

FOR LEASE PARROTT CENTER



101 PARROTT STREET | SAN LEANDRO, CA



HIGHLIGHTS:

- + Over 1,000 new residential units planned within walking distance of Parrott Center.
- + Pylon Signage
- + On-Site Parking
- + Densely Populated Trade Area
- + Co-Tenants Include:



SHOP SPACE AVAILABLE

+ 1,618 Square Feet

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28,471	173,547	351,885
MEDIAN HH INCOME	\$76,616	\$71,465	\$75,425
MEDIAN HOME VALUE	\$587,636	\$543,886	\$578,552

LEASING CONTACT

ANDREW REEDER

415 378 9859
areeder@sprucecommercial.com
Lic. 01297374



www.sprucecommercial.com

SPRUCE CRE ADVISORS, INC.

CA DRE BROKER LIC. 02116677

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MARKET AERIAL



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SITE PLAN



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NEARBY DEVELOPMENTS

SAN LEANDRO DEVELOPMENTS



1. Marea Alta
1400 San Leandro Blvd.
• 115 affordable housing units

La Vereda
528 W Juana Ave.
• 85 affordable senior housing units



8. Sansome Pacific Mixed-Use
1188 East 14th Street
• 197 housing units
• Specialty grocer and retail



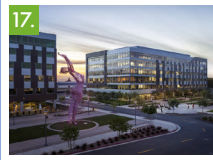
5. Alvarado-Antonia Apartments
• 5.73 acre Transit Oriented Development
• 687 residential units mix of studios, 1,2, and 3 bedrooms
• Public park



6. Broadmoor Village
311 MacArthur Blvd.
• 21 townhome units



13. Marina Gateway Industrial Center
2000 Marina Blvd.
• 327,000 square feet Class A Industrial Building
• Torani syrups bringing 150+ jobs



17. San Leandro Tech Campus Office
1600 Alvarado Street
• 396,000 square feet of office



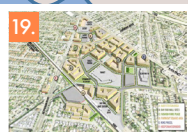
12. San Leandro Business Center
100 Halcyon Drive
• 550,000 square feet of Class A Industrial in 3 buildings
• Public improvements and 4 large murals

RESIDENTIAL			
1. Marea Alta & La Vereda	1400 San Leandro Blvd.	200 Affordable Units	Construction
2. SLTC Housing	1600 Alvarado Street	197 Housing Units	Approved
3. Eden Housing	1604 San Leandro Blvd.	62 Affordable Units	Approved
4. Galvan Apartments	1965 Washington Ave.	60 Multi-Family Units	Approved
5. Alvarado Apartments	Alvarado - Antonia St	687 Housing Units	Proposed
6. Broadmoor Village	311 MacArthur Blvd.	21 Townhome Units	Proposed
7. Bancroft Housing	1300 Bancroft Ave.	Multi-Family Units	Proposed
MIXED-USE			
8. Sansome Pacific	1188 E 14th Street	197 Housing Units	Proposed
9. Town Hall Square	1199 E 14th Street	150 Housing Units	Proposed
10. Parrott - Washington	1595 Washington Ave	26 Condo Units	Proposed
MANUFACTURING/ INDUSTRIAL			
11. Comstock Industrial	2388 Williams Street	160,000 sqft	Complete
12. SL Business Center	100 Halcyon Drive	550,000 sqft	Construction
13. Marina Gateway	2000 Marina Blvd.	327,000 sqft	Construction
14. Friant Furniture	1980 West Ave. 140th	306,000 sqft	Construction
15. DCT Industrial	2001 Williams Street	72,000 sqft	Construction
16. Alvarado Commerce	2756 Alvarado Street	152,000 sqft	Approved
OFFICE & RETAIL			
17. SL Tech Campus	1600 Alvarado Street	396,000 sqft office	Construction
18. Creekside Plaza	500 Davis Street	77,000 sqft office	Approved
HIGH GROWTH AREAS			
19. Shoreline	Shoreline	Housing, Hotel	Planned
20. Bay Fair TOD	Bay Fair BART Station	Mixed-Use Development	Specific Plan



20. Shoreline Development

- Expand public park with recreational amenities
- 200 room hotel
- 2 restaurants & banquet hall
- 500 housing units
- New Mulford-Marina library



19. Bay Fair Transit Oriented Development

- Guide for future development of a sustainable, vibrant, walkable, and safe transit oriented village with a diversity of land uses serving local and regional populations.



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