

1595 Washington Avenue

@ Parrott Street – San Leandro, CA

Ground Lease Opportunity
**Vibrant
Downtown Location**

Ideal Location for Bank, QSR, Fitness, Retail or Dining!

Located in Downtown San Leandro – a vibrant and welcoming destination for residents, employees, and visitors alike.

This ground lease opportunity offers excellent connectivity with nearby public transit, major roads, and community amenities.

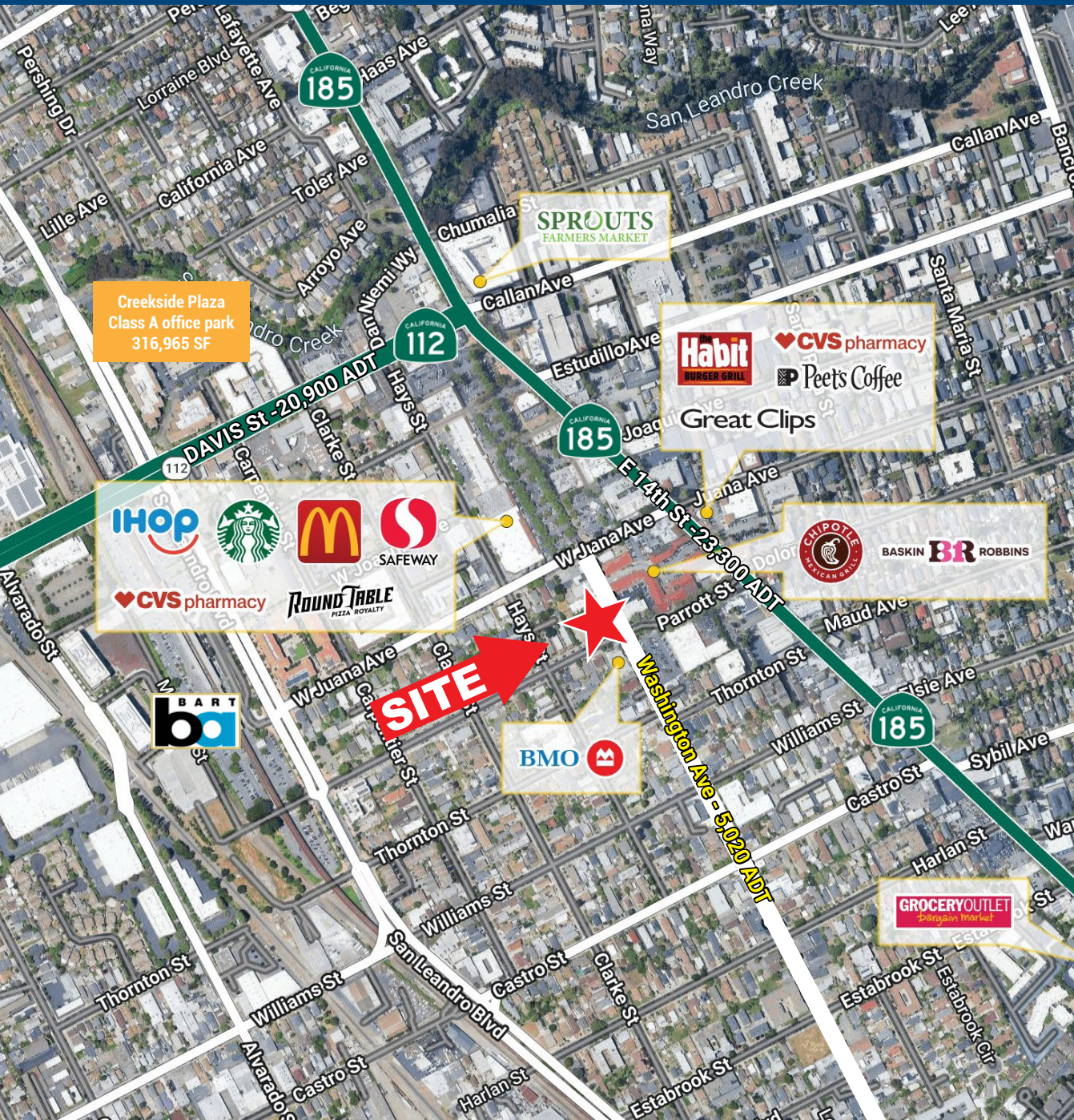
- Zoning: Retail Mixed Use
- Corner Location
- 0.4219 acre/18,375 SF parcel (0.1721 acre/7,500 SF parcel also available)
- Ideal for bank, QSR, fitness, retail or dining
- 0.07 miles to BART (15-minute walk)
- Strong demographics in trade area (360,415 people with average household income of \$145,275 in a 5-mile radius)
- Adjacent to BMO Bank and one block from busy Safeway
- Near BART station

CATHERINE MACKEN
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PARTNER **XTEAM**
RETAIL ADVISORS

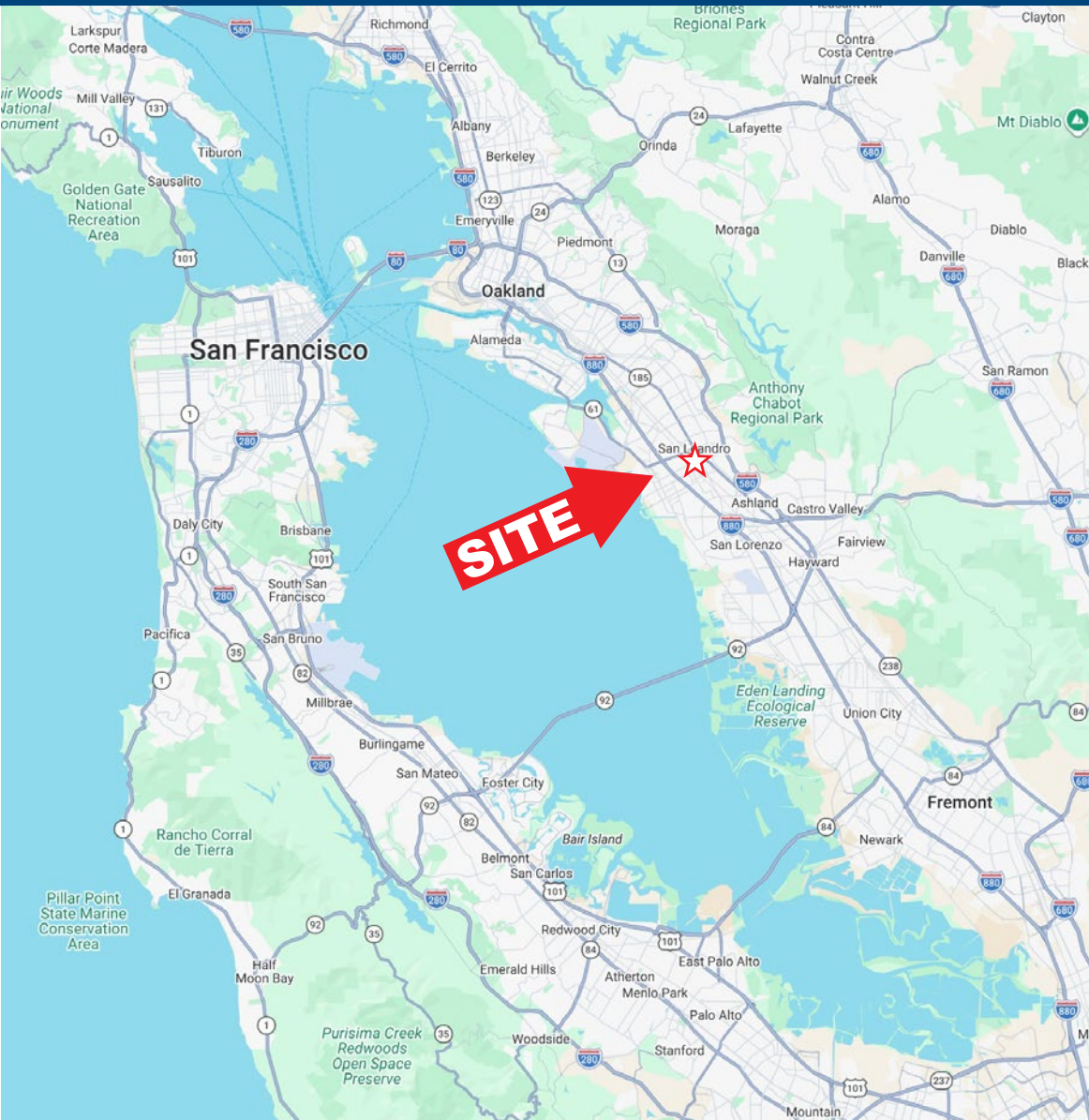
**JohnCumbelich
& Associates**



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the location



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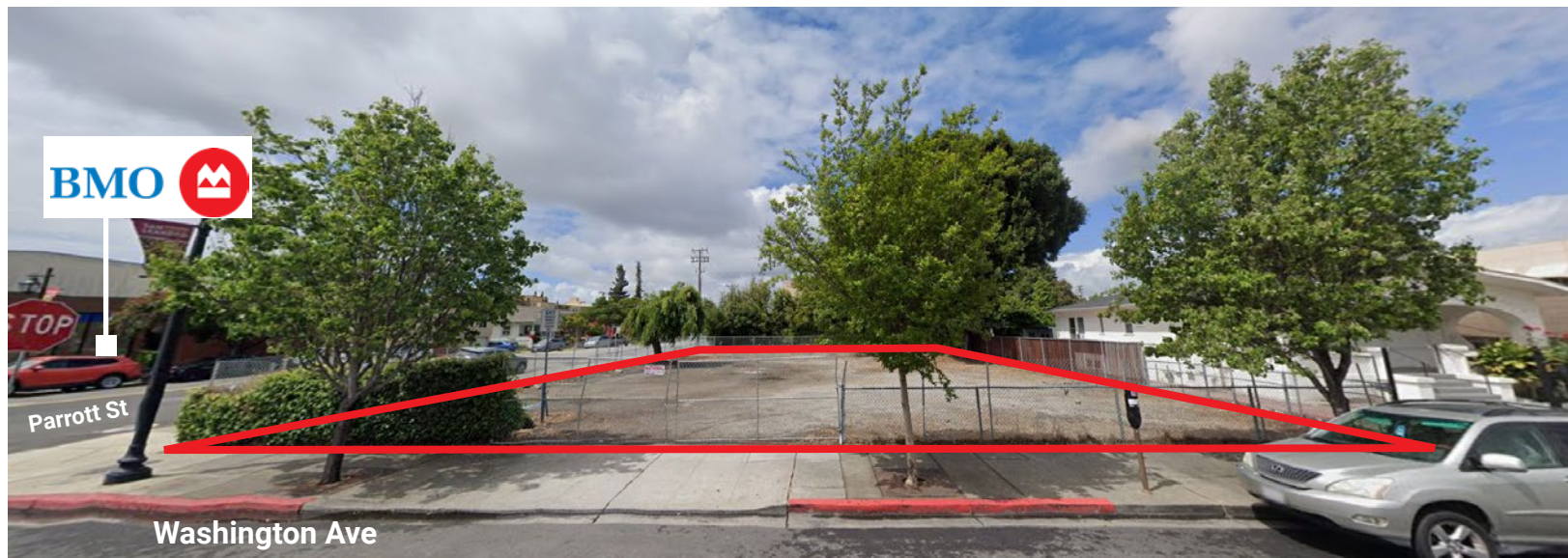
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View from Washington Ave



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