

Colliers



167th Avenue

16790 E 14TH ST

168th Avenue

±20,000 ADT

East 14th Street (CA 185)

170th Avenue



±300,000 ADT

For Lease

16790 East 14th Street

Ashland District | San Leandro, CA

±17,424 SF (±0.4 Acres) | Corridor Mixed-Use Commercial Zoning

Contact

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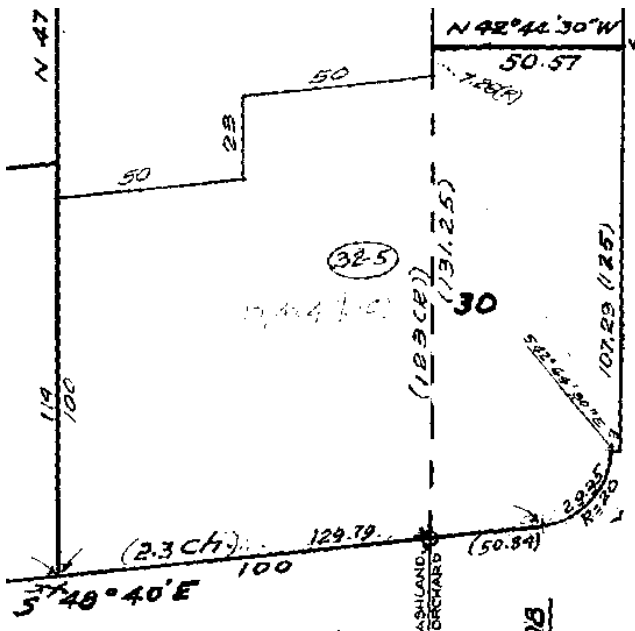
Colliers

1999 Harrison St #1750
Lake Merritt Plaza
Oakland, CA 94612
colliers.com

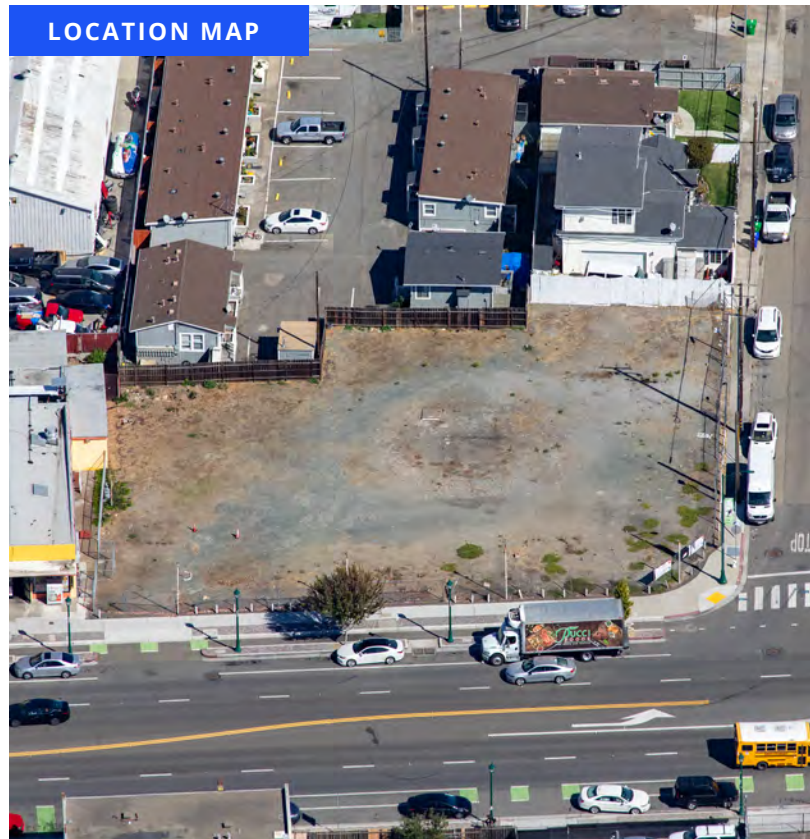
Property Summary

Lease Rate	\$0.75/SF per month (NNN)
Address	16790 E. 14th Street, San Leandro, CA
APN	80A-100-32-5f
Land Area	±17,424 square feet (±0.4 acres)
Frontage	±150 feet on East 14th Street ±130 feet on 168th Avenue
Traffic Count	±20,000 AADT (Est.)
Zoning	Corridor Mixed Use - Commercial (CMU-C)
Condition	Vacant, undeveloped. Sidewalks, curbs and gutters in-place

PARCEL MAP



LOCATION MAP



Investment Highlights

HARD CORNER HIGH VISIBILITY

±280 feet of street frontage and ±26,000 ADT

GOOD ACCESS

Convenient ingress-egress and dedicated left-turn lanes

AVERAGE HOUSEHOLD INCOME

Over \$133,000 within 3-mile radius

CLOSE PROXIMITY TO NEARBY RETAIL

- 1 mile away from Bayfair Mall,
- 2 miles Downtown Castro Valley
- 2.5 miles Downtown Hayward
- 3.5 miles Downtown San Leandro

DIRECT FREEWAY ACCESS

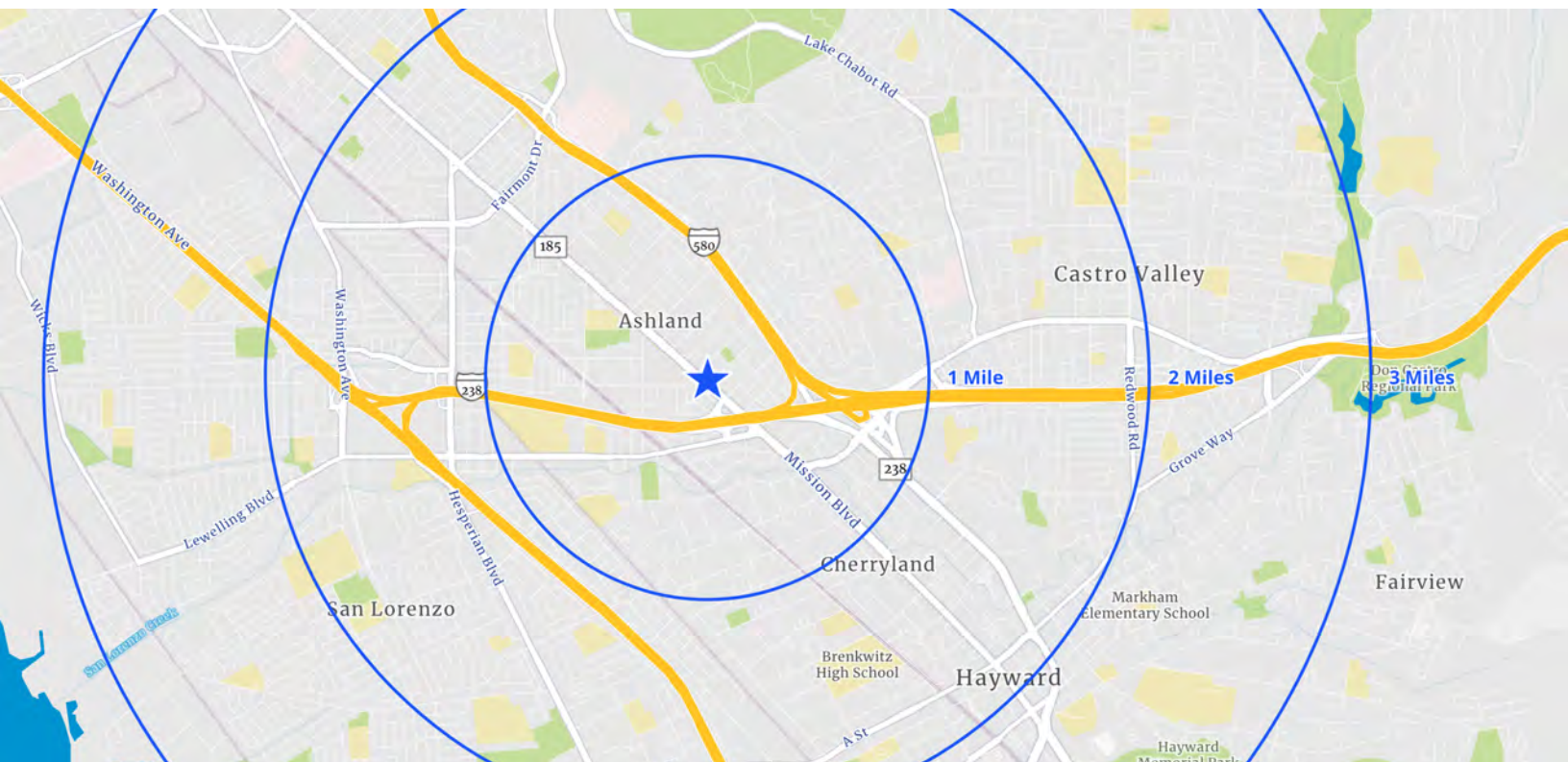
Adjacent to I-238 & I-580 freeway interchange with over ±300,000 ADT

SIGNIFICANT MARKET VOIDS

- Auto Service, Parts & Tires
- Cannabis
- Car/Truck Rental
- Child Care
- Coffee
- Dental
- Footwear
- Gas Station
- Hair
- Health Services
- Home Improvement
- QSR/Fast Food
- Urgent Care

Key Stats (3-mile Radius)

POPULATION	POPULATION CHANGE SINCE 2010	DAYTIME POPULATION	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	BUSINESSES
223,341	10.2%	172,824	74,725	\$103,269	\$865,866	6,402



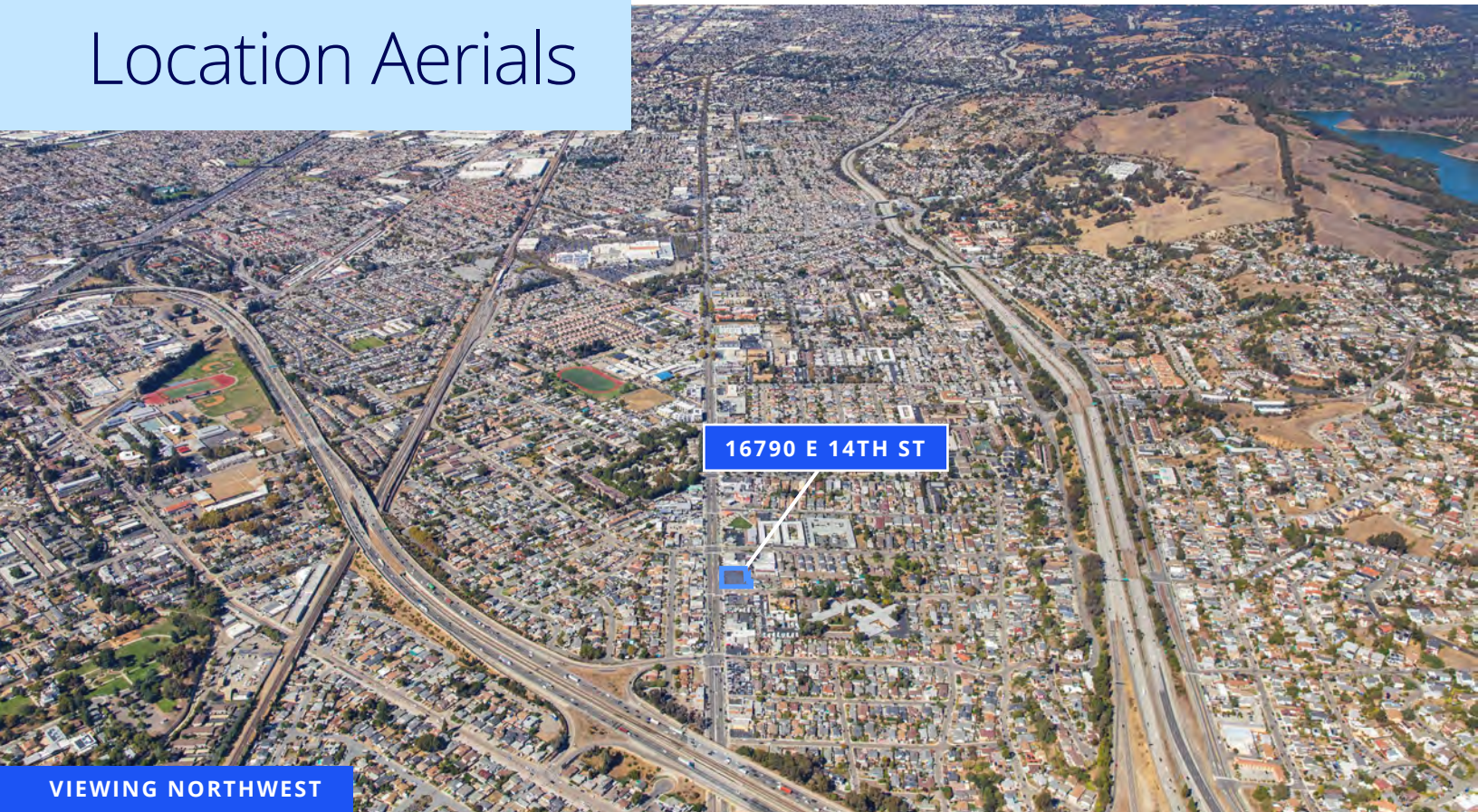
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Property Aerials

