

RARE TURNKEY SUBLEASE – BELOW MARKET RATE!

±100,293 SQUARE FEET

2020 WILLIAMS STREET, SUITE A, SAN LEANDRO, CA 94577



BELOW MARKET RATE SUBLEASE! - CALL AGENT FOR MORE DETAILS!

KW COMMERCIAL - GLOBAL
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Each Office Independently Owned and Operated

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2020 WILLIAMS STREET



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EXECUTIVE SUMMARY

2020 WILLIAMS STREET



PROPERTY OVERVIEW:

This rare sublease opportunity offers approximately 100,293 square feet of highly functional industrial space in the heart of San Leandro, available at a significantly discounted rental rate through October 31, 2029. Located at 2020 Williams Street, Suite A, the property features a complete build-out and exceptional versatility, accommodating manufacturing, R&D, lab operations, trade schools, or other uses permitted under the current zoning. With up to 1,200 amps of electrical capacity and a layout designed for operational efficiency, this facility is ideally suited for companies with substantial production or technical requirements, providing a turnkey solution in a prime location.

Located in San Leandro's dynamic industrial and innovation corridor, this property offers quick access to BART stations, Oakland and San Francisco International Airports, and the Bay Area's major freeways. Proximity to prestigious academic institutions such as UC Berkeley and the University of San Francisco provides a valuable pipeline of top-tier talent. The property combines a strategic location, operational versatility, and cost efficiency rarely find in the competitive East Bay/Oakland industrial market. This is an ideal opportunity to position your business for growth and long-term success in one of the region's most innovative driven submarkets.

PROPERTY HIGHLIGHTS:

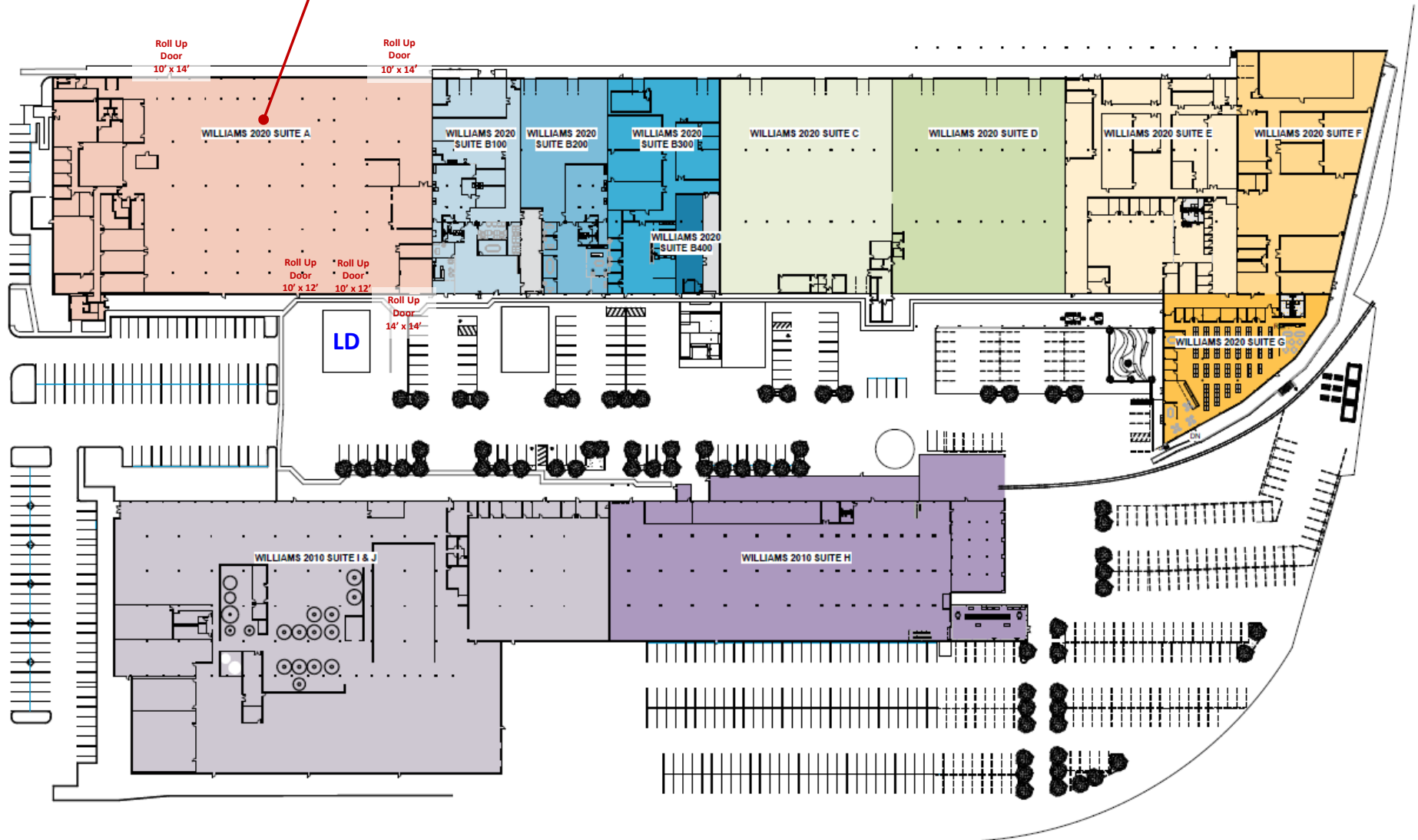
- **Lease Rate:** Call Agent for More Details*well below market rents
- **Space Available:** Call Agent for More Details
- **Lease Expires:** 10/31/2029
- **Available Space:** ±100,293 square feet
- **Office Area 1st Floor:** ±11,781 square feet
- **Office Area 2nd Floor:** ±11,400 square feet
- **Loading Docks:** 1
- **Roll Up Doors:** 5
- **Power Capacity:** 1,200 amps
- **Fire Sprinklers:** Yes
- **Highway:** Easy On/Off I-880*Direct Bay Area Freeway
- **Zoning:** IG (Industrial General)

