

±6,972 SF AUTO BODY SHOP  
**FOR SALE OR LEASE**

16593 East 14th Street | San Leandro, CA



 **THE IVY GROUP**  
COMMERCIAL & INVESTMENT REAL ESTATE

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**SALE PRICE**  
\$2,688,888  
\$386/SF



**LEASE PRICE**  
\$1.95 NNN  
(\$.18/SF)



**BUILDING SIZE**  
± 6,972 SF



**LOT SIZE**  
± 18,000 SF  
(± 0.41 acres)



**YEAR BUILT**  
1968



**USE**  
Auto body  
and repair shop

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 16593 East 14th Street, 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.



# HIGHLIGHTS

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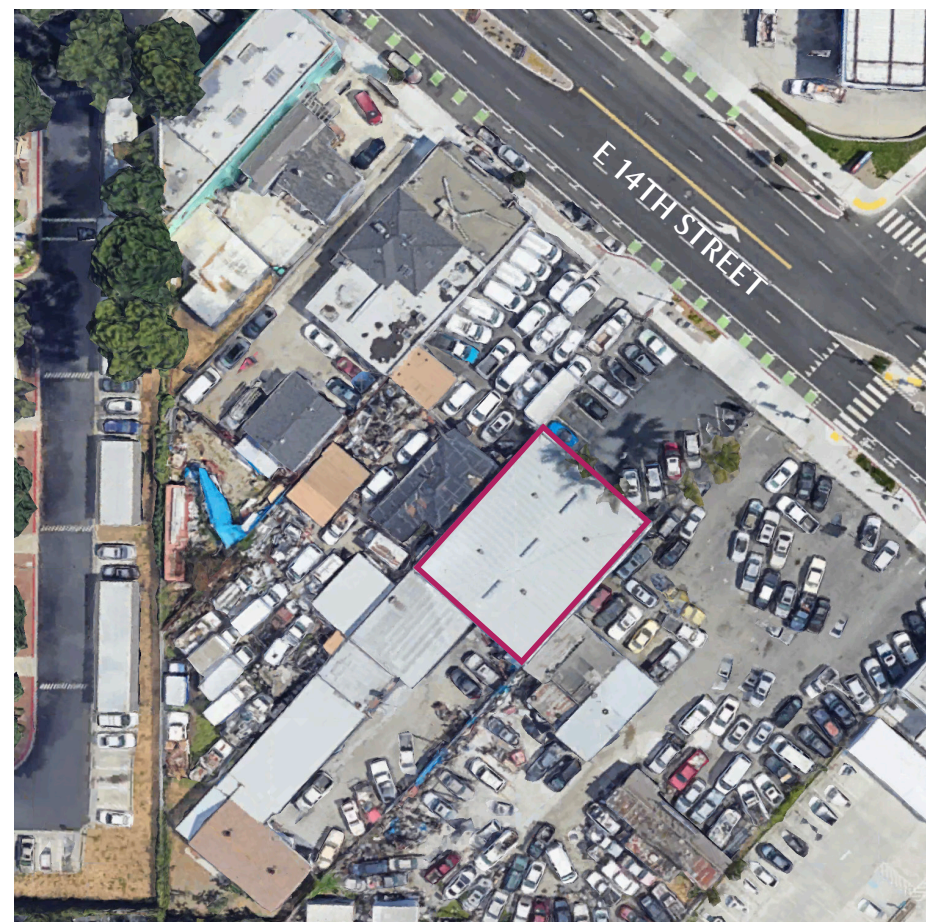
The Ivy Group is pleased to offer FOR SALE or FOR LEASE a prime auto body shop opportunity

