



# For Sale

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## 2242 Washington Ave San Leandro, CA

±3,354 SF Office Building & Barber Shop  
Situated on ±45,360 SF of Land

- Zoning: CC(AU)(H)
- Desirable (2) Mixed Use Buildings
- Very Walkable: Score of 85
- Located .5 Miles from Downtown San Leandro
- Perfect Owner/User Opportunity
- On-site Parking
- APN: 77-556-64-2

**Price: \$1,250,000**  
**Barber Shop Rent: \$1,350.61**  
**Call brokers for Tour**

### **Vacant Victorian Building**

- (4) Ground Floor Offices with Reception Area
- (2) Ground Floor Restrooms
- (3) Second Floor Offices
- (1) Second Story Restroom with Shower
- Second Story Kitchen
- Basement Storage





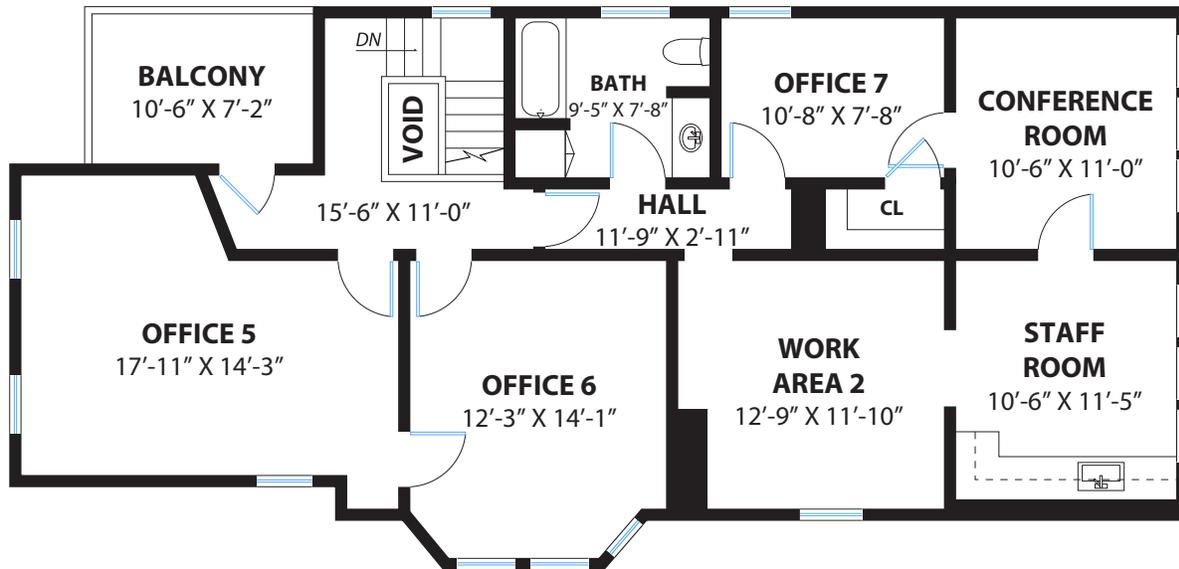
## Amenities

Centrally located in the East Bay, San Leandro is a dynamic market that provides a mixture of small community feel and growing business culture. Known for developing its own high speed fiber optic cable, "Lit San Leandro" provides internet speeds of up to 10 Gbps throughout the city. San Leandro is sandwiched between I-880 & I-580, major highway corridors that provide convenient access to major Bay Area employers.

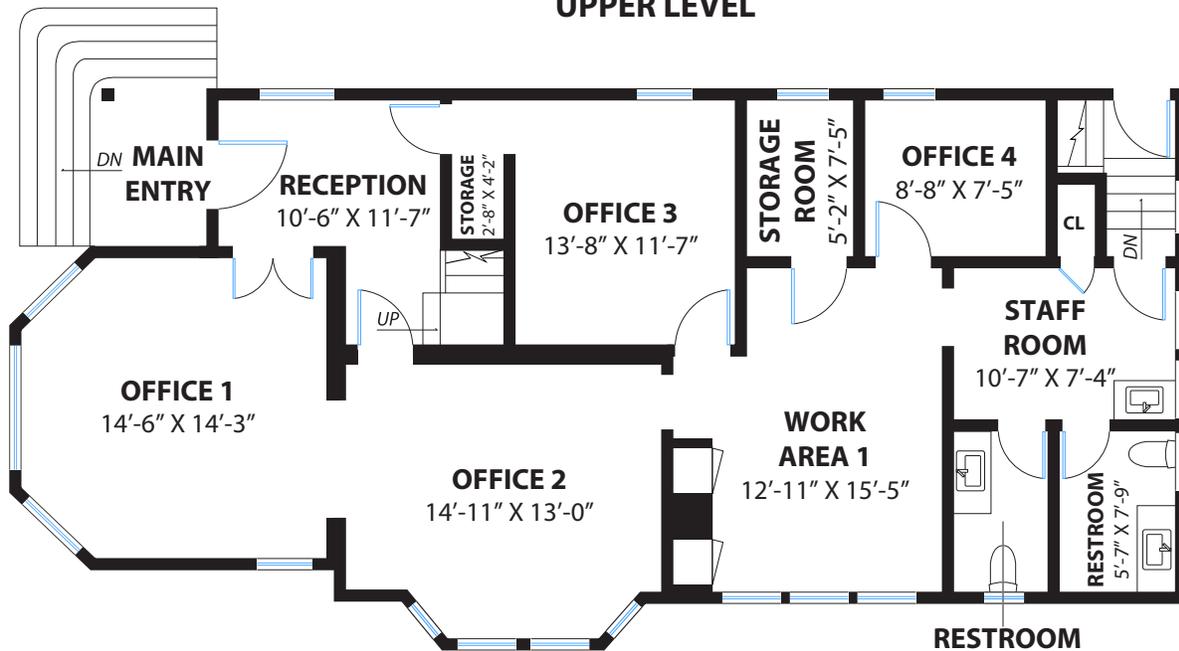
2242 Washington Ave is a half mile from downtown San Leandro, providing endless shopping & dining options. In addition, the property is close to major public transits like BART which is less than 1 mile away and 9 minutes from Oakland International Airport.



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UPPER LEVEL



MAIN LEVEL

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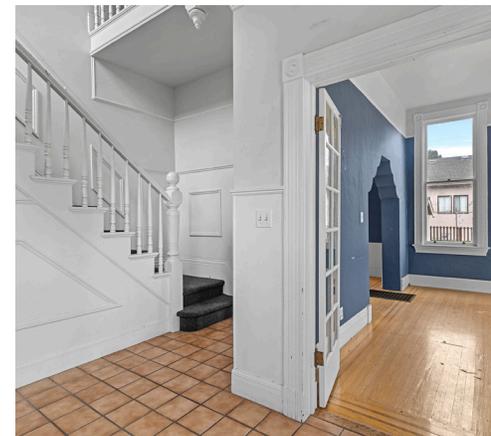
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# Interior Photos

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# Demographics

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## 3 Mile Radius



**165,628**

Total population



**\$802,448**

Median home value



**5,513**

Businesses



**139,894**

Daytime population



**39.2**

Median age



**8.6%**

Population Change Since 2010



**\$96,330**

Median household income



**\$42,170**

Per capita income



**3.0**

Avg household size

## KEY SPENDING FACTS



● Series 1

● 06001 (Alameda County)

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Spending facts are average annual dollars per household

Bars show comparison to 06001 (Alameda County)