yamin@colliers.com  
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### Chet Barney

Senior Vice President  
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chet.barney@colliers.com  
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Associate Vice President  
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