

FOR SALE | \$3,099,999



2368 & 2370 Alvarado St, San Leandro, CA | 14,156 square feet

Portfolio of two free standing industrial properties | Industrial General (IG) Zoning

More info at www.AlvaradoStProperties.com



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CalBRE# 01784630

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 2368 & 2370 Alvarado St, San Leandro, CA 94577 ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or TIG.

PROPERTY HIGHLIGHTS

TIG is pleased to offer FOR SALE a portfolio of two free standing industrial properties. This is a unique opportunity for an owner/user to acquire the property in a supply constrained market, and operate its own business.

Building Size: ± 14,156 square feet

2368 Alvarado St: ± 4,000 square feet

2370 Alvarado St: ± 10,156 square feet

Lot Size: ± 25,952 square feet (± 0.60 acres)

2368 Alvarado St: ± 13,353 square feet (± 0.31 acres)

2370 Alvarado St: ± 12,599 square feet (± 0.29 acres)

Year Built: 1957 & 1954

Metering: Each building separately metered

Ceiling Height: ± 16 to 18 feet

Zoning: Industrial General (IG)

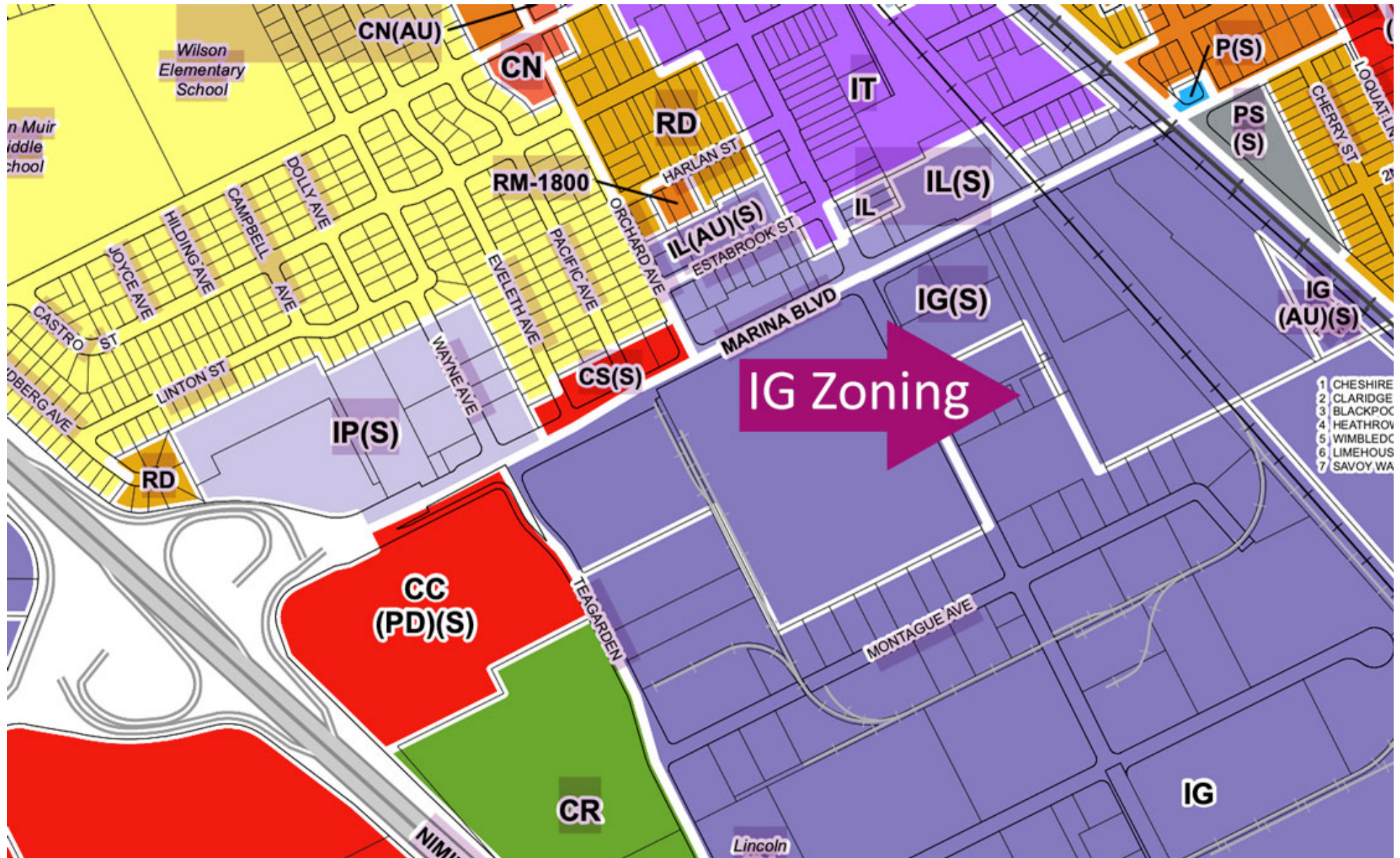
Parking: 12 on site parking spaces

Location: 880 submarket with easy convenient access to transportation, hotels, restaurants, etc

Accessibility: Proximity to Port of Oakland, San Mateo Bridge, minutes to freeways 84, 92 & 880. Surrounded by SJC, OAK, SFO airports



ZONING MAP



SAN LEANDRO CANNABIS INFO

MORE INFO AT
[HTTPS://WWW.SANLEANDRO.ORG/DEPTS/CITYHALL/](https://www.sanleandro.org/depts/cityhall/)



INDUSTRIAL GENERAL (IG) PERMITTED USES

Summary: To provide and protect existing industrial sites and allow for continued operation of existing general industry, subject to performance standards and buffering requirements to minimize potential environmental impacts. IG supports manufacturing, distribution and storage, and service uses. Certain types of retail sales are permitted under specified limitations. The city encourages adaptive reuse of existing industrial buildings.

»»» **Business Services**

»»» **Offices, Business and Professional**

»»» **Catering Services**

»»» **Processing / Shipping Centers**

»»» **Health / Fitness Centers**

»»» **Warehousing**

»»» **Industry, R & D**

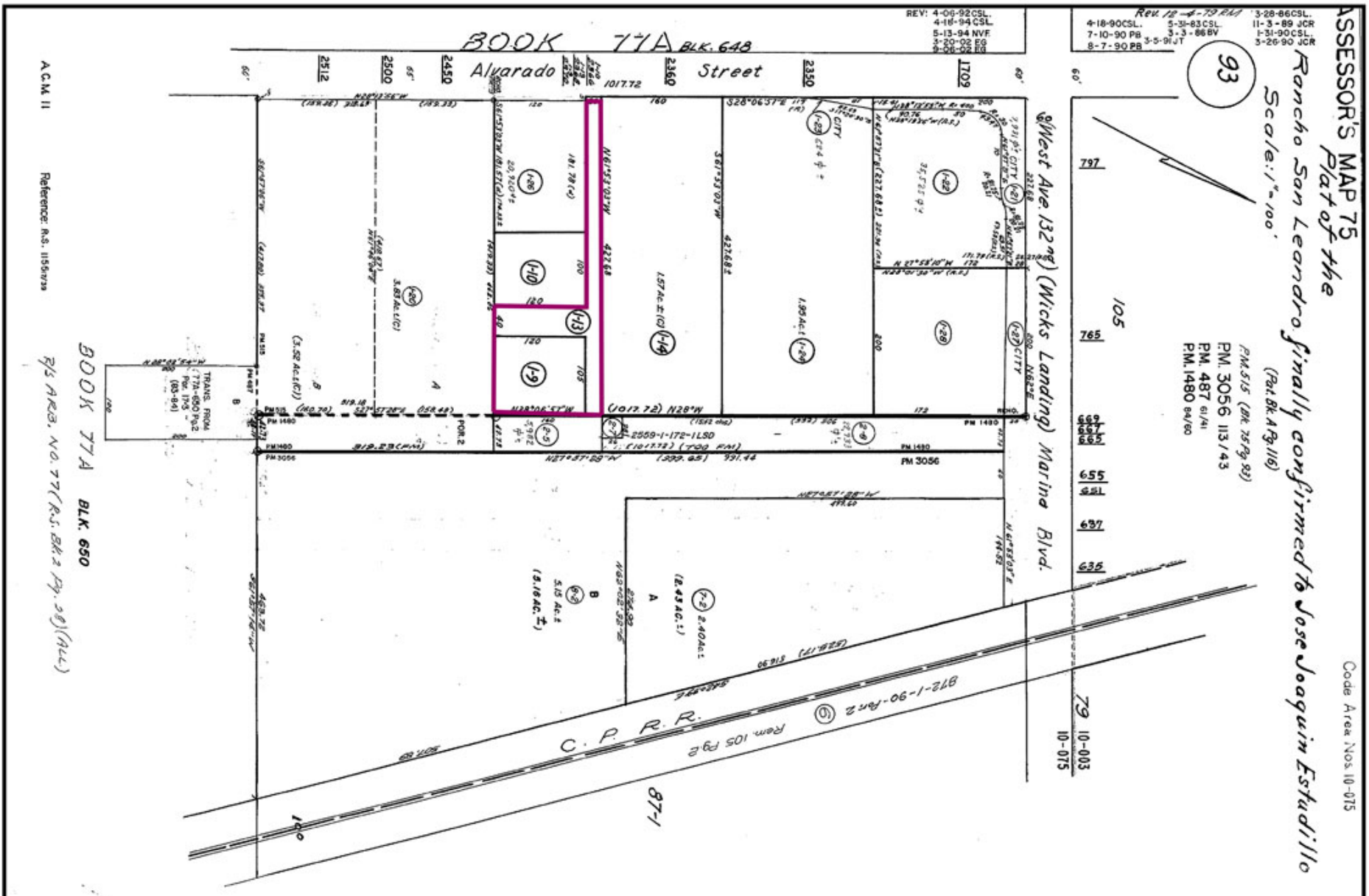
»»» **Cannabis Dispensary ***

»»» **Laboratories**

»»» **Cannabis Manufacturing / Testing ***

* Conditionally permitted use

PARCEL MAP



PHOTOS



PHOTOS



SAMPLE SBA STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE

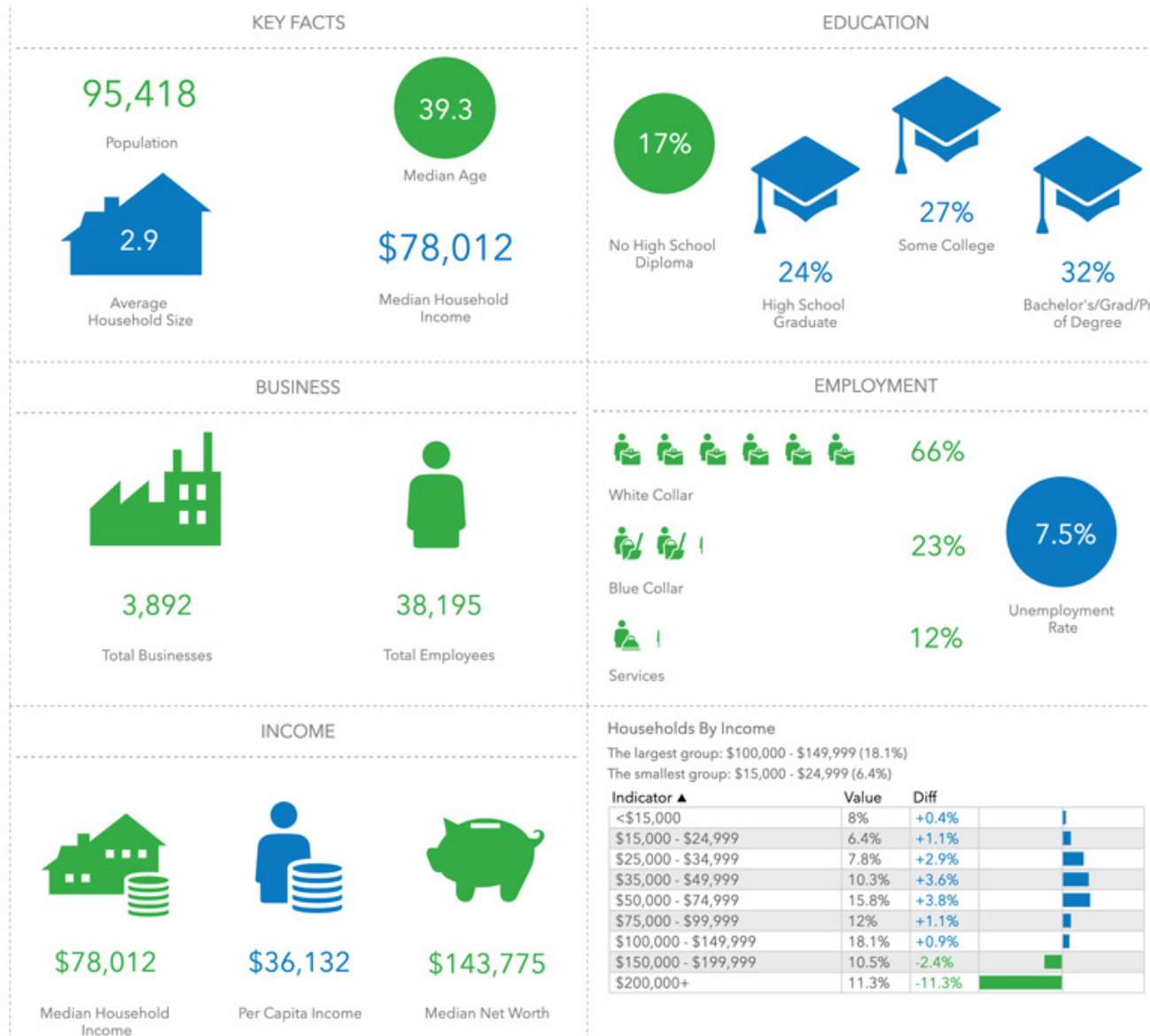


Business Finance Capital

BUILDING ACQUISITION	\$3,100,000
Tenant Improvements	
SBA/CDC FEES	\$36,000
TOTAL PROJECT COST	\$3,136,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,550,000	3.75%	10 Years 25 Yr. Amort.	1st Deed	\$7,969	\$95,628
SBA 504 LOAN	40%	\$1,276,000	2.91% Oct '21	25 Years Full Amort.	2nd Deed	\$5,991	\$71,896
BORROWER	10%	\$310,000					
TOTAL	100%	\$3,136,000				\$13,960	\$167,525

SAN LEANDRO DEMOGRAPHICS





Contact Exclusive Agent for Details and Tour

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