



407 ESTUDILLO AVE

San Leandro, CA 94577



PROPERTY DESCRIPTION

KW Commercial is pleased to bring you this rare opportunity to acquire a +/- 10,133 square foot commercial building situated on more than a half acre parcel, walking distance from Downtown San Leandro. 407 Estudillo Ave (1370 Santa Rosa St) benefits from high-visibility corner positioning and close proximity to major highways, public transit, and local amenities. The site is surrounded by a growing community with strong demographics, above average household incomes, thriving businesses, and significant demand for housing, making it ideal for redevelopment or adaptive reuse. With favorable DA-2 Multi Use Infill zoning, this property is ideal for developers, investors, or visionary business owners.

OFFERING SUMMARY

Sale Price:	\$2,425,000
Price PSF:	\$239
Lot Size:	0.57 Acres
Building Size:	10,133 SF
Parcel Number:	77-539-51
Zoning:	DA-2 Multi Use Infill

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,833	57,012	121,538
Total Population	31,186	177,660	375,436
Average HH Income	\$148,745	\$117,725	\$127,571

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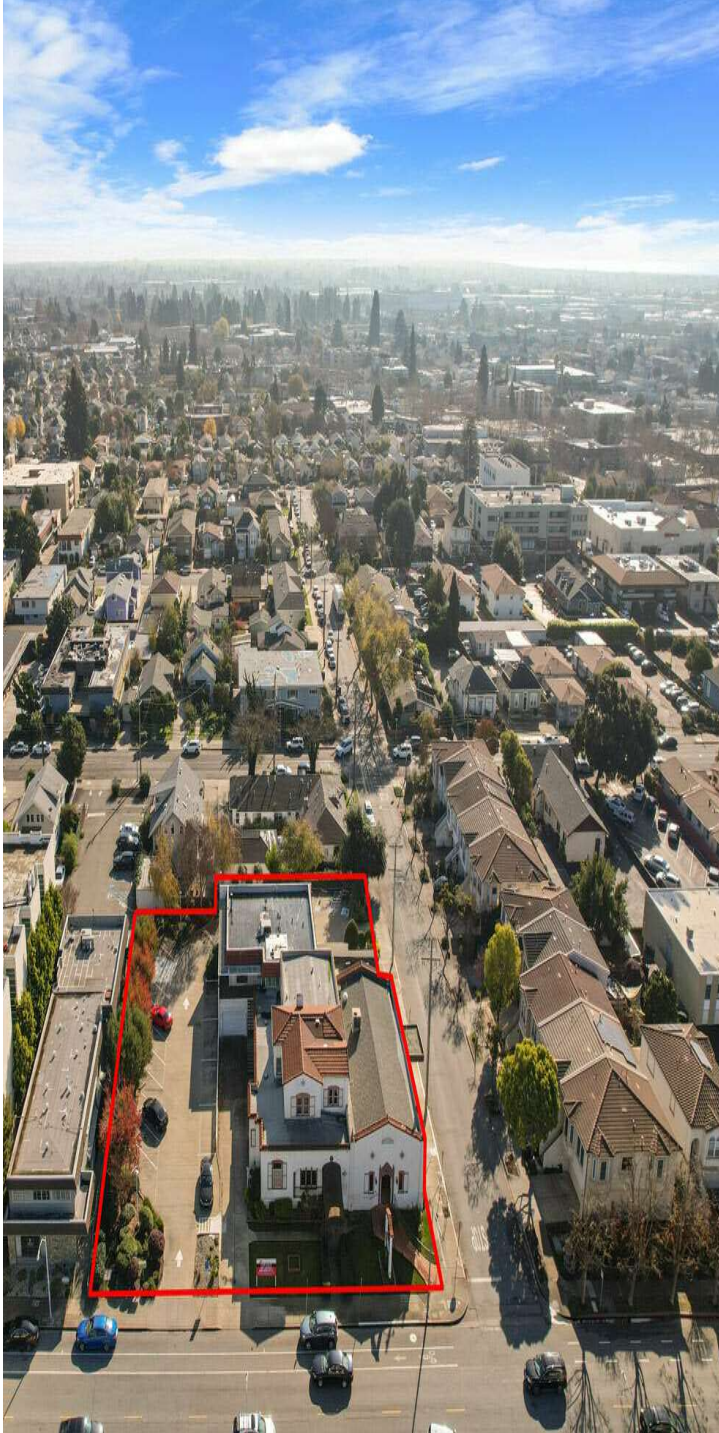
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PROPERTY HIGHLIGHTS

- Flexible floor plan, spacious rooms, multiple entrances
- Classic Spanish Revival design features
- Priced below replacement cost
- Features an upstairs 2 bedroom, 2 bathroom living unit with separate entrance.
- On-site parking, landscaped grounds, and accessibility ramps provide convenience for clients, staff, or residents
- Situated on a sizeable site, the property is a prime candidate for multi-family or mixed-use development
- Convenient location near various restaurants, professional businesses, hotels, retail, and financial institutions

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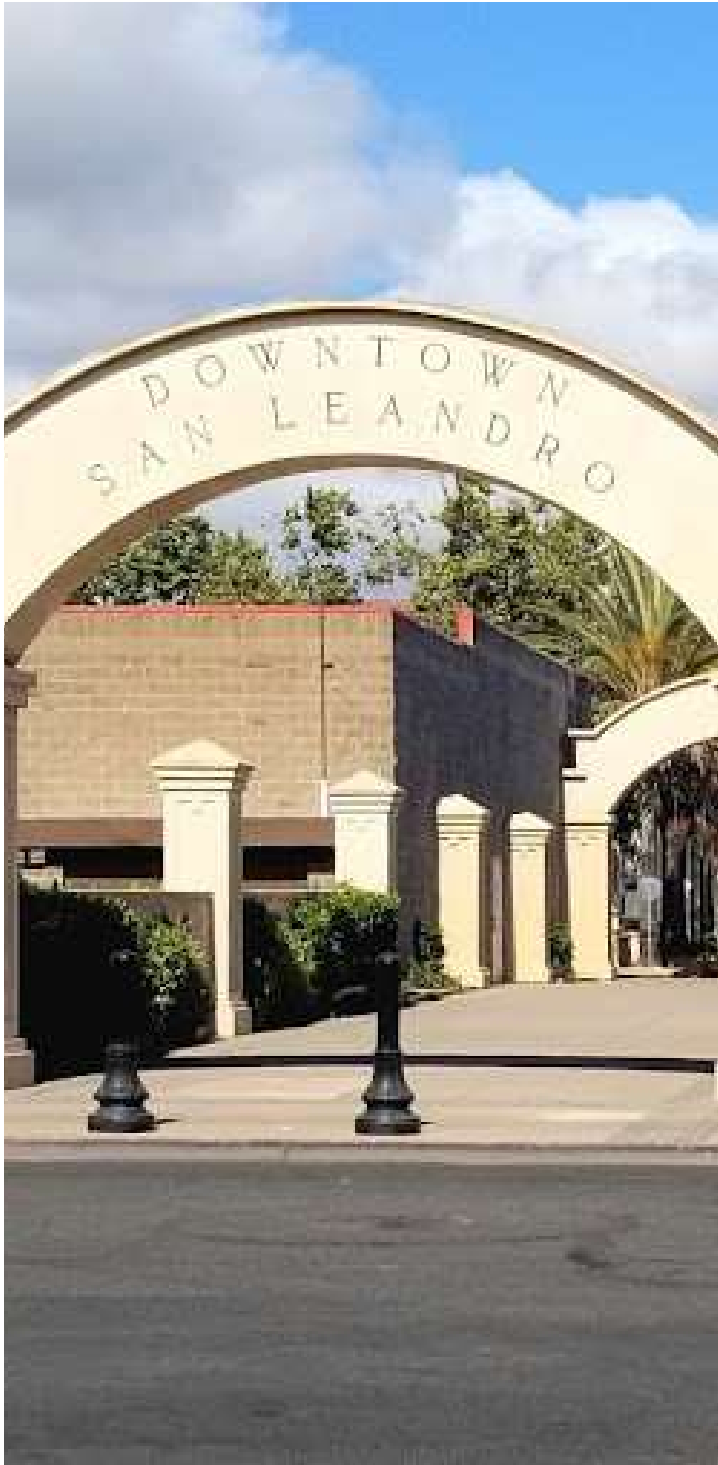
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LOCATION DESCRIPTION

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 91,008 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.

407 Estudillo is walking distance to the vibrant Downtown San Leandro, which features the motto: "Bartable, Walkable, Enjoyable." This dynamic neighborhood offers an exceptional blend of convenience, culture, and community. Downtown San Leandro features over 65 unique restaurants, perfect for every dining experience, along with a variety of shops and services to suit any lifestyle. Whether someone is looking to indulge in self-care or explore local boutiques, this area has it all. Enjoy the bustling atmosphere of the popular Farmers' Market, where fresh produce and artisan goods await. With its diverse offerings and close-knit community, Downtown San Leandro is an ideal place to live, work, and play.

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SPECIAL PURPOSE OR REDEVELOPMENT SITE FOR SALE



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DA-2 DISTRICT - PERMITTED USES

1. Animal Grooming
2. Artists' Studios
3. Brewpubs
4. Business Services
5. Cafes
6. Financial Institutions, Retail
7. Instruction and Improvement Services
8. Medical Supply Stores
9. Mixed-Use Residential
10. Multi-Family Residential
11. Neighborhood/Specialty Food Markets
12. Offices, Business & Professional
13. Pharmacies
14. Pre-Existing Residential Uses
15. Restaurants, Full-Service
16. Retail Sales
17. Retail Services
18. Travel Services
19. Utilities, Minor

DA-2 DISTRICT - CONDITIONALLY PERMITTED USES

1. Assembly Uses
 2. Bars
 3. Bed & Breakfast Inns
 4. Catering
 5. Commercial Parking Facility
 6. Commercial Recreation
 7. Convalescent Facilities
 8. Cultural Institutions
 9. Drugstores
 10. Emergency Health Care
 11. Entertainment Events
 12. Farmer's Market
 13. Fast Food Establishments, Small Scale
 14. Group Housing
 15. Health & Fitness Centers
 16. Home Improvement and Interior Decoration
 17. Hospitals
 18. Massage Therapy
- *See DA-2 Zoning Description for Additional Uses

DA-2 DISTRICT - USES REQUIRING ADMINISTRATIVE REVIEW

1. Automatic Teller Machines
2. Business and Trade Schools
3. Community Gardens
4. Day Care, General
5. Furniture, Electronics, and Appliance Stores
6. Parking Lot
7. Recycling Facilities
8. Telecommunications

*Contact the City of San Leandro for Verification of Allowed Uses

*Development Standards: <https://ecode360.com/44059464#44059490>

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Each Office Independently Owned and Operated kwcommercial.com

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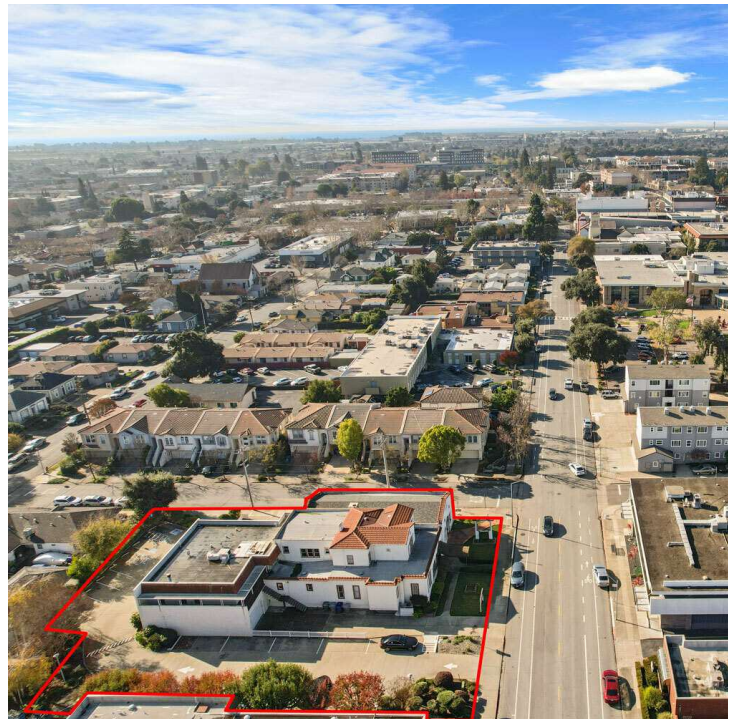
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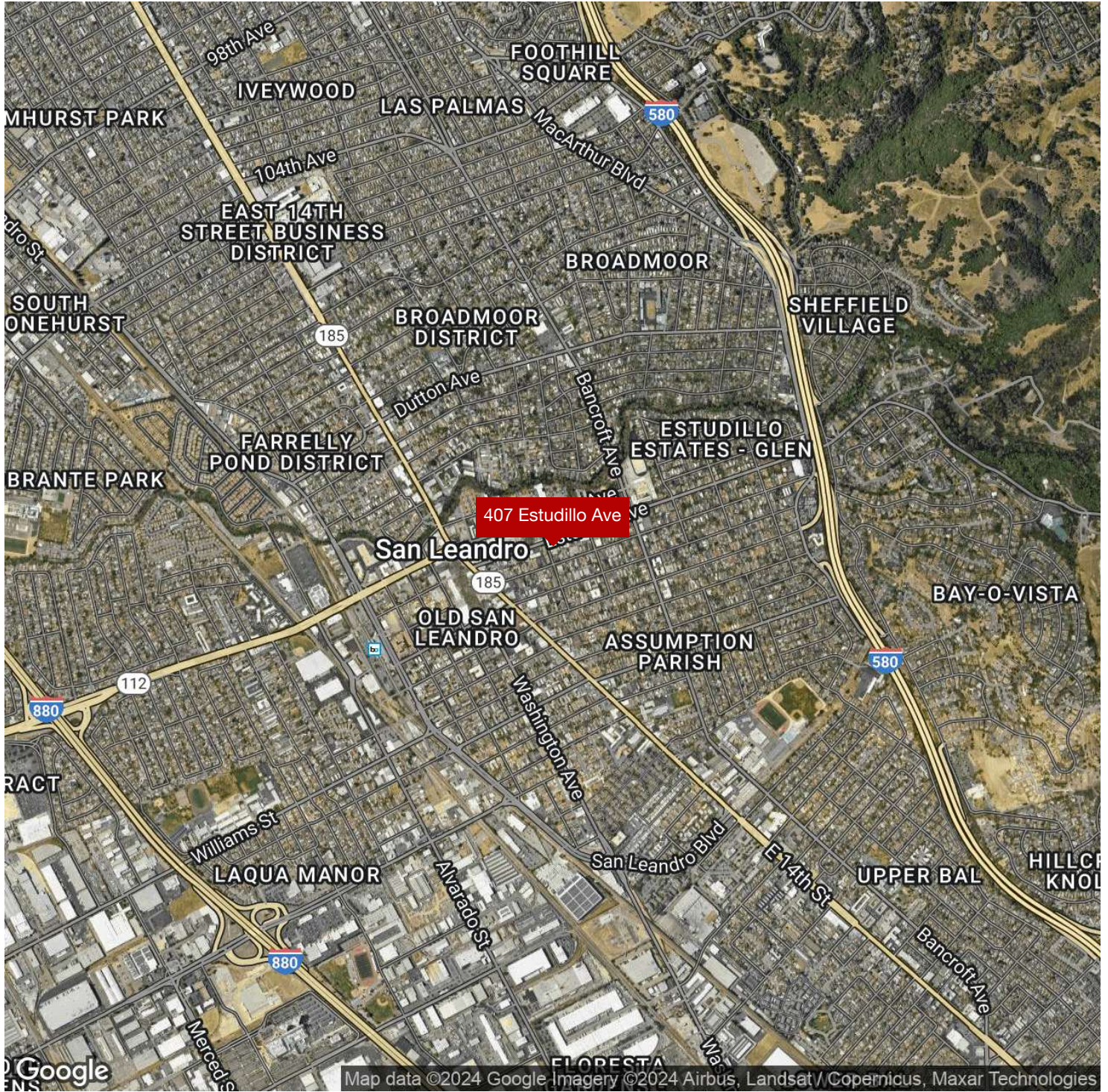
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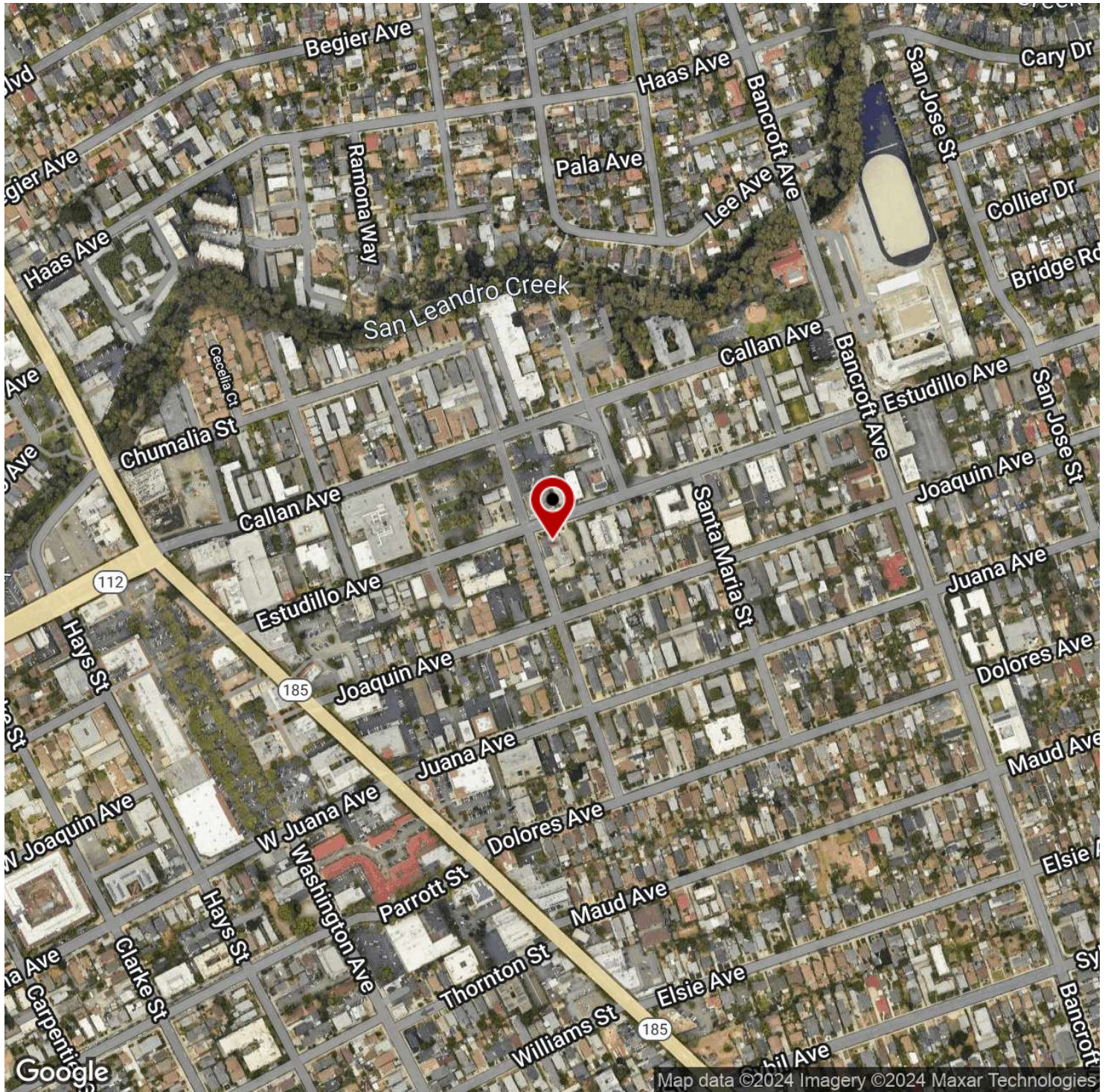
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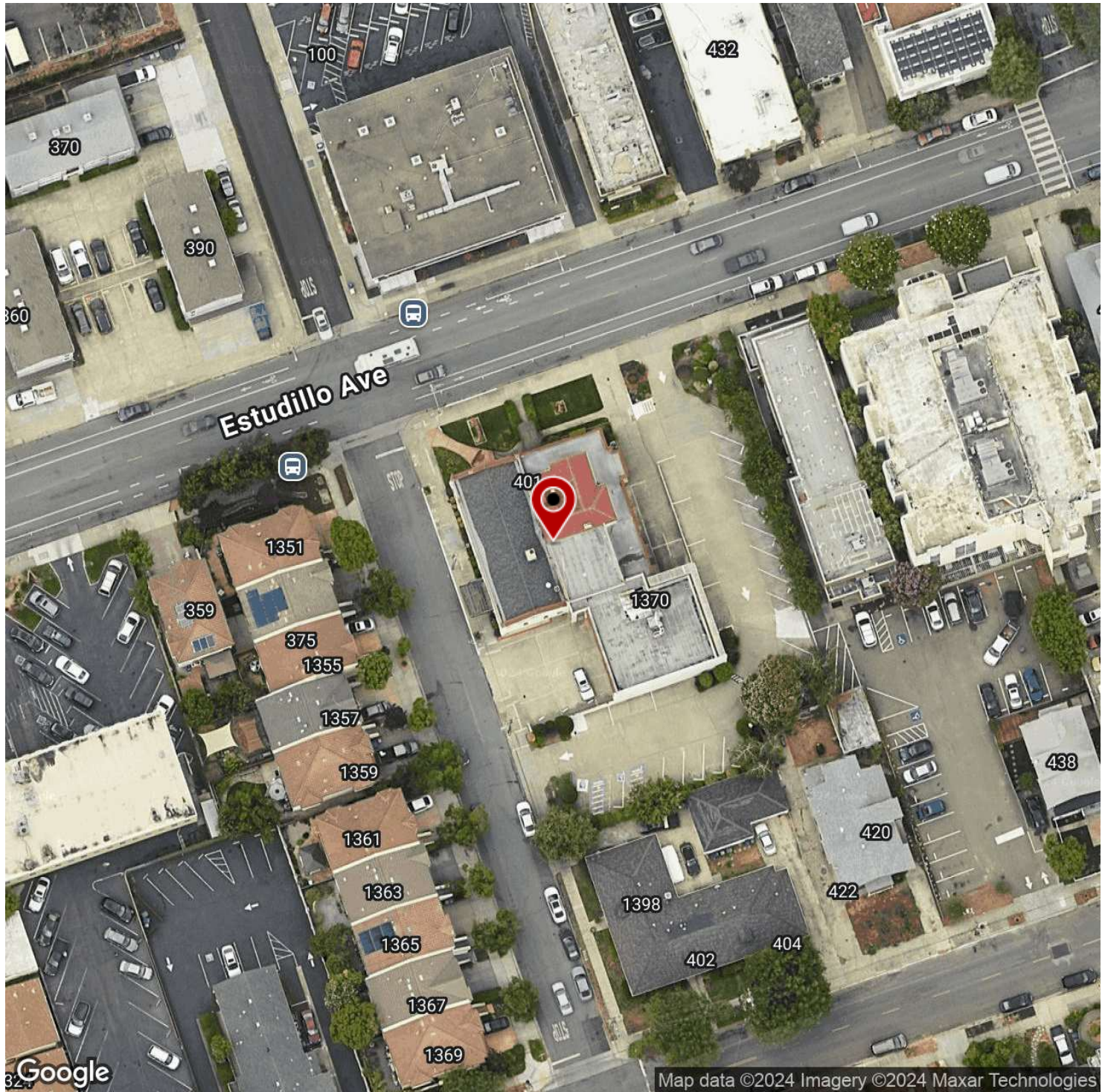
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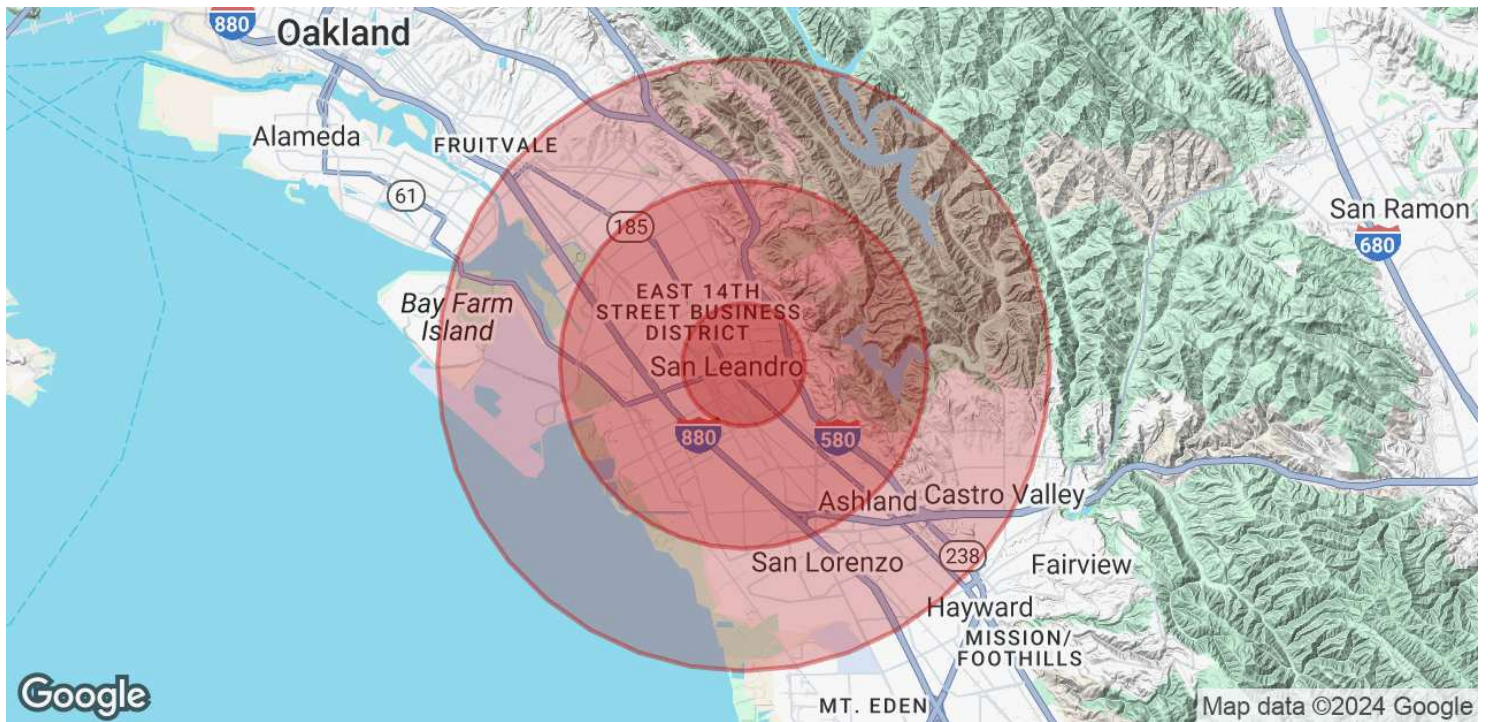
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,186	177,660	375,436
Average Age	43	40	39
Average Age (Male)	41	38	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,833	57,012	121,538
# of Persons per HH	2.6	3.1	3.1
Average HH Income	\$148,745	\$117,725	\$127,571
Average House Value	\$885,589	\$779,078	\$840,761

Demographics data derived from AlphaMap

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