

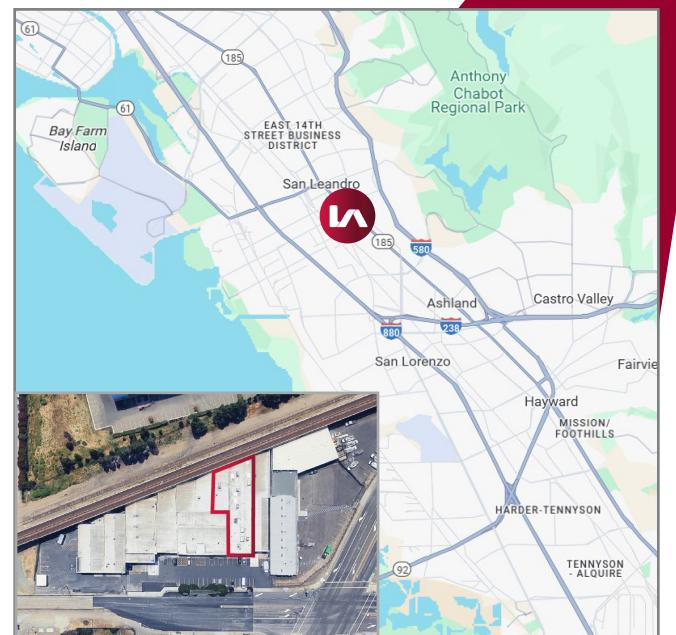
AVAILABLE FOR SALE OR LEASE

2483 WASHINGTON AVENUE | SAN LEANDRO, CA



LISTING DATA:

- 15,641± SF Condo Unit
- 60% Office/High-End Retail Space
- 40% Warehouse
- 1 Roll-Up Door
- 18' Clear Height
- Fully Sprinklered
- IP (AU) Zoning
- Sale Price: Call Exclusive Agents
- Lease Rate: \$1.40/SF NNN + \$0.27/SF Estimated Opex
- Available For Occupancy within 60 Days
- ***DO NOT DISTURB TENANT***
- Call Exclusive Agents to Tour



EXCLUSIVE AGENTS:

