

OFFICE FOR SALE

SAN LEANDRO OFFICE BUILDING

15200 HESPERIAN BOULEVARD, SAN LEANDRO, CA 94578

MEDICAL/DENTAL PERMITTED

GROUND FLOOR OWNER/USER OPPORTUNITY 1,975+/- SF

MTC



FOR SALE

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

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Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PRESENTED BY:

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PROPERTY SUMMARY

15200 HESPERIAN BOULEVARD | SAN LEANDRO, CA 94578

PRICE: \$2,200,000

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Property Summary

Price:	\$2,200,000
Building SF:	8,260
Price / SF:	\$266.34
Rentable SF:	8,260
CAP Rate:	6.76%
Lot Size:	18,687 SF
Occupancy:	1,975+/- SF Available for New Owner
Year Built:	1981
Renovated:	2020, 2021 & 2024
Parking:	22 Spaces
Utilities:	Separately Metered Units

Property Overview

Two-story multi-tenant office building consisting of 8,260+/- square feet with 7 suites. Sellers occupy Suites 101 & 102 operating as State Farm Insurance. Sellers will vacate or occupy a portion of the space for new owner. Suites range from 912+/- sq ft to 1,975+/- sq ft in size. Numerous upgrades including repaved parking lot in 2024, new roof 2021 and remodeled Suite 102 in 2020.

Medical uses are permitted, excellent opportunity for a doctor or dentist to own their own building and occupy 1,975+/- sq ft on the ground floor.

Location Overview

The modern 2-story office building is located on Hesperian Blvd, adjacent to the Bay Fair Mall and Bay Fair BART. Hesperian Blvd is a heavily trafficked street with average daily traffic count ranging from 50,655 to 52,169 vehicles. Convenient to I-880, I-540 and Highway 238. Proximate to major employment centers and shopping.

Separately Metered Units.
1,975+/- SF Available to New Owner.

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PROPERTY PHOTOS

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PRO FORMA SUMMARY

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Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$195,016	\$23.61	\$195,712	\$23.69
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
Effective Gross Income	\$195,016	\$23.61	\$195,712	\$23.69

Operating Expenses

Description	Actual	Per SF	Market	Per SF
General Repairs	\$775	\$0.09	\$775	\$0.09
Heating & AC	\$1,200	\$0.15	\$1,200	\$0.15
Landscaping Maintenance	\$5,215	\$0.63	\$5,215	\$0.63
Pest Control	\$1,155	\$0.14	\$1,155	\$0.14
Building Insurance	\$5,886	\$0.71	\$5,886	\$0.71
RE Taxes	\$20,123	\$2.44	\$25,516	\$3.09
Special Tax Assessment	\$0	\$0.00	\$691	\$0.08
Waste Disposal	\$6,802	\$0.82	\$6,802	\$0.82
Gas & Electric	\$2,129	\$0.26	\$2,129	\$0.26
Water	\$2,928	\$0.35	\$2,928	\$0.35
Total Expenses	(\$46,213)	(\$5.59)	(\$52,297)	(\$6.33)
Net Operating Income	\$148,803	\$18.01	\$143,415	\$17.36

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PRO FORMA SUMMARY

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Investment Summary

Price	\$2,200,000
Year Built	1981
Tenants	6
RSF	8,260
Price/RSF	\$266.34
Lot Size	18,687 sf
Floors	2
APN	80D-564-4-5
Cap Rate	6.76%
Market Cap Rate	6.52%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Judy Yu	\$30,480	\$30,480
State Farm,	\$50,946	\$50,946
Burt (Chiropractor)	\$27,000	\$27,000
Nassir	\$22,200	\$22,200
Morgan Lee	\$22,908	\$23,604
Matters of the Heart	\$41,482	\$41,482
Totals	\$195,016	\$195,712

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$195,016	\$195,712
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$195,016	\$195,712
- Less: Expenses	(\$46,213)	(\$52,297)
Net Operating Income	\$148,803	\$143,415

Annualized Expenses

Description	Actual	Market
Total Expenses	\$46,213	\$52,297
Expenses Per RSF	\$5.59	\$6.33

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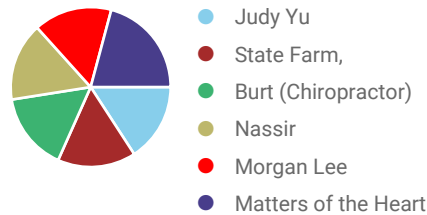
TENANT MIX REPORT

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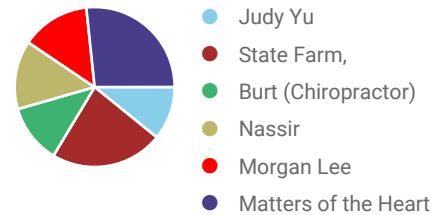
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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Market	Monthly
100	Judy Yu	912	\$2,540	\$2,540	\$2,540	\$2,540
102	State Farm,	1,975	\$4,246	\$4,246	\$4,246	\$4,246
104	Burt (Chiropractor)	1,068	\$2,250	\$2,250	\$2,250	\$2,250
200	Nassir	1,170	\$1,850	\$1,850	\$1,850	\$1,850
201	Morgan Lee	1,160	\$1,909	\$1,909	\$1,967	\$1,967
202	Matters of the Heart	1,975	\$3,457	\$3,457	\$3,457	\$3,457
6		8,260		\$16,251		\$16,309

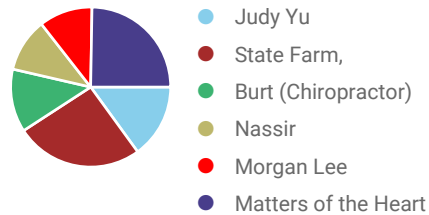
TENANT MIX



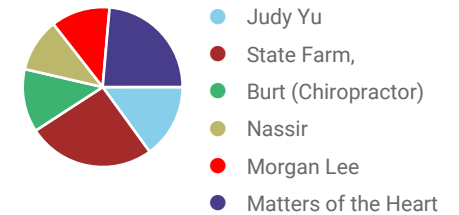
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



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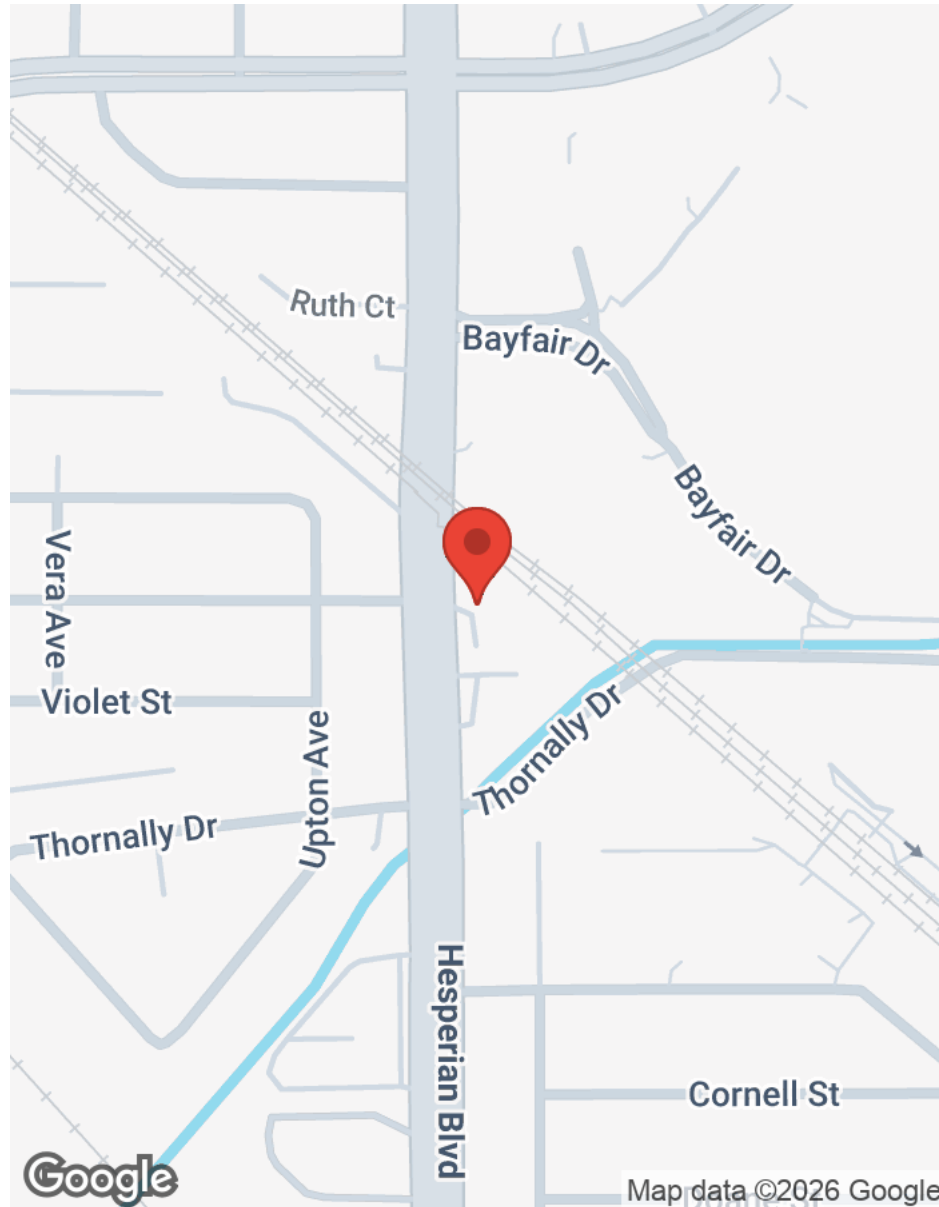
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LOCATION MAPS

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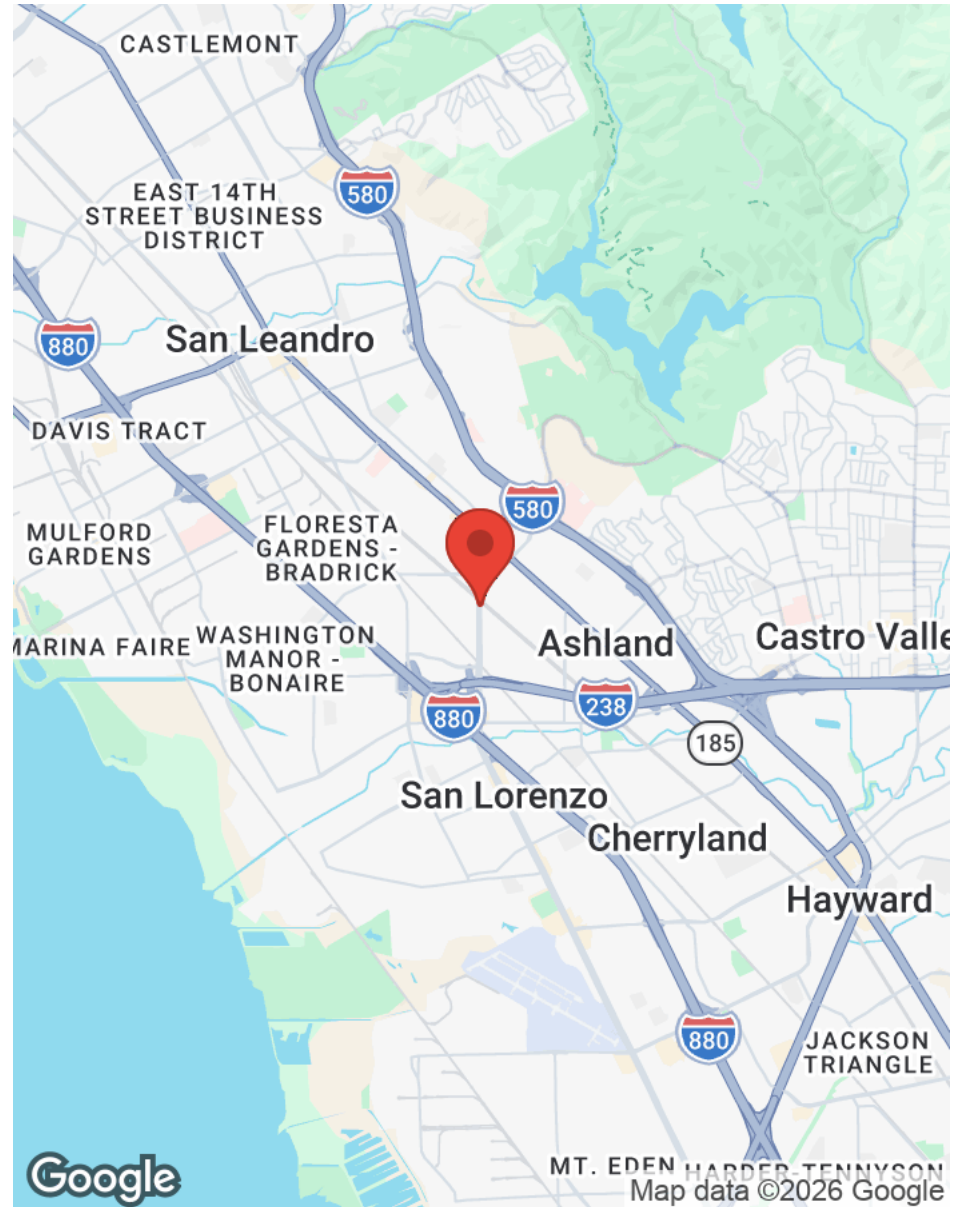


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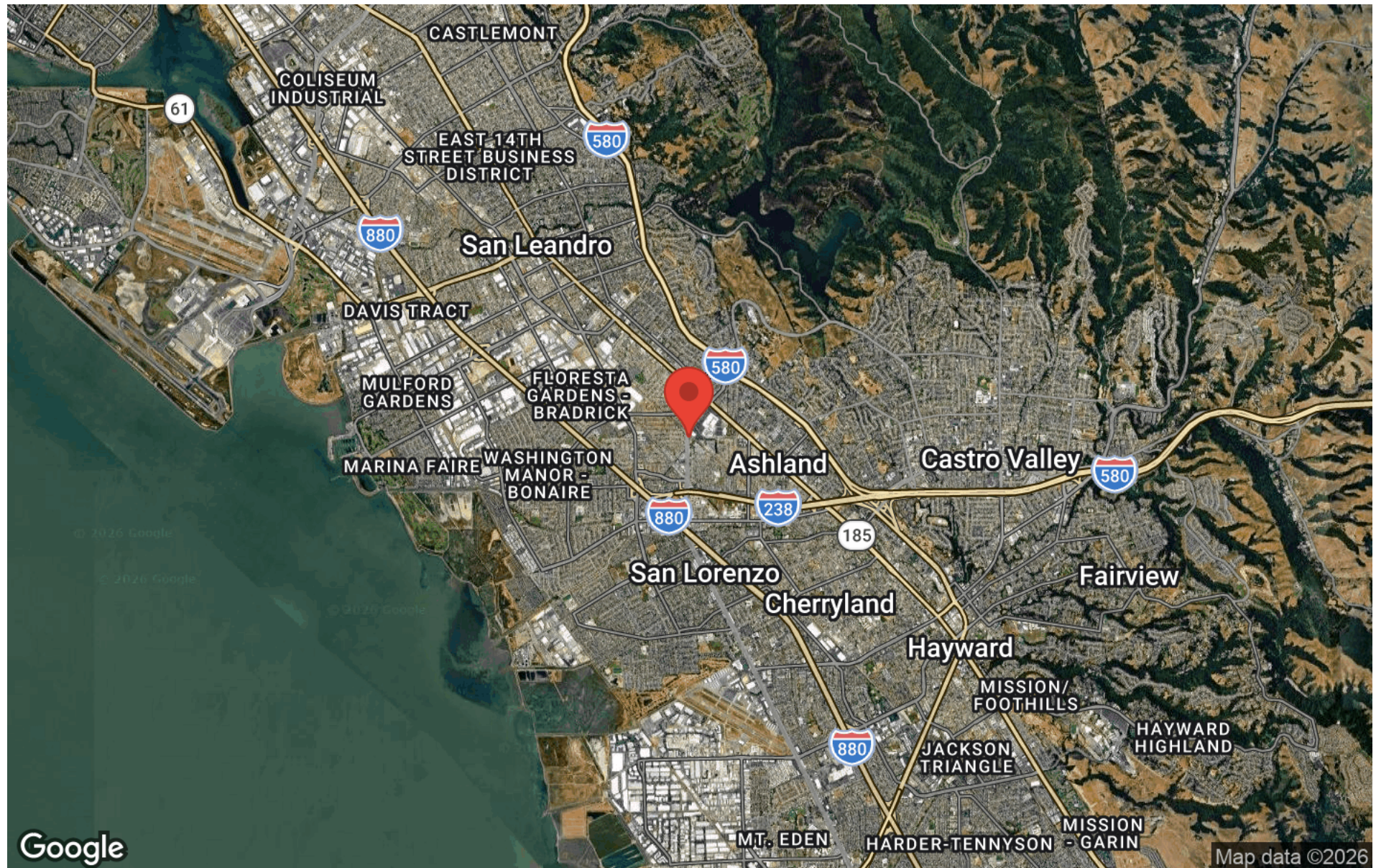


MT. EDEN HARDER TENNYSON
Map data ©2026 Google

REGIONAL MAP

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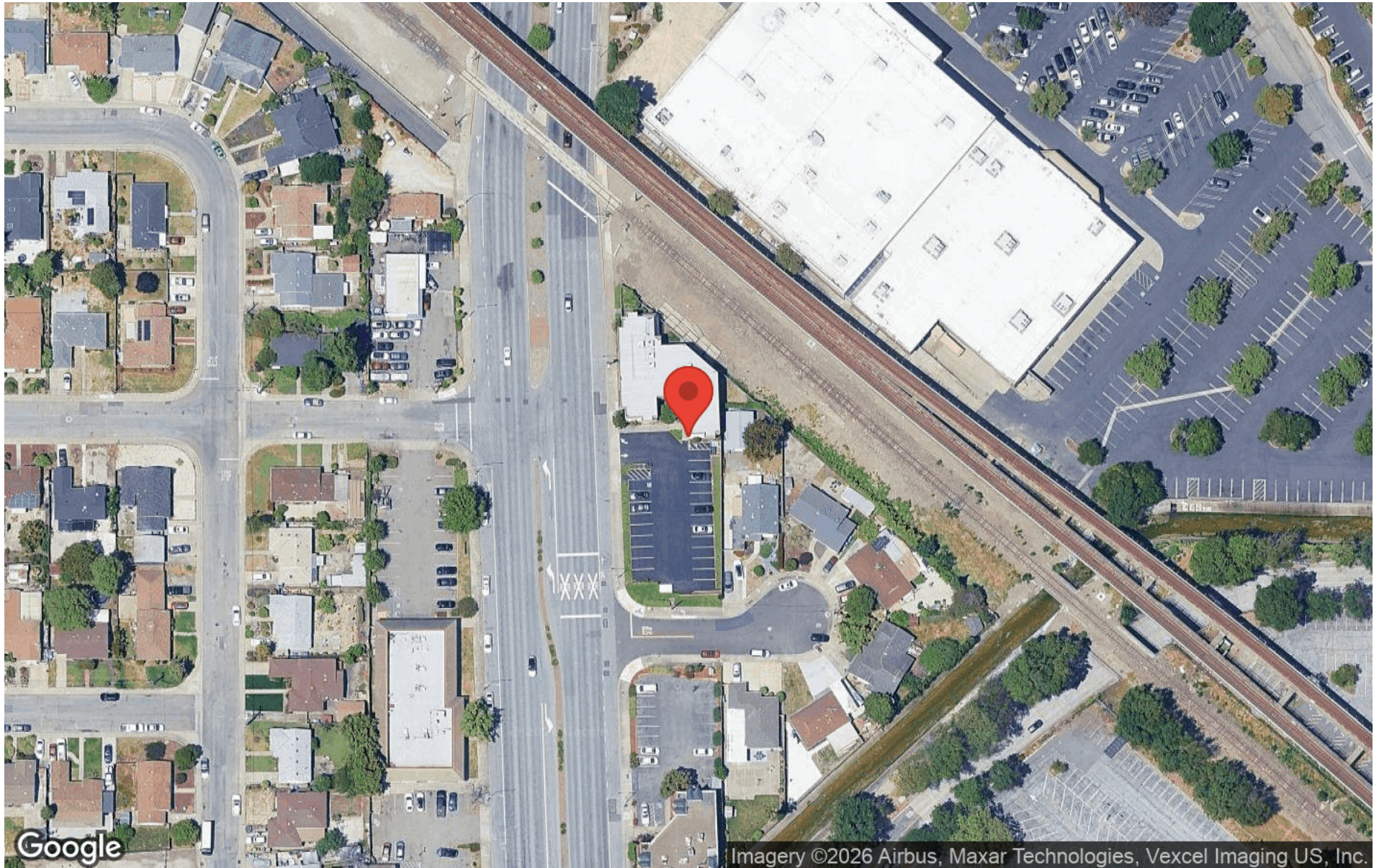
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AERIAL MAP

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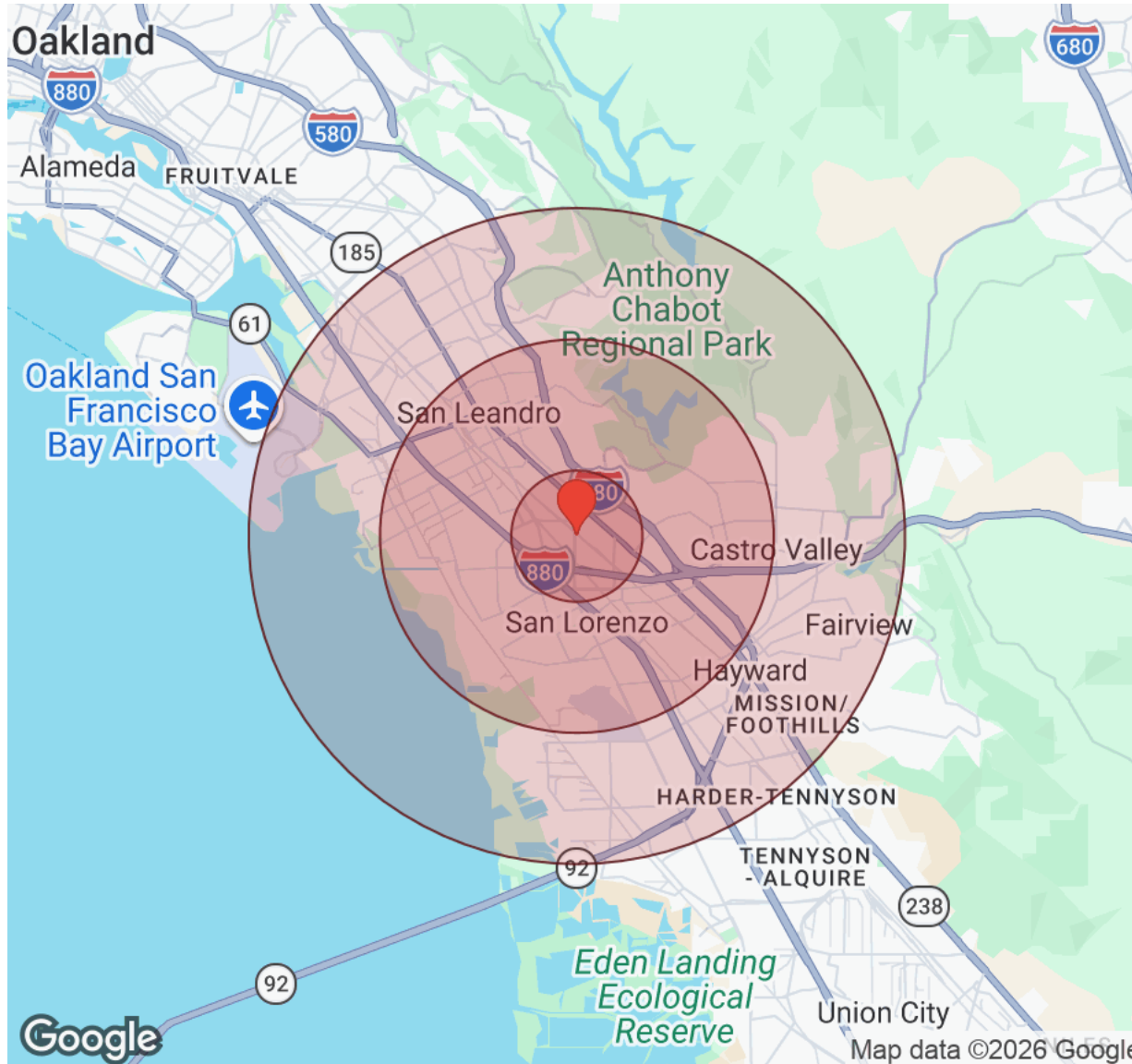
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A

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