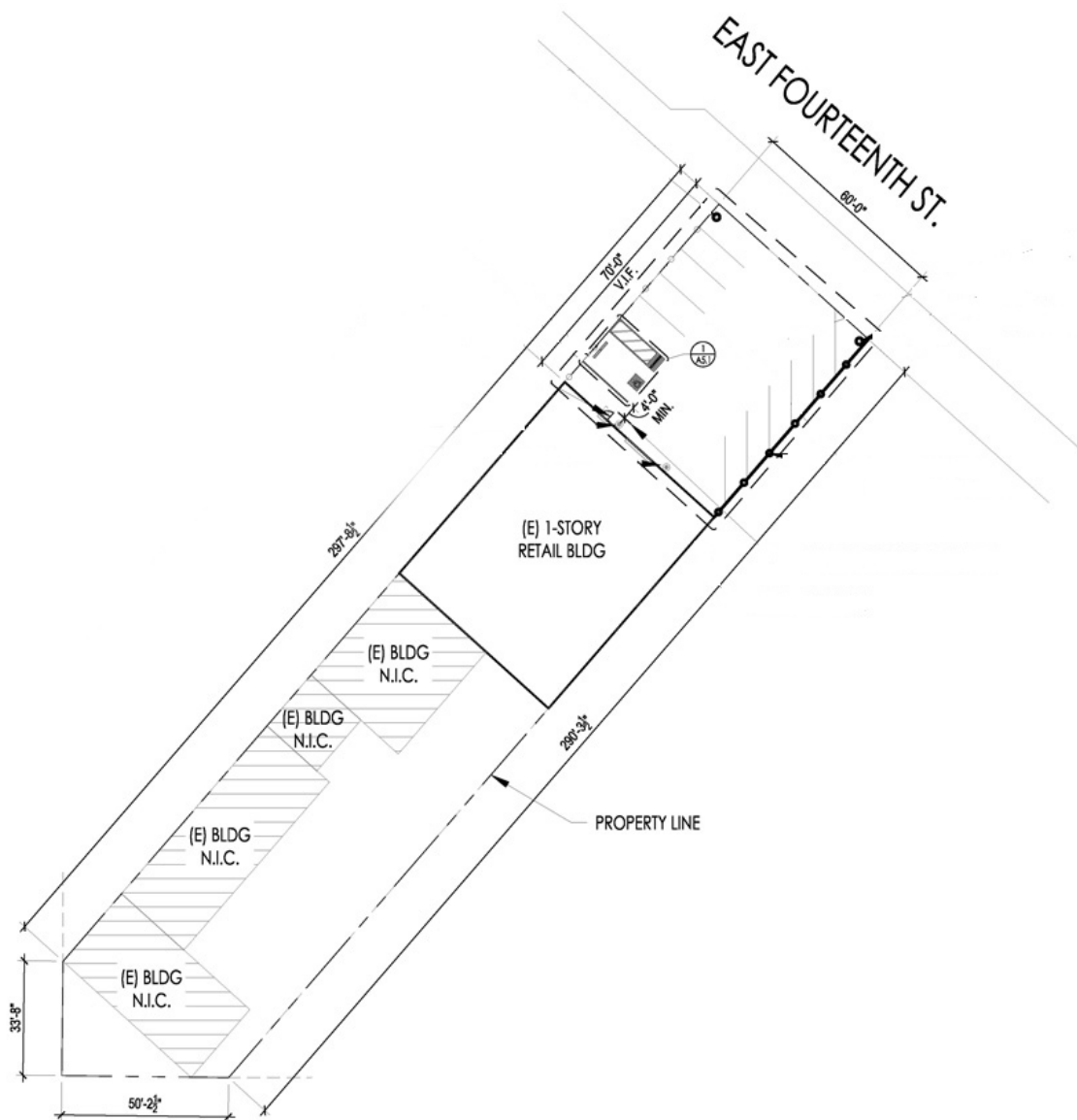
Situated on the prominent East 14th Street in San Leandro, this property boasts a strong track record, having served as an auto body shop for more than twenty years. It features two paint booths, two grade level rollup doors, and abundant onsite and street parking, indicative of its well established operational capacity.