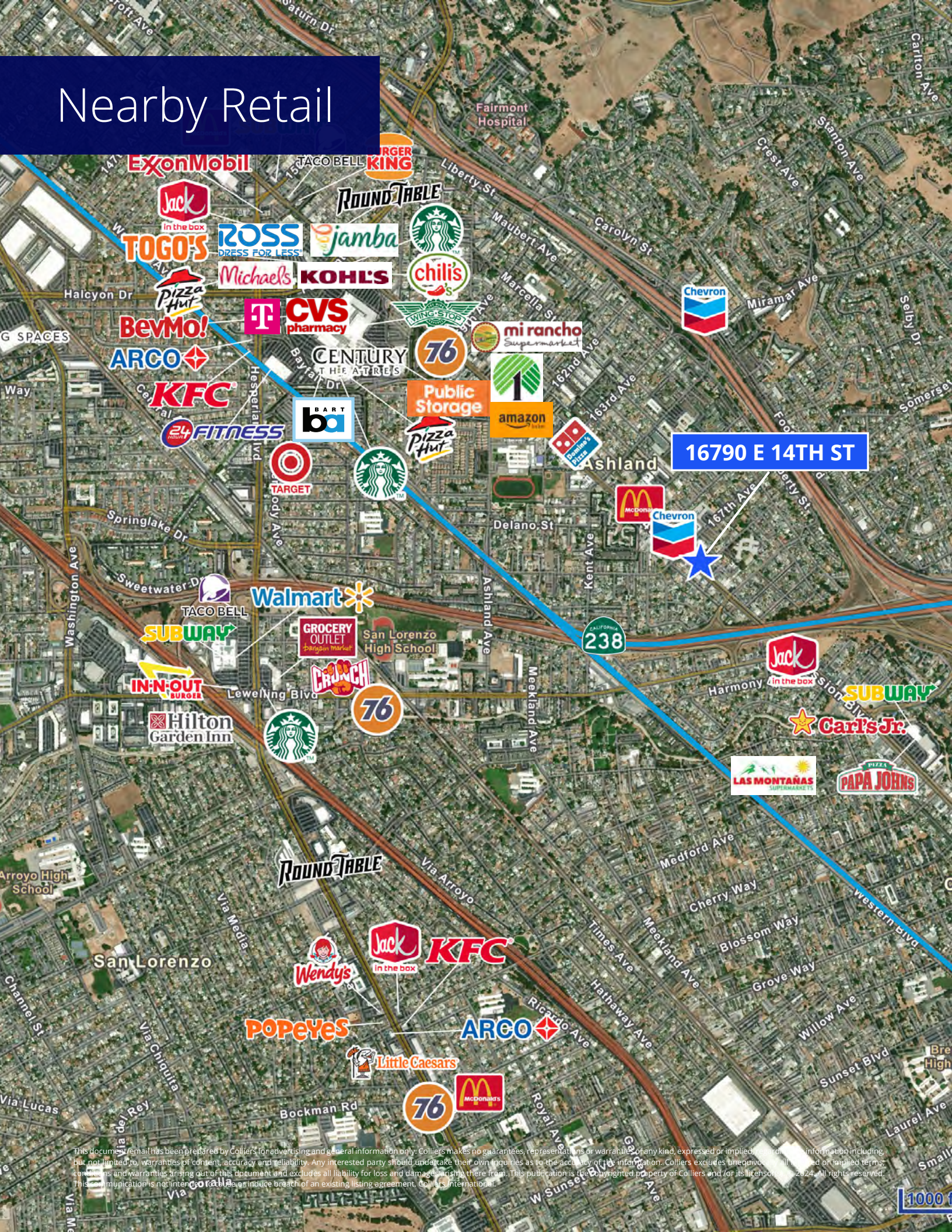


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Location Aerials



Nearby Retail



16790 E 14TH ST

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Market Overview

SAN LEANDRO

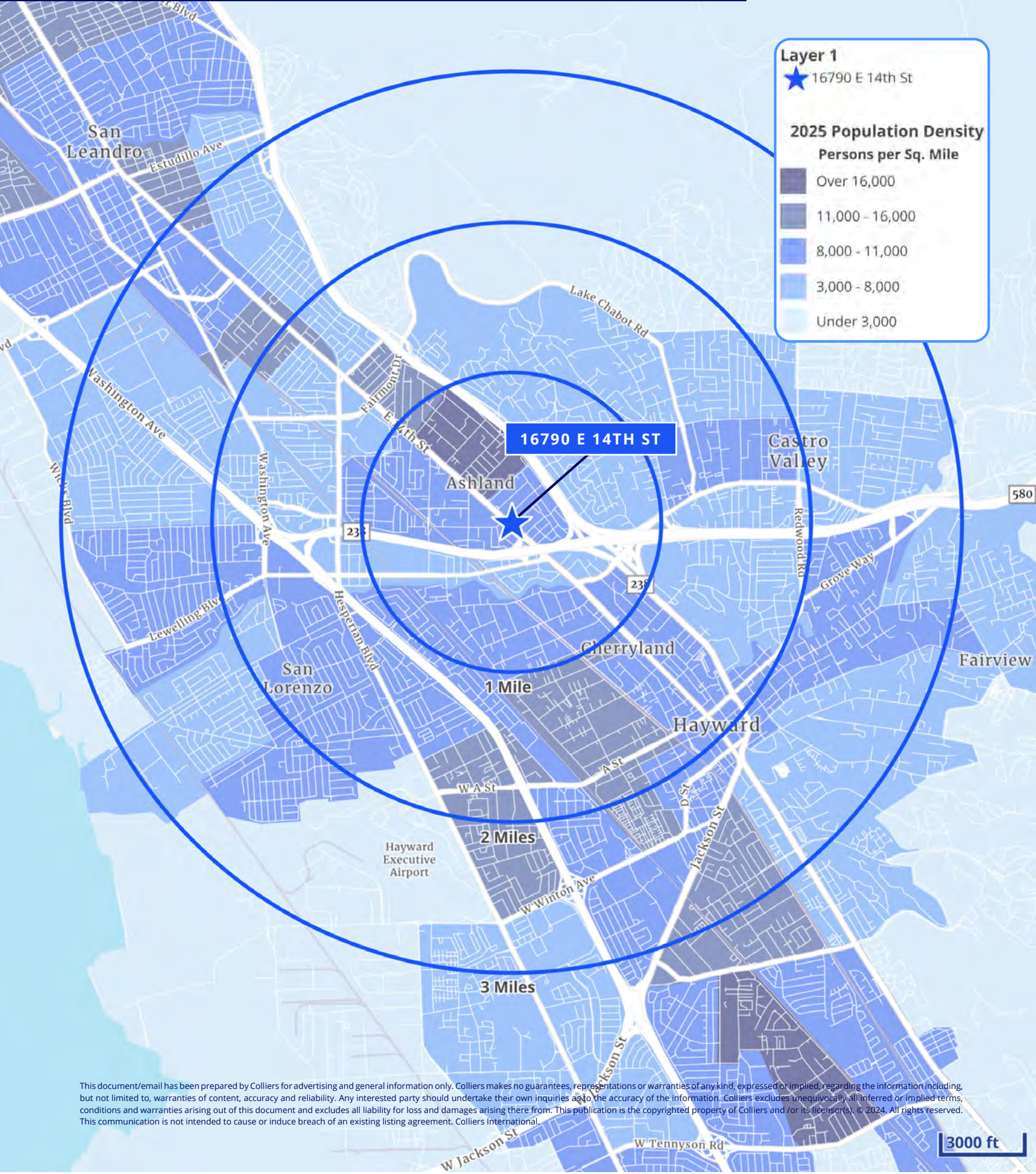
San Leandro is a vibrant and growing East Bay community offering a strong retail trade area anchored by a diverse mix of national brands, local businesses, and established neighborhoods. Conveniently positioned along I-880 between Oakland and Hayward, the city provides excellent regional access and high daily traffic counts that support consistent retail activity.

The market benefits from a dense residential population, daytime employment base, and proximity to major commercial hubs such as Bayfair Center and Downtown San Leandro. Ongoing investment in infrastructure and mixed-use redevelopment continues to enhance the city's retail corridors, attracting both new tenants and long-term operators.

With stable demographics, a central Bay Area location, and strong consumer demand, San Leandro offers an ideal environment for retail users seeking visibility, accessibility, and sustained growth.



Population Density (1, 3, 5 Rings)



Layer 1
 ★ 16790 E 14th St

2025 Population Density
 Persons per Sq. Mile

- Over 16,000
- 11,000 - 16,000
- 8,000 - 11,000
- 3,000 - 8,000
- Under 3,000

16790 E 14TH ST

1 Mile

2 Miles

3 Miles

3000 ft

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Market Overview

16790 E 14th St, Ashland, California, 94578
3 mile radius

Household & population characteristics



\$103,282

Median household income



\$865,934

Median home value



51.6%

Owner occupied housing units



39.1

Median age



50.5%

Female population



49.1%

% Married (age 15 or older)

Annual lifestyle spending



\$4,325

Travel



\$45

Tickets to Movies



\$147

Theatre/Operas/Concerts



\$80

Admission to Sports Events



\$10

Online Gaming Services

Households & population



223,547

Current total population



221,972

5 Year total population



74,782

Current total households



74,108

5 year total households

Education

15%

No high school diploma



24%

High school graduate



27%

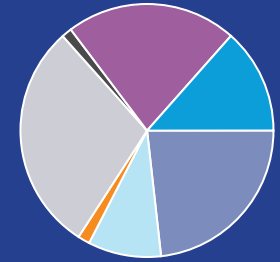
Some college



33%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



6,305

Total businesses



54,259

Total employees

Employment



64%

White collar



23%

Blue collar



13%

Services

5.0%

Unemployment rate

Annual household spending



\$2,785

Apparel & Services



\$256

Computers & Hardware



\$4,956

Eating Out



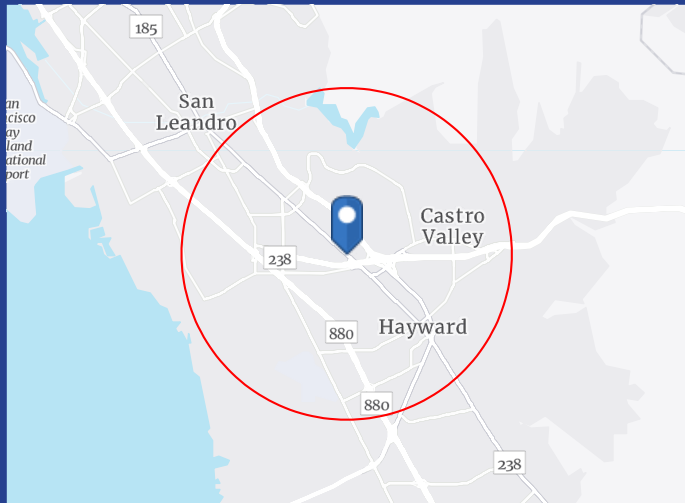
\$8,264

Groceries



\$7,599

Health Care



Demographic Trends & Key Indicators

16790 E 14th St, Ashland, California, 94578, 3 mile radius

223,547	74,782	2.95	39.1	\$103,282	\$865,934	107	47	89
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$15,740

Avg spent on mortgage & basics



52.5%

Percent of income for mortgage

Population by generation



3.5%

Greatest gen: born 1945/earlier



17.7%

Baby boomer: born 1946 to 1964



19.8%

Generation x: born 1965 to 1980



27.6%

Millennial: born 1981 to 1998



21.4%

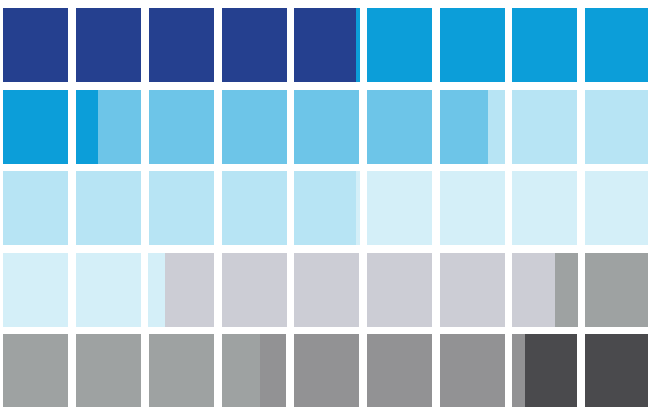
Generation z: born 1999 to 2016



10.0%

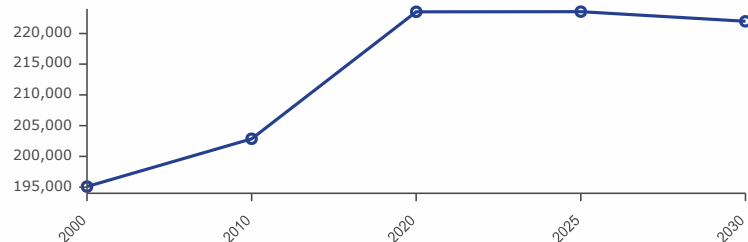
Alpha: born 2017 to present

Population by age

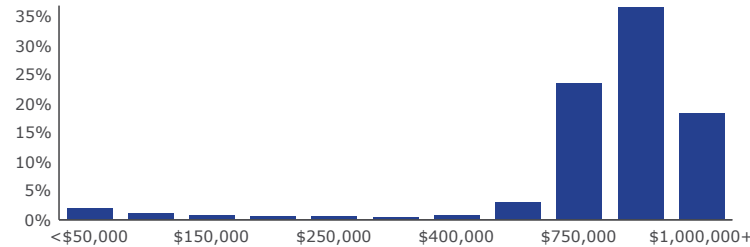


Age 0-9 (%) (11%)	Age 10-19 (%) (12%)	Age 20-29 (%) (12%)
Age 30-39 (%) (16%)	Age 40-49 (%) (14%)	Age 50-59 (%) (12%)
Age 60-69 (%) (11%)	Age 70-79 (%) (8%)	Age 80+ (%) (4%)

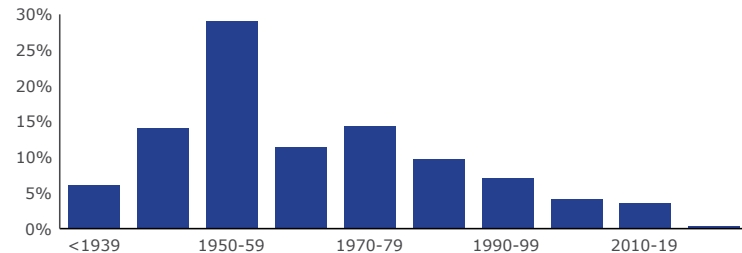
Historical trends: population



Home value



Housing: year built



U.S. Census Bureau, Esri forecasts for 2025 and 2030, Esri Vintage 2025 Time Series

Population Trend

Median Household Income

Average Household Income

Per Capita Income



195,085

202,870

223,547

221,972

2000 Total Population

2010 Total Population

Current Total Population

5 Yr Projected Total Population



\$103,282

\$118,098

Current Median HH Income

5 Yr Projected Median HH Income



133,236

151,080

Current Average HH Income

5 Yr Projected Avg HH Income



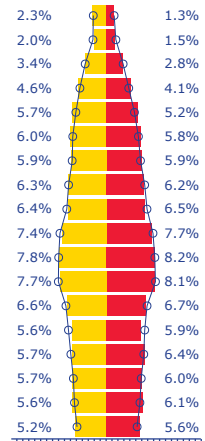
\$44,662

\$50,536

Current Per Capita Income

5 Year Projected Per Capita Income

Current Age Pyramid

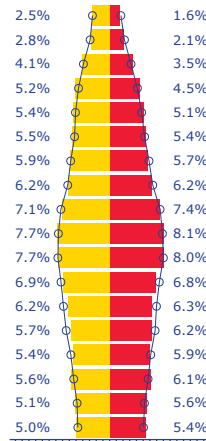


The largest group:
2025 Males
Age 35-39:
Percent

The smallest group:
2025 Males
Age 85+:
Percent

Dots show comparison to Alameda County

5 Yr Projected Age Pyramid

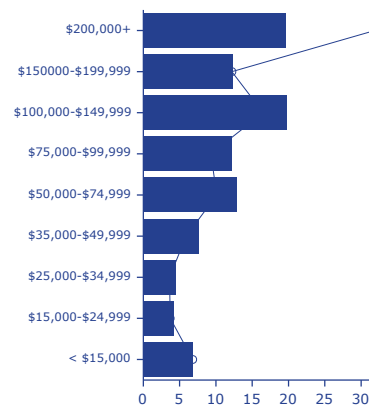


The largest group:
2030 Males
Age 40-44

The smallest group:
2030 Males
Age 85+

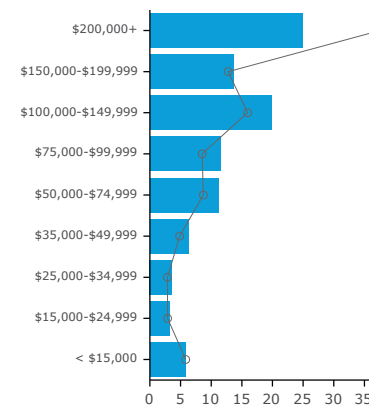
Dots show comparison to Alameda County

Current HH By Income



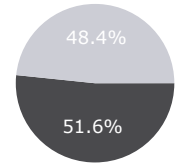
Dots show comparison to Alameda County

5 Yr Projected HH By Income



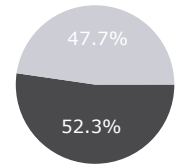
Dots show comparison to Alameda County

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

2025 Race and ethnicity (Esri)

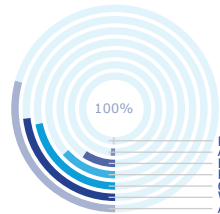
The largest group: Hispanic Origin (Any Race) (36.50)

The smallest group: Pacific Islander Alone (1.31)

Indicator ▲	Value	Diff
White Alone	23.22	-5.58
Black Alone	9.35	-0.04
American Indian/Alaska Native Alone	1.53	+0.32
Asian Alone	29.31	-5.39
Pacific Islander Alone	1.31	+0.48
Other Race	21.84	+8.34
Two or More Races	13.45	+1.88
Hispanic Origin (Any Race)	36.50	+12.86

Bars show deviation from Alameda County

Current Year Population By Race



Pacific Islander Population 2,929
 American Indian Population 3,421
 Black Population 20,900
 Population of Two or More Races 30,060
 Other Race Population 48,822
 White Population 51,902
 Asian Population 65,513

Current Annual Household Spending



EDUCATION



15%

No High School Diploma



24%

High School Graduate



27%

Some College



33%

Bachelor's/Grad /Prof Degree

Current Year Housing Stats



\$865,934

Median Home Value



\$2,061

Median Contract Rent



52.5%

% of Income for Mortgage

16790 E 14th St, Ashland, California, 94578
3 mile radius

Population, Income & Housing Trends

