

➤ FOR LEASE OR SALE

Restaurant Opportunity/Property for Sale



3188 ALVARADO STREET, SAN LEANDRO, CA



Significant Funds Incentive from the City of San Leandro
for Facade Improvements and Brewery & Wine Programs



Available - For Lease

±5,121 SF Restaurant Opportunity Includes

- ±3,981 SF Vacant Restaurant
- ±1,161 SF Vacant Bar
- Existing Equipment
- Parking

Rent: \$1.75/SF, NNN (\$.25 OPEX as is)

Traffic Counts

Fremont Avenue: 9,156 ADT
Alvarado Street: 12,200 ADT

Available - For Sale

Total parcel size: 1.28 acres

- ±11,234 SF restaurant/retail building
- ±2,250 SF separate retail building (leased to Cosmo Prof - LED 2019)
- Zoning: CN- Neighborhood Commercial

Sale Price: \$3.5 Million

Demographics

	1 mile	3 miles	5 miles
Daytime Business	12,069	60,634	137,213
Estimate Pop	24,479	179,822	355,361
Est. Avg Hh Income	\$75,631	\$80,506	\$79,108

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3188 ALVARADO STREET, SAN LEANDRO, CA



FOR SALE
±11,234 SF ON 1.28 ACRES

FOR LEASE (or included in sale)
±5,121 SF (Vacant restaurant)

Cosmo Prof
CosmoPro

Property Information

- › Established Restaurant Site at High Traffic Intersection of Fremont Avenue & Alvarado Street
- › Surrounded by vibrant business parks and a dense residential neighborhood
- › Site offers excellent visibility and ingress/egress with two access points
- › Dedicated Lot with Ample Parking – 85 Stalls
- › Building & Pylon Signage Available
- › Adjacent yard area can also be utilized
- › Can accommodate restaurant, retail and other uses

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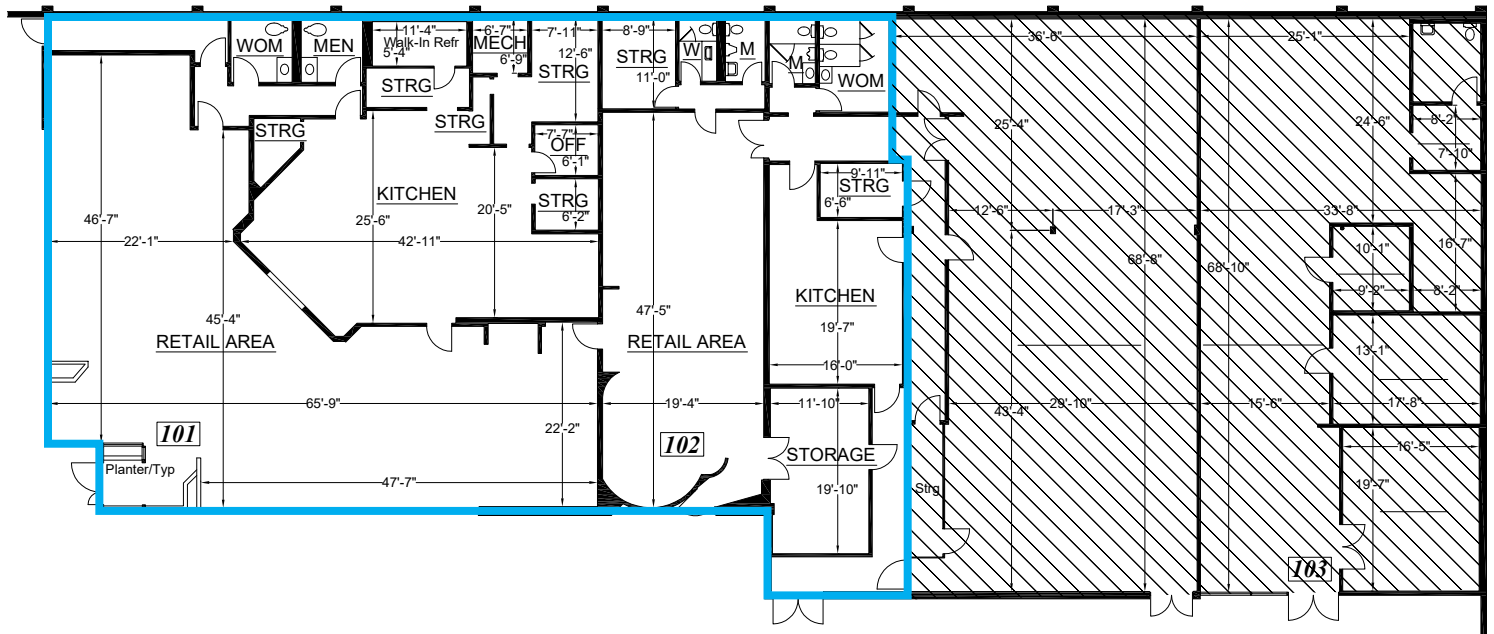
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Restaurant/Bar ±5,121 SF Available for Lease



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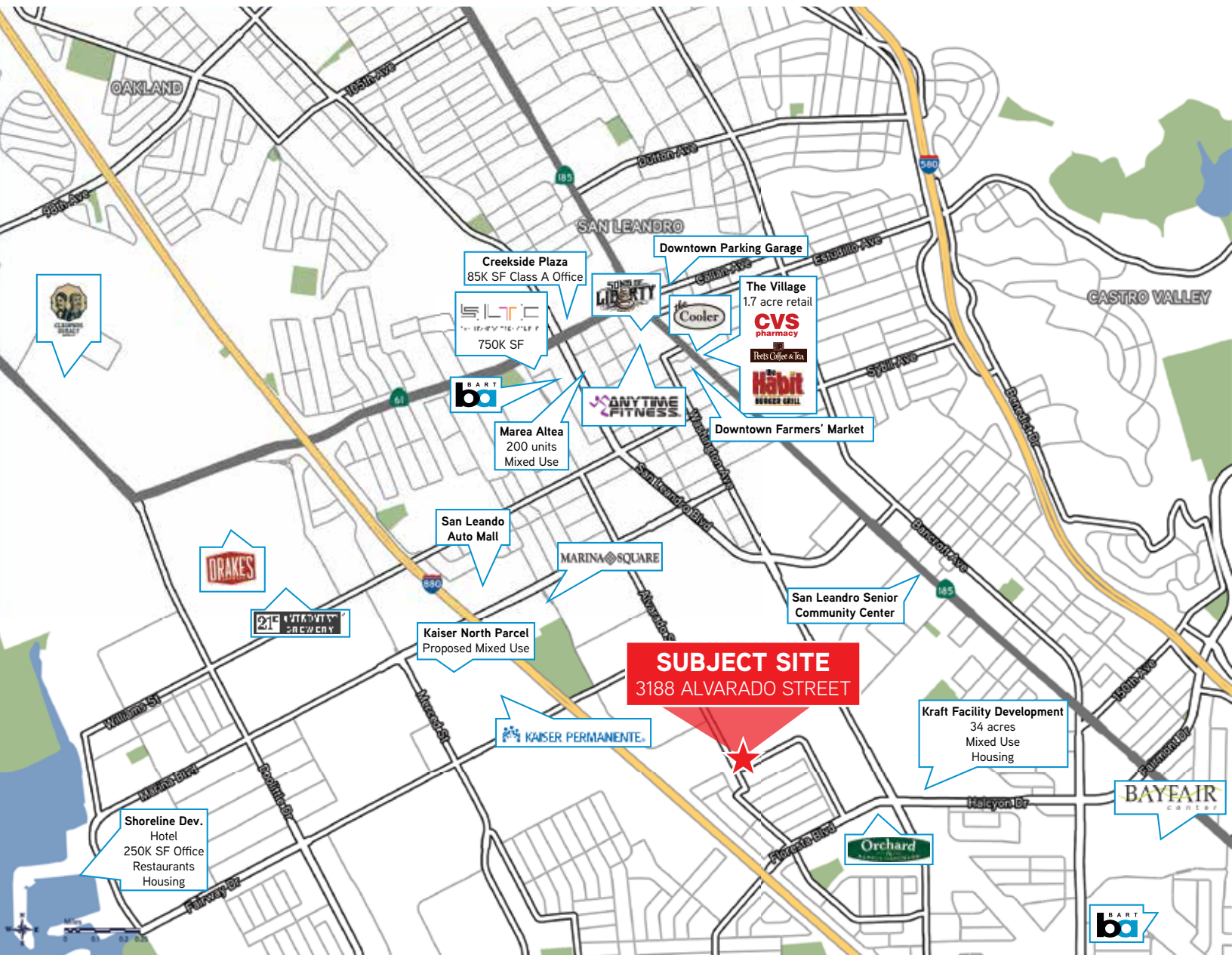
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Retail/Development Locations



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