Enhanced security is ensured by the property's fenced and paved layout. Furthermore, recent renovations have upgraded the exterior facade and parking lot, reflecting a commitment to modernization and quality.

The property is highly visible from East 14th Street, and minutes away from major freeways.

<b>Building Size</b>	± 6,972 SF
<b>Lot Size</b>	± 18,000 SF (± 0.41 acres)
<b>Use</b>	Auto body and repair shop
<b>Zoning</b>	Unincorporated area of San Leandro, CA
<b>Year Built</b>	1968
<b>Freeway Access</b>	Easy access to freeways 580 / 880
<b>Bus Stop</b>	Walking distance to major bus stops and public transportation nodes
<b>APN</b>	80B-300-10

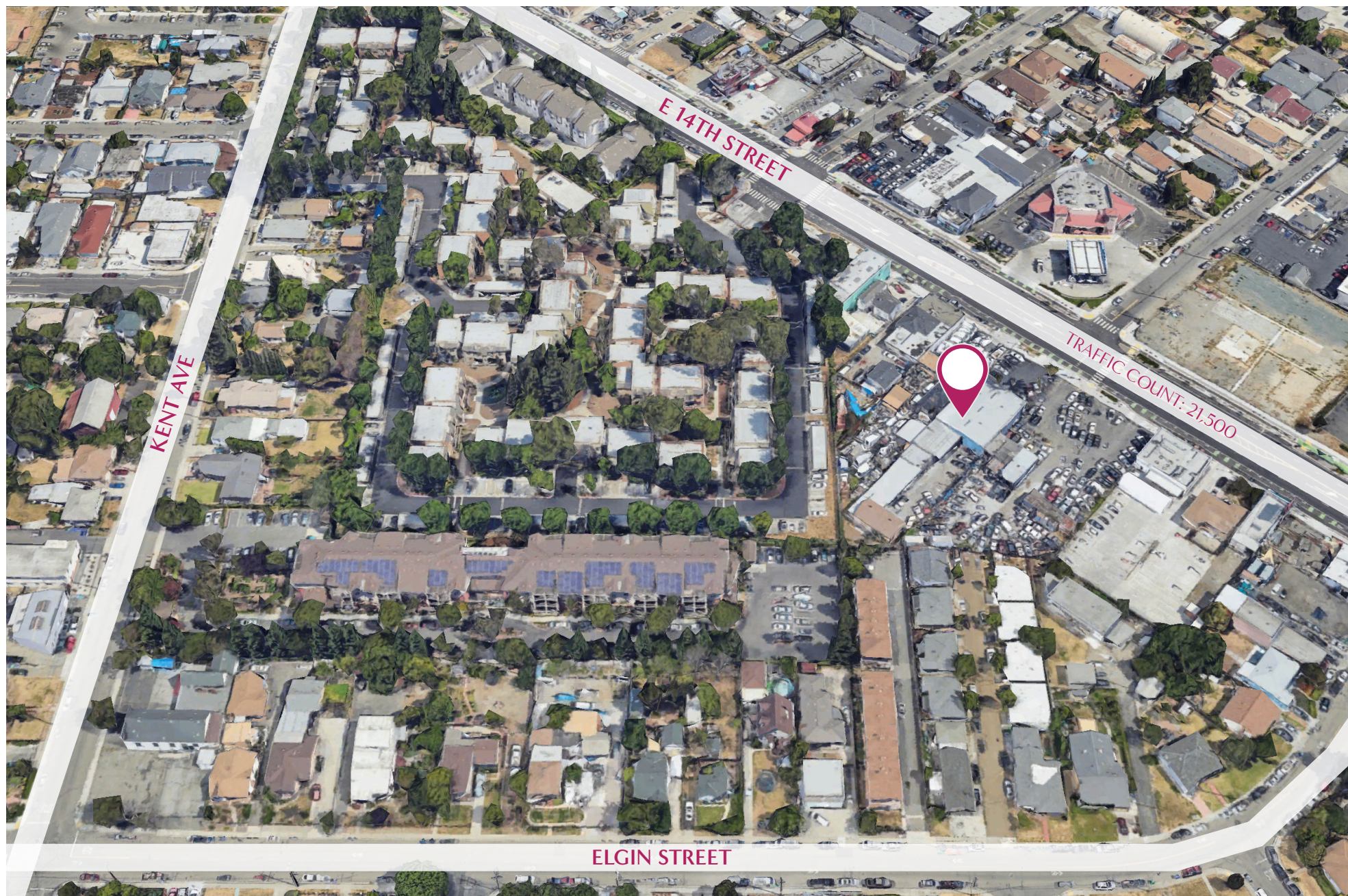






# PROPERTY AERIAL

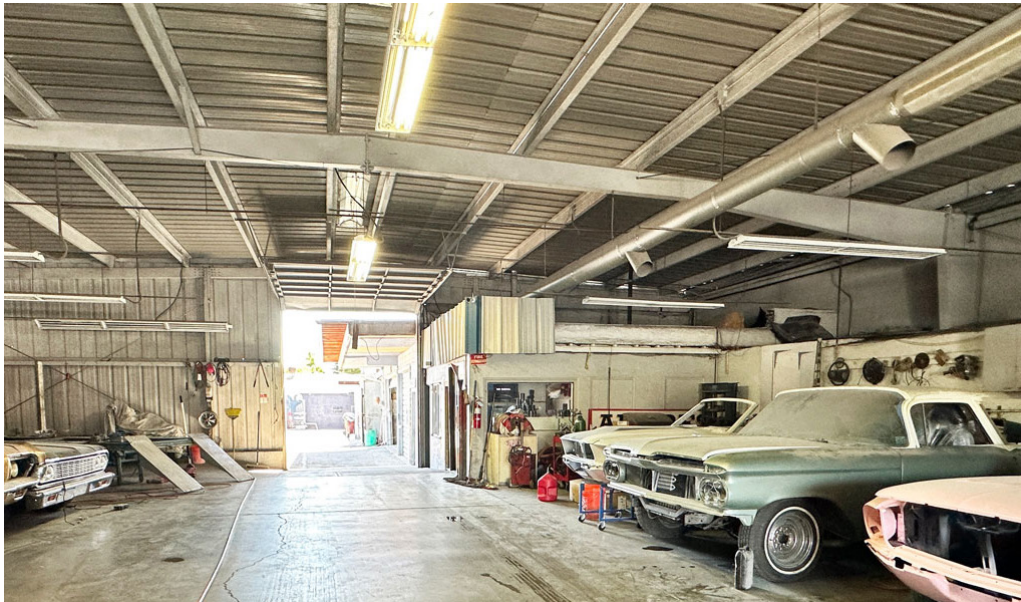
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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

