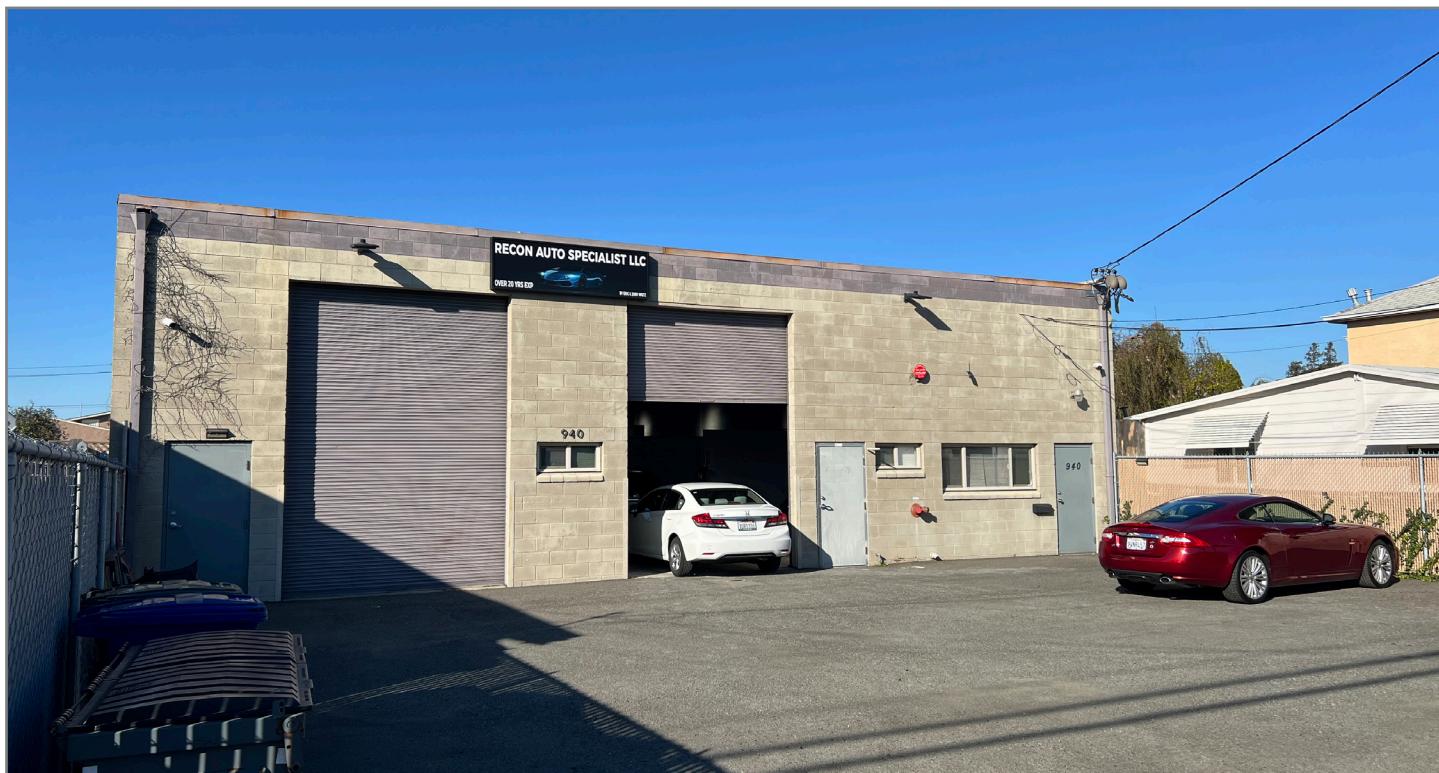


# AVAILABLE FOR SALE

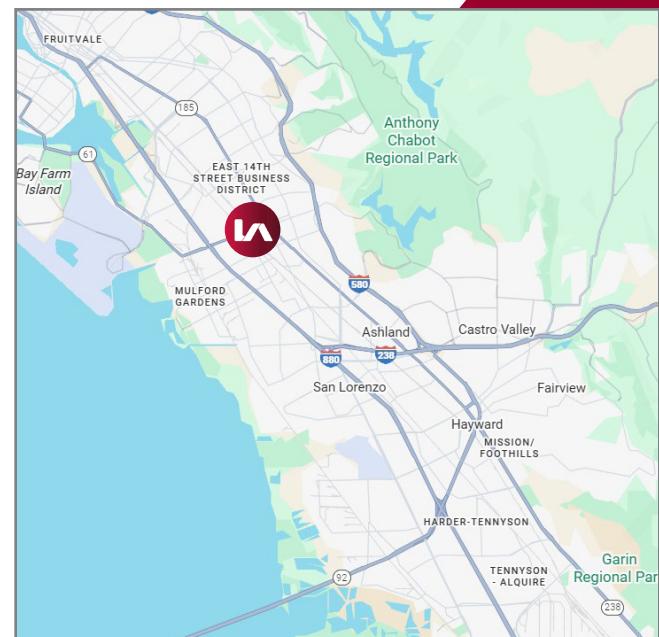
940 WILLIAMS STREET | SAN LEANDRO, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LISTING DATA:

- 5,814± SF Warehouse on 0.2± Acres
- 170± SF Office Area
- 1 Restroom  
(Storage Room can be Converted to 2nd Restroom)
- 2 Roll-Up Doors (14' x 10')
- 16' Clear Height
- Fully Sprinklered
- Skylights Throughout
- Fenced 2,800± SF Yard/Secured Parking Area
- Sale Price: \$1,800,000 (\$309/SF)
- **\*DO NOT DISTURB TENANT\***
- Call Exclusive Agents to Tour



## EXCLUSIVE AGENTS:

Wes Dolan, Associate

E \\ [wdolan@lee-associates.com](mailto:wdolan@lee-associates.com)

P \\ 510.903.7609 | LIC# 02129144

Craig Hagglund, SIOR/Principal

E \\ [chagglund@lee-associates.com](mailto:chagglund@lee-associates.com)

P \\ 510.903.7611 | LIC# 01090730

# AVAILABLE FOR SALE

940 WILLIAMS STREET | SAN LEANDRO, CA



## SBA 504 Loan Sample Structure

Property Address: 940 Williams St  
San Leandro, CA 94577  
Date Prepared: January 9, 2026

### Project Details

Purchase Of Land & Building	\$1,800,000	Property Address	940 Williams St
		Lot Size (s.f.)	6,000
		Price Per Sq. Ft.	\$300.00

**Total Project Cost** \$1,800,000

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$900,000	5.95%	25	10	\$5,771
SBA (2nd)*	40%	\$744,000	5.85%	25	25	\$4,726
Down Payment	10%	\$180,000				

\* Includes financed SBA fee of \$24,000

**Total Monthly Mortgage Payment** \$10,497

**Total Payment PSF** \$1.75

### Monthly Ownership Costs

Mortgage Payments	\$	10,497
Insurance & Property Tax	\$	1,950
<b>Total Monthly Cash Outlay:</b>	<b>\$</b>	<b>12,447</b>
Average Principal Paydown Benefit:	<b>\$</b>	<b>(2,474)</b>
<b>Total Effective Monthly Costs:</b>	<b>\$</b>	<b>9,973</b>

### Out of Pocket Costs

Down Payment	\$180,000
Estimated Bank Fees	\$6,750
Appraisal & Environmental Reports	\$5,400

### Total Out of Pocket Costs

\$192,150

### 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 fees total 2.65% for non-manufacturing businesses, plus a \$3,500 attorney flat fee and \$1,000 documentation fee — all 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 1% 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

For more information contact:

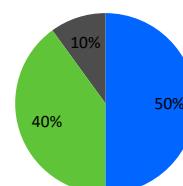
**Keely Choy**

**Capital Access Group**

Business Development Officer

415-986-9085

kchoy@capitalaccess.com



100 Pine Street, Suite 1925 | San Francisco, CA 94111

tel 415 217 7600 fax 415 217 7610 web CAPITALACCESS.COM

### EXCLUSIVE AGENTS:

Wes Dolan, Associate

E \\ [wdolan@lee-associates.com](mailto:wdolan@lee-associates.com)

P \\ 510.903.7609 | LIC# 02129144

Craig Hagglund, SIOR/Principal

E \\ [chagglund@lee-associates.com](mailto:chagglund@lee-associates.com)

P \\ 510.903.7611 | LIC# 01090730