Wes Dolan, Associate

E \\ wdolan@lee-associates.com

P \\ 510.903.7609 | LIC# 02129144

Nathan Vance, Principal

E \\ nvance@lee-associates.com

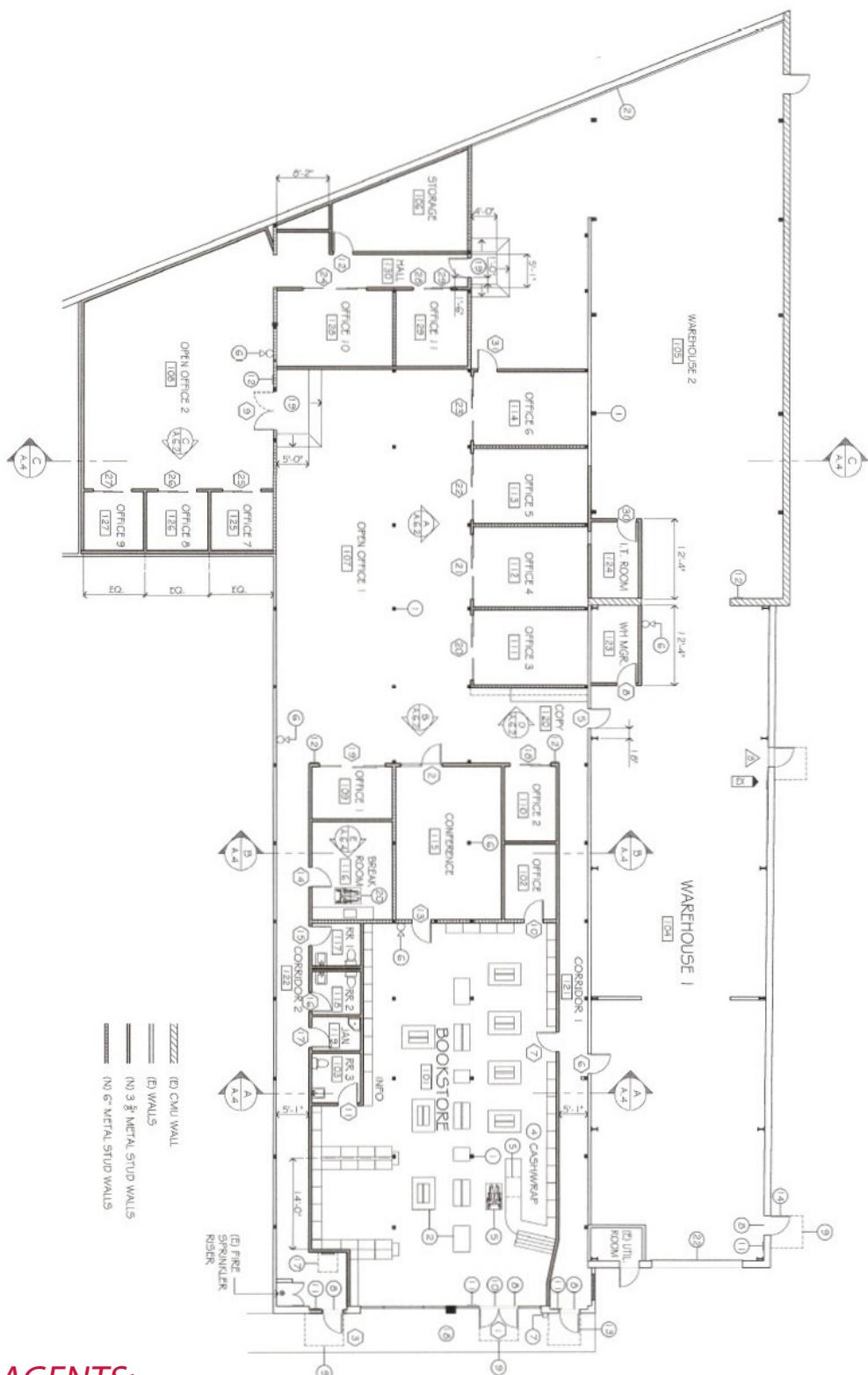
P \\ 510.907.3021 | LIC# 02039163

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COMMERCIAL REAL ESTATE SERVICES



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AVAILABLE FOR SALE OR LEASE

2483 WASHINGTON AVENUE | SAN LEANDRO, CA



SBA 504 Loan Sample Structure

Property Address: 2483 Washington Avenue
San Leandro, CA 94577

Date Prepared: July 17, 2025

Project Details

Purchase Price	\$4,500,000	Property Address	2483 Washington Avenue
		Lot Size (s.f.)	15,164
		Price Per Sq. Ft.	\$297

Total Project Cost

\$4,500,000

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$2,250,000	6.75%	25	25	\$15,546
SBA (2nd)*	40%	\$1,845,000	6.37%	25	25	\$12,308
Down Payment	10%	\$450,000				
* Includes financed SBA fee of \$45,000						Total Monthly Payment \$27,854
						Total Payment PSF \$1.84

Monthly Ownership Costs

Mortgage Payments	\$ 27,854
Insurance & Property Tax	\$ 4,875
Operating expense	
Lease Income from Tenant: \$ (3,000)	
Total Monthly Cash Outlay: \$ 29,729	
Average Principal Paydown Benefit: \$ (5,569)	
Total Effective Monthly Costs: \$ 24,159	

Out of Pocket Costs

Down Payment	\$450,000
Estimated Bank Fees	\$16,875
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$472,275

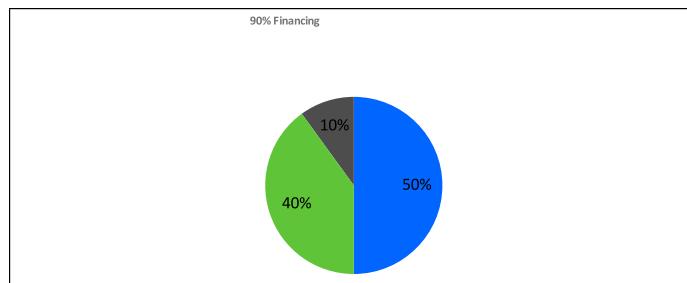
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$4,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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