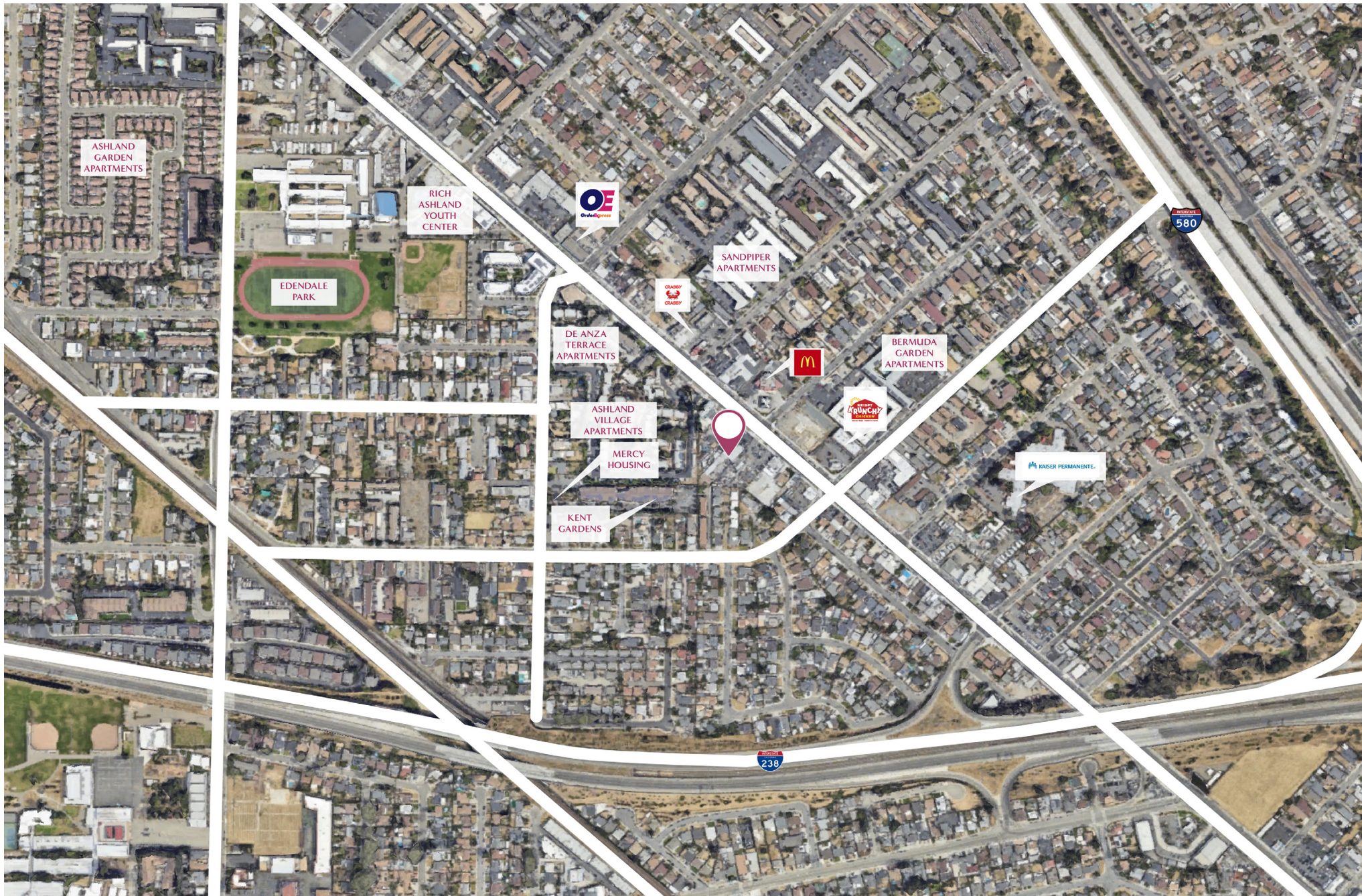
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# AMENITY MAP

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# LOCATION OVERVIEW

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San Leandro is one of the nation's most diverse cities, located at the center of the dynamic San Francisco Bay Area. With a vibrant community of more than 89,000 residents, San Leandro is proud of its well-maintained neighborhoods, excellent public libraries, twenty-one public parks, quality local schools, and a wide range of shopping, dining, and entertainment options. The City also encompasses a large industrial area home to the thriving advanced manufacturing industry.

The City's Economic Development mission is to improve San Leandro's quality of life by encouraging reinvestment and economic growth through retention and expansion of existing businesses and attraction of new industry, which will enhance the local tax base, enabling an increase in the standard of living for all San Leandro.



Source: Wikipedia

LARGEST EMPLOYERS		
#	Employer	# of Employees
1	Arysta US Holdings	9,500
2	Espresso Parking	7,500
3	TriNet	3,622
4	Peterson Holding	3,000
5	OSisoft	1,300
6	Ghirardelli Chocolate Company	500
7	East Bay Innovations	500
8	Andronico's Community Market	375
9	Drake's Brewing Company	350
10	Mi Rancho	350

CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing