

14358-14386 Wicks Blvd

San Leandro, CA
www.cbre.com

Property Features

- + ±10,080 SF on 0.46 acres
- + Four (4) Grade level loading doors
- + 400 amps, 208V, 3 Phase (Units Separately Metered)
- + 18' Clear Height
- + Rear yard / secured parking
- + 17 parking stalls
- + Close Proximity to I-880 via Marina Blvd
- + 55% of the building (front 2 units) leased through 10/31/25
- + 45% of building leased through 10/31/26 (potentially available sooner via mutual 30 day termination)
- + Call brokers to discuss tenant situation. DO NOT DISTURB TENANTS.
- + **Sale Price - \$2,900,000 (\$288 PSF)**

±10,080 SF on 0.46 acres



Contact Us

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SBA 504 Loan Sample Structure

Prepared for: CBRE
Property Address: 14358-14386 Wicks Blvd, San Leandro
Date Prepared: 6/3/2025

Project Details

Purchase Price	\$2,900,000	Property Address	14358-14386 Wicks Blvd, San Leandro
Improvements		Building Size (s.f.)	10,080
		Price Per Sq. Ft.	\$287.70
Total Project Cost	\$2,900,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,450,000	6.50%	25	25	\$9,791
SBA (2nd)*	40%	\$1,190,000	6.39%	25	25	\$7,953
Down Payment	10%	\$290,000				
* Includes financed SBA fee of \$30,000						
Total Monthly Payment						\$17,744
Total Payment PSF						\$1.76

Monthly Ownership Costs

Mortgage Payments	\$	17,744
Insurance & Property Tax	\$	3,142
Total Monthly Cash Outlay:	\$	20,886
5-YR Average Principal Paydown Benefit:	\$	(4,180)
Total Effective Monthly Costs:	\$	16,706

Out of Pocket Costs

Down Payment	\$290,000
Estimated Bank Fees	\$10,875
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$306,275

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 \$3,500 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
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

90% Financing