SITE MAP

2020 WILLIAMS STREET



Premises: ±100,293 SF



(Not To Scale)

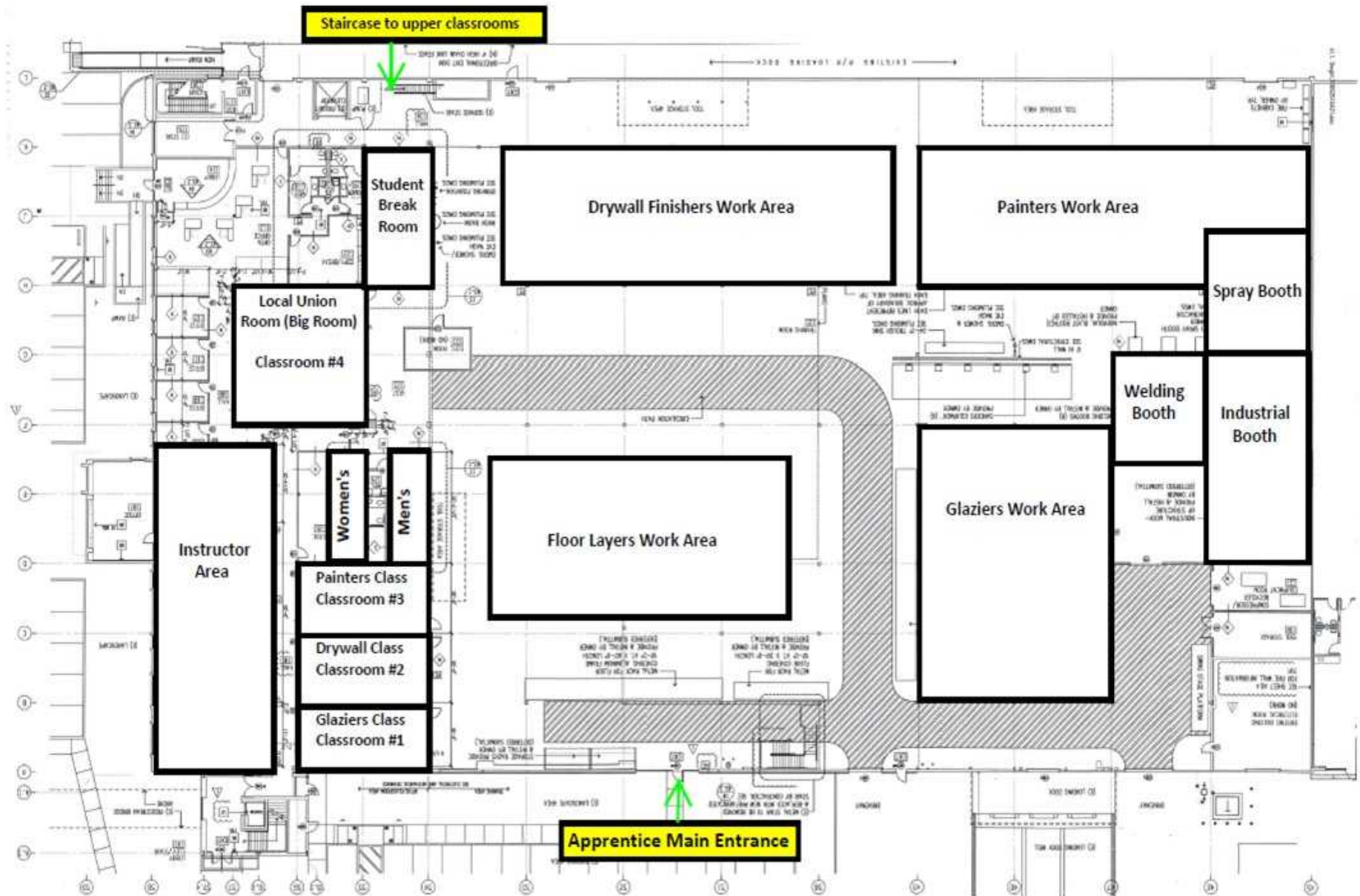
AERIEL MAP

2020 WILLIAMS STREET



FIRST FLOOR-FLOOR PLAN-TO BE VERIFIED

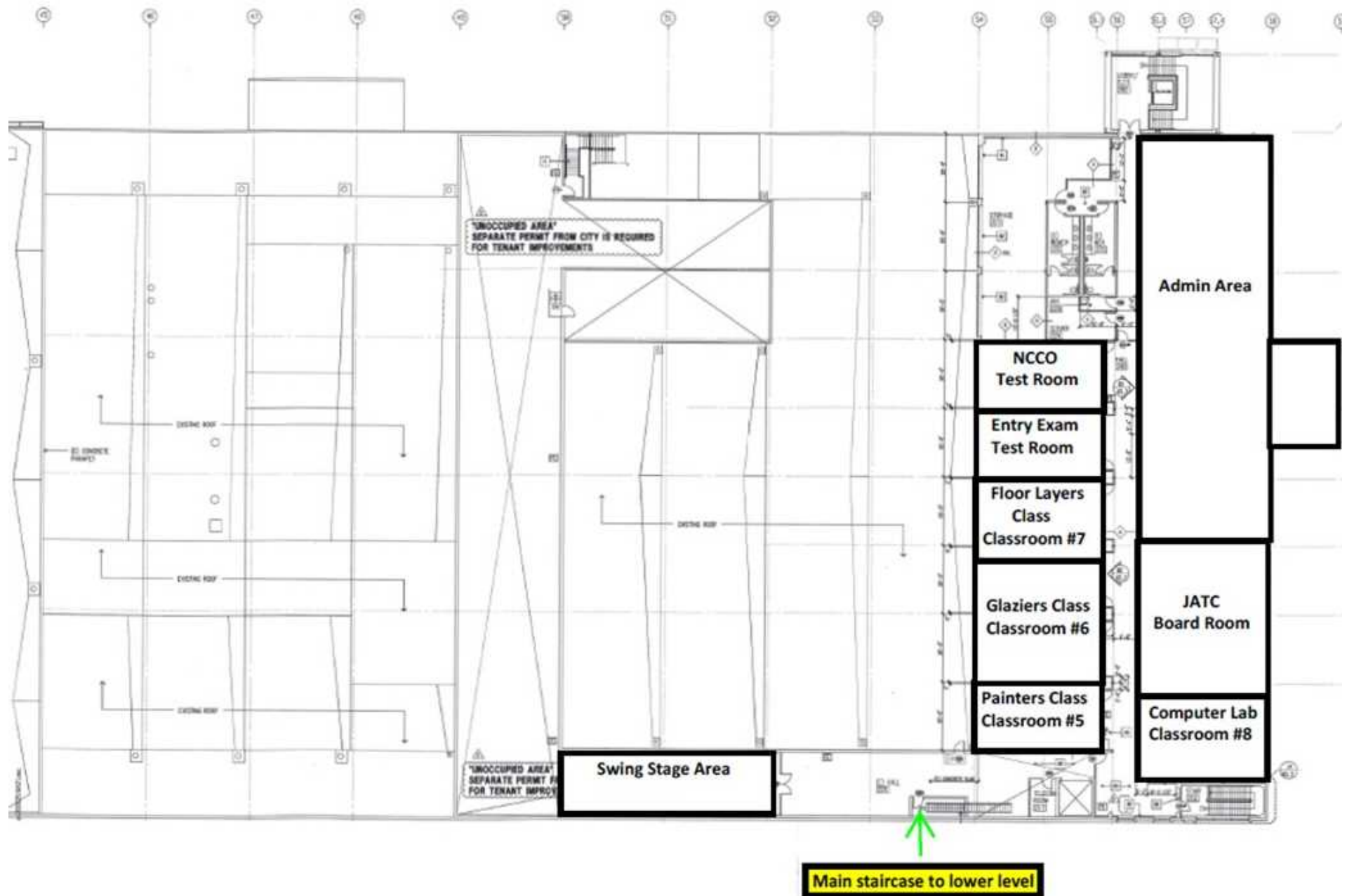
2020 WILLIAMS STREET



(Not To Scale)

SECOND FLOOR-FLOOR PLAN-TO BE VERIFIED

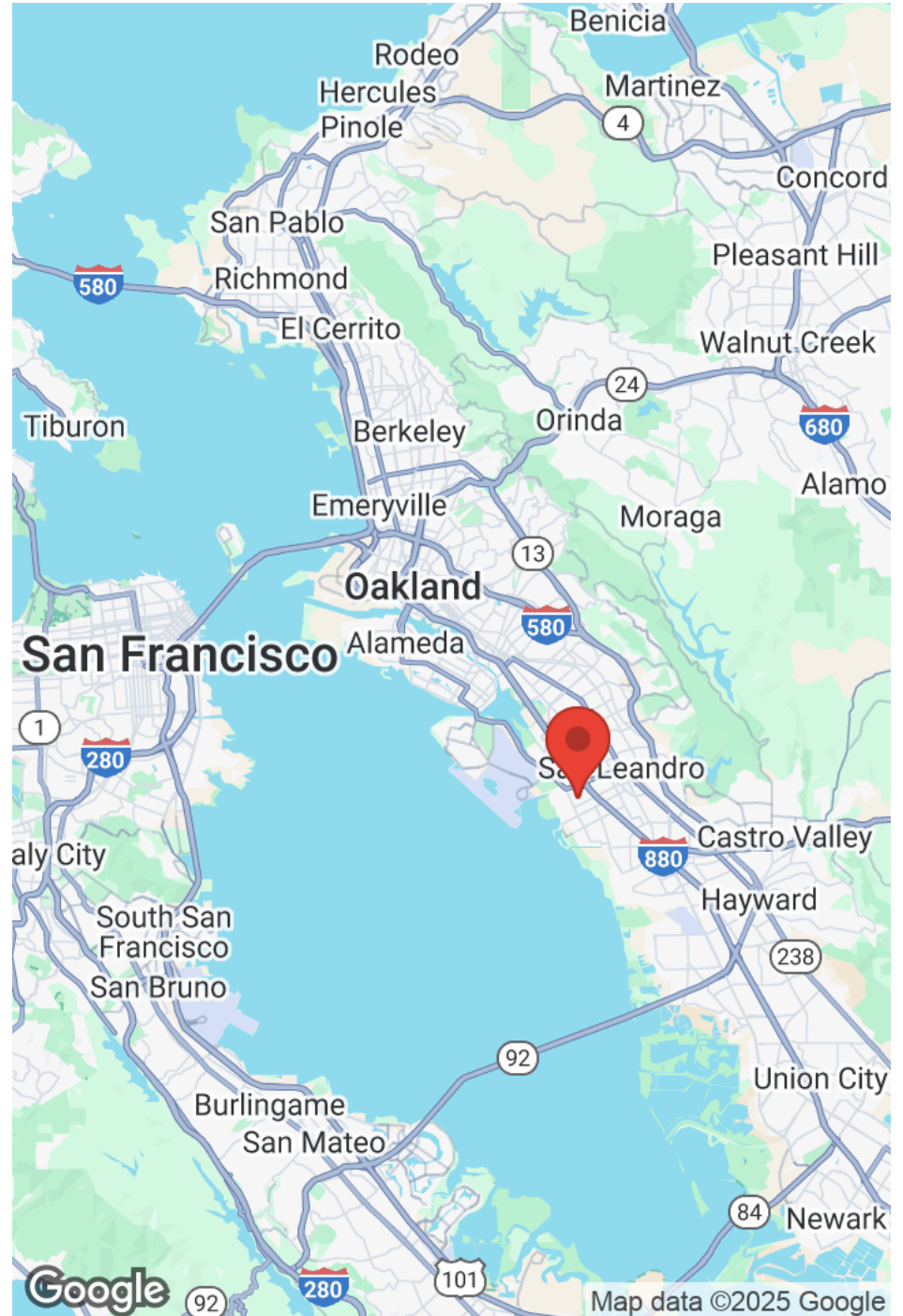
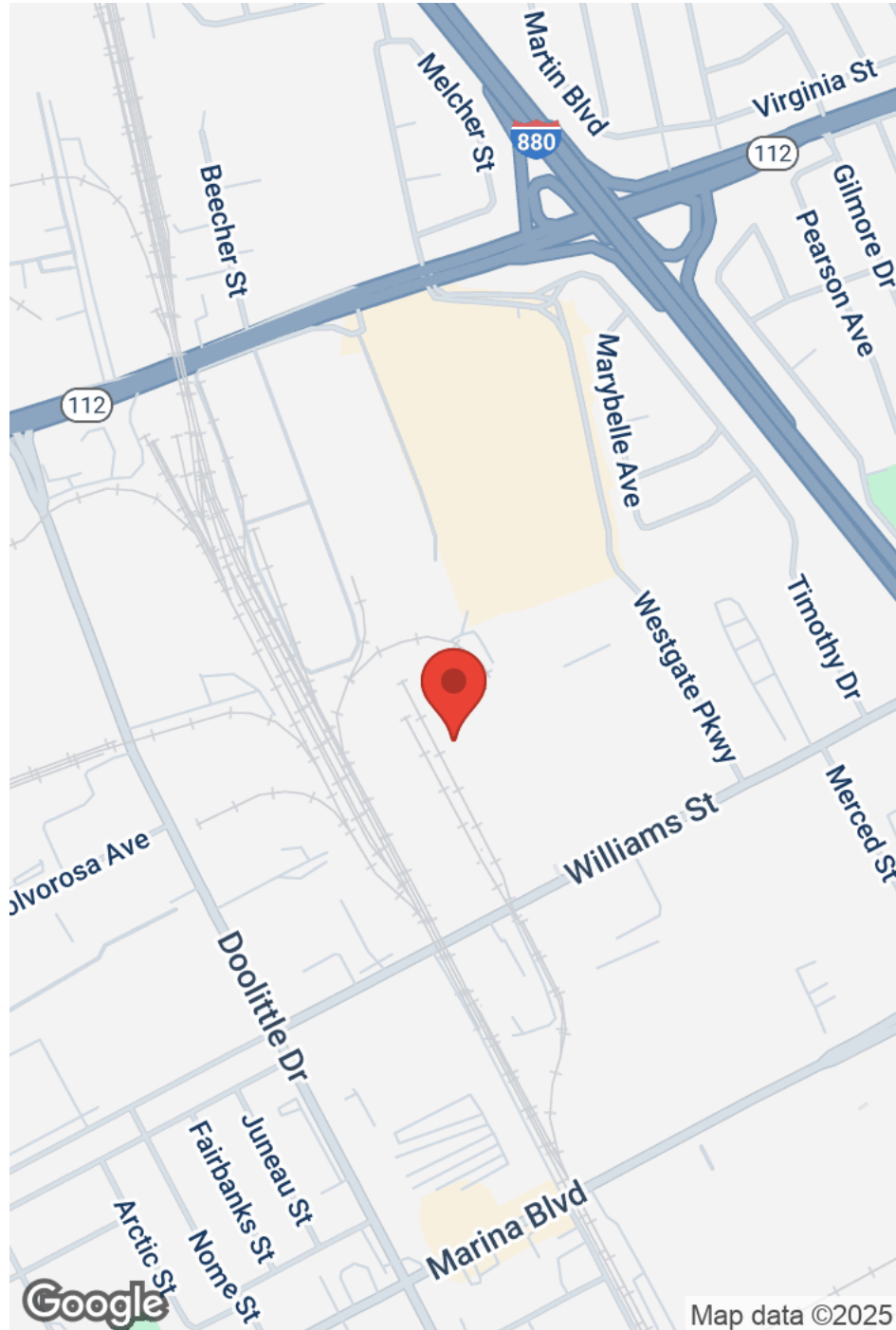
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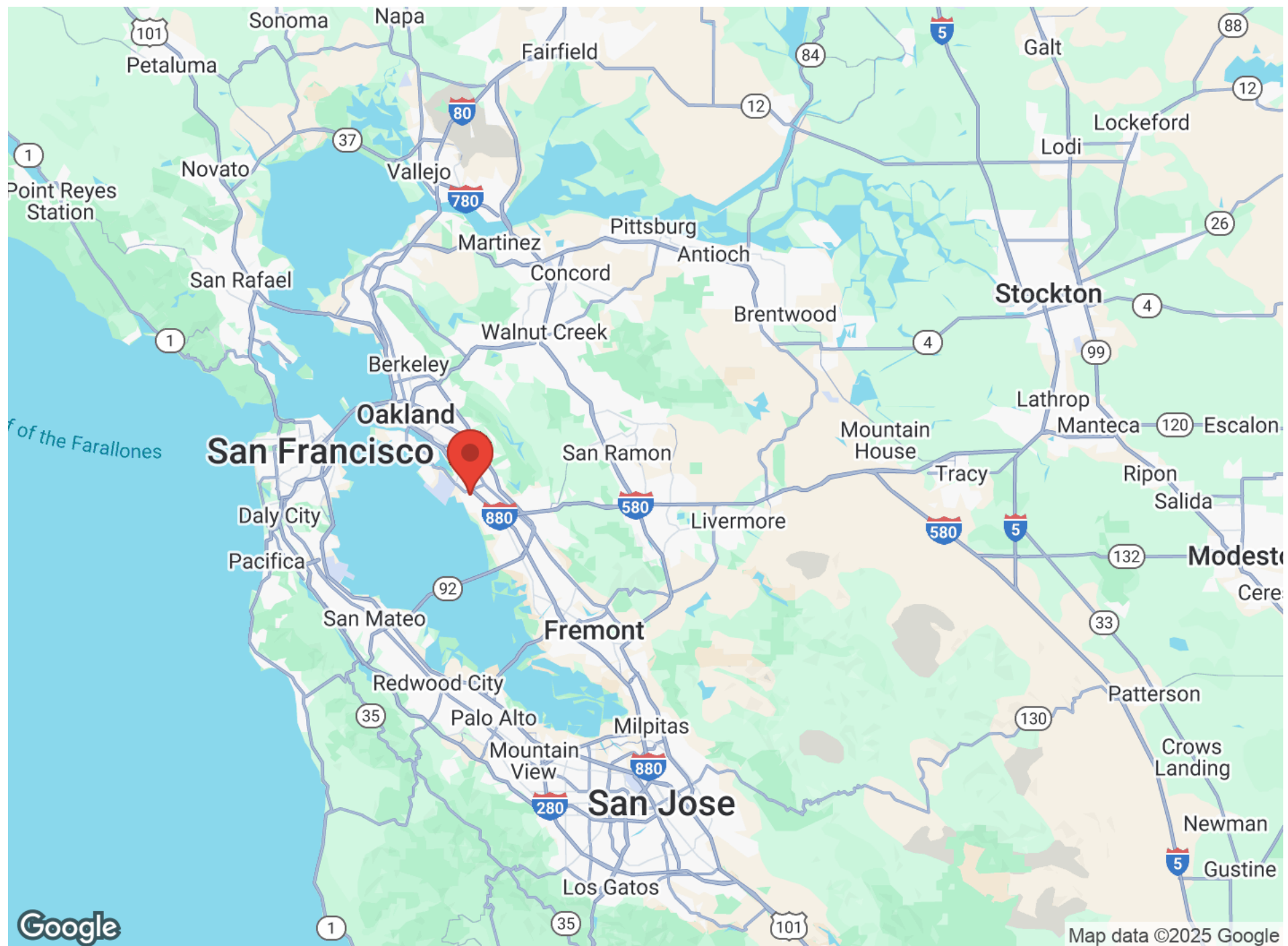
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LOCATION MAPS

