

FOR LEASE > 1,682± SF RETAIL SPACE

# Glenbrook Plaza

308 DAVIS STREET, SAN LEANDRO, CA



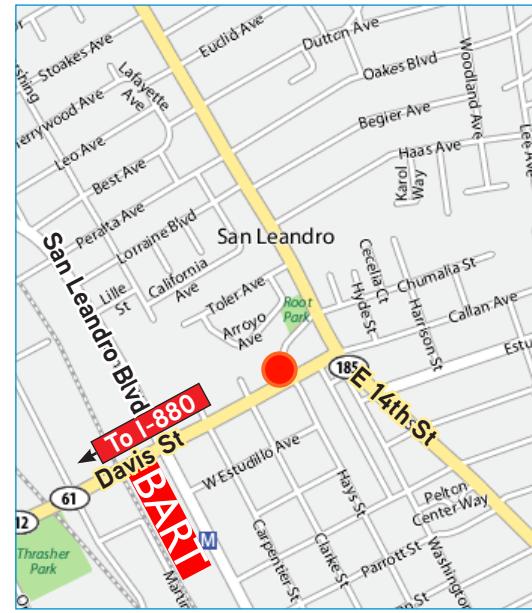
## Highlights

- > Downtown shopping located across from San Leandro Plaza anchored by Safeway and CVS
- > Strong traffic counts at 24,300 ADT (per Cal Tran)
- > 3.7/1,000 parking + street parking & adjacent City parking
- > AC Transit RBT bus stop at Davis and Dan Niemi Way corner
- > Walking distance from San Leandro downtown BART station
- > 1,200/AMP main power panel
- > Heating, ventilation and air conditioning

## Availability

- > 1,682± SF with Dan Niemi Way signage
- > Rent: \$2.25/SF NNN

Demographics	1-mile	3-mile	5-mile
Population	37,539	175,151	374,768
Daytime Work Pop	10,566	65,901	103,641
Median HH Inc	\$76,102	\$68,360	\$75,404
Average HH Income	\$100,657	\$93,836	\$103,453



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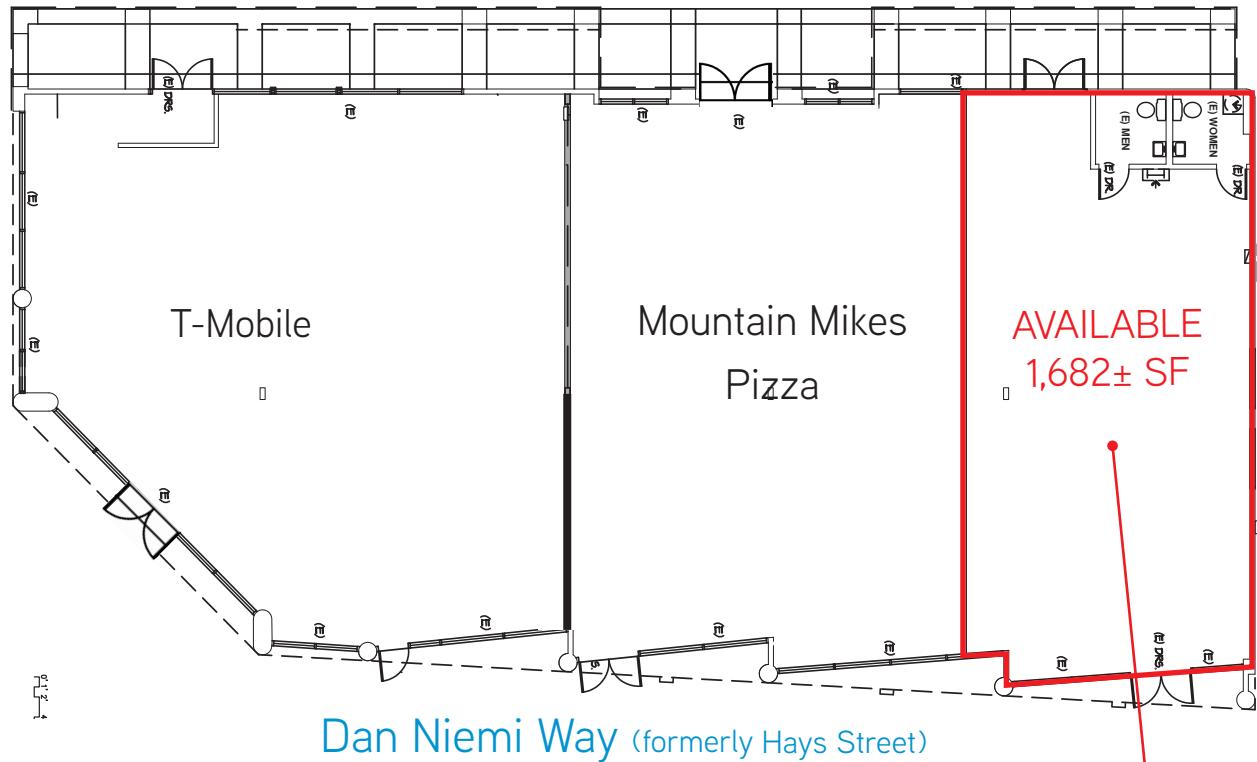
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Davis Street



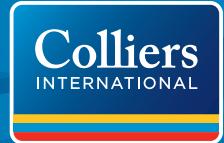
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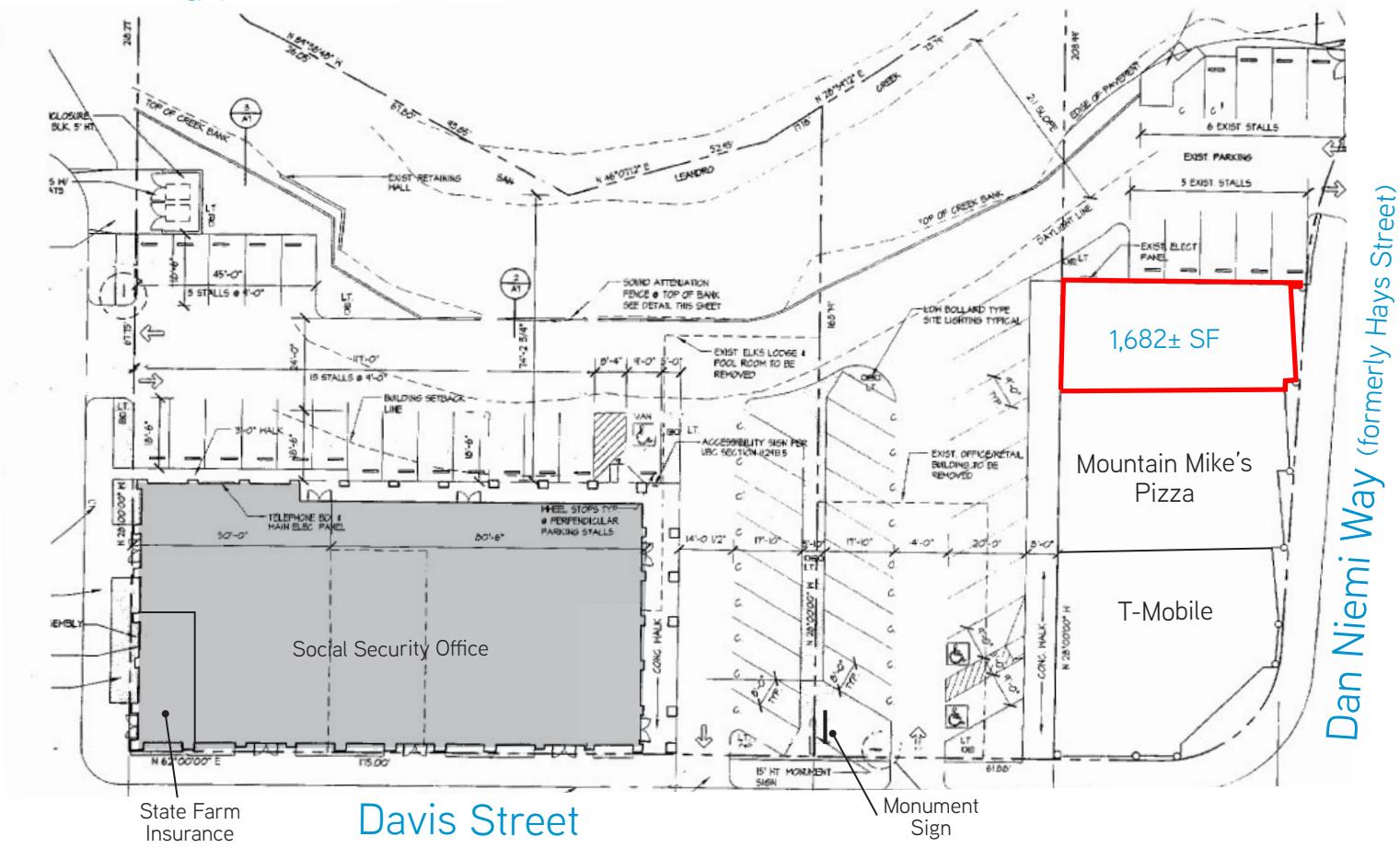
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## Site Plan



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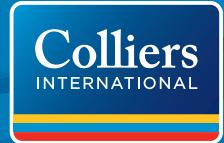
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## City of San Leandro - Community Profile

### LOCATION:

San Leandro is a Charter City that was incorporated in 1872. It covers 15 square miles and has a population of approximately 90,553.

### DESCRIPTION:

San Leandro has everything for business and living — right in the heart of the Bay Area! Charming downtown shops, safe affordable neighborhoods, and a highly-responsive City government are just some of the amenities that attract people to live, work and play in San Leandro.

The City's business development team runs several pro-business programs, including site location assistance, one-stop permitting, and an employee shuttle to and from BART. Also, San Leandro has one of the lowest business license fees in the entire Bay Area and no payroll or gross receipts tax.



With over 500 manufacturers and 33 million square feet of industrial, office, and R&D space, San Leandro is a regional hub for the production and design of electronics and computer components, specialty foods, specialty retail, precision machining, transportation equipment and bio-technology.

World famous businesses and manufacturers such as Ghirardelli Chocolate Company, Kraft, Otis Spunkmeyer, OSI Soft, Energy Recovery Inc. and Alpha Innotech choose to call San Leandro home.

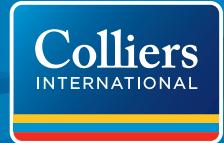
Two major freeways, two BART stations, AC Transit, the Union Pacific Railroad, and direct proximity to Oakland International Airport and the Port of Oakland as well as the new regional Kaiser medical center make San Leandro an ideal location for your business to connect with the global economy!

San Leandro – we want you here!

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## Demographics

	1-Mile	3-Miles	5-Miles
<b>Population</b>			
2019 Daytime Employees	10,566	65,901	103,641
2024 Projection	39,507	183,786	392,845
2019 Estimate	37,539	175,151	374,768
2010 Census	33,903	159,590	342,324
2000 Census	30,465	157,065	338,106
Projected Growth 2019 - 2024	5.24%	4.93%	4.82%
Estimated Growth 2010 - 2019	10.72%	9.75%	9.48%
Growth 2000 - 2010	11.29%	1.61%	1.25%
<b>Households</b>			
2024 Projection	14,458	61,715	134,084
2019 Estimate	13,770	58,769	127,732
2010 Census	12,526	53,435	116,220
2000 Census	11,838	53,950	117,262
Estimated Growth 2010 - 2019	9.93%	5.01%	4.97%
<b>2019 Est. Population by Single-Classification Race</b>	<b>37,539</b>	<b>175,150</b>	<b>374,768</b>
White Alone	33.09%	28.20%	33.14%
Black or African American Alone	15.94%	21.73%	18.70%
Amer. Indian and Alaska Native Alone	0.88%	0.79%	0.82%
Asian Alone	26.84%	21.66%	21.04%
Native Hawaiian and Other Pac. Isl. Alone	0.65%	1.08%	1.00%
Some Other Race Alone	17.40%	21.06%	19.15%
Two or More Races	5.20%	5.49%	6.17%
Not Hispanic or Latino	0.00%	0.00%	0.00%
Hispanic or Latino	67.48%	61.45%	63.45%
<b>2019 Est. Households by HH Income</b>	<b>13,769</b>	<b>58,769</b>	<b>127,732</b>
Est. Average Household Income	\$100,657	\$93,836	\$103,453
Est. Median Household Income	\$76,102	\$68,360	\$75,404
<b>2019 Est. Population by Age</b>	<b>37,539</b>	<b>175,151</b>	<b>374,768</b>
0 to 4 Years	5.99%	6.71%	6.52%
5 to 9 Years	6.17%	6.66%	6.52%
18 to 20 Years	6.11%	6.41%	6.28%
21 to 24 Years	3.35%	3.69%	3.65%
25 to 34 Years	3.03%	3.34%	3.40%
35 to 44 Years	4.00%	4.45%	4.48%
45 to 54 Years	14.28%	15.70%	15.52%
55 to 64 Years	14.87%	14.76%	14.54%
65 to 74 Years	13.74%	12.87%	12.98%
75 to 84 Years	12.86%	11.77%	12.14%
85 and Over	8.86%	8.03%	8.37%
75 to 84 Years	3.99%	3.71%	3.76%
85 and Over	2.74%	1.92%	1.84%
<b>2019 Est. Median Age</b>	<b>39.7</b>	<b>37.0</b>	<b>37.4</b>