2020 WILLIAMS STREET



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Demographic Summary Report

2020 Williams St, San Leandro, CA 94577

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,179	128,609	311,942
2024 Estimate	13,672	133,294	323,389
2020 Census	14,635	142,070	345,147
Growth 2024 - 2029	-3.61%	-3.51%	-3.54%
Growth 2020 - 2024	-6.58%	-6.18%	-6.30%
2024 Population by Hispanic Origin	4,809	49,373	118,118
2024 Population	13,672	133,294	323,389
White	2,370 17.33%	23,623 17.72%	66,323 20.51%
Black	980 7.17%	21,777 16.34%	57,915 17.91%
Am. Indian & Alaskan	201 1.47%	2,044 1.53%	5,599 1.73%
Asian	5,374 39.31%	35,698 26.78%	71,357 22.07%
Hawaiian & Pacific Island	94 0.69%	1,028 0.77%	2,430 0.75%
Other	4,652 34.03%	49,124 36.85%	119,765 37.03%
U.S. Armed Forces	0	79	169
Households			
2029 Projection	3,904	41,343	100,779
2024 Estimate	4,060	42,938	104,695
2020 Census	4,363	45,922	112,167
Growth 2024 - 2029	-3.84%	-3.71%	-3.74%
Growth 2020 - 2024	-6.94%	-6.50%	-6.66%
Owner Occupied	2,115 52.09%	22,508 52.42%	55,067 52.60%
Renter Occupied	1,945 47.91%	20,430 47.58%	49,628 47.40%
2024 Households by HH Income	4,060	42,938	104,694
Income: <\$25,000	418 10.30%	6,671 15.54%	16,214 15.49%
Income: \$25,000 - \$50,000	634 15.62%	7,445 17.34%	16,660 15.91%
Income: \$50,000 - \$75,000	685 16.87%	6,148 14.32%	14,545 13.89%
Income: \$75,000 - \$100,000	547 13.47%	5,274 12.28%	12,834 12.26%
Income: \$100,000 - \$125,000	409 10.07%	4,328 10.08%	10,176 9.72%
Income: \$125,000 - \$150,000	331 8.15%	2,970 6.92%	7,104 6.79%
Income: \$150,000 - \$200,000	442 10.89%	4,433 10.32%	10,822 10.34%
Income: \$200,000+	594 14.63%	5,669 13.20%	16,339 15.61%
2024 Avg Household Income	\$116,767	\$108,181	\$114,123
2024 Med Household Income	\$88,391	\$80,712	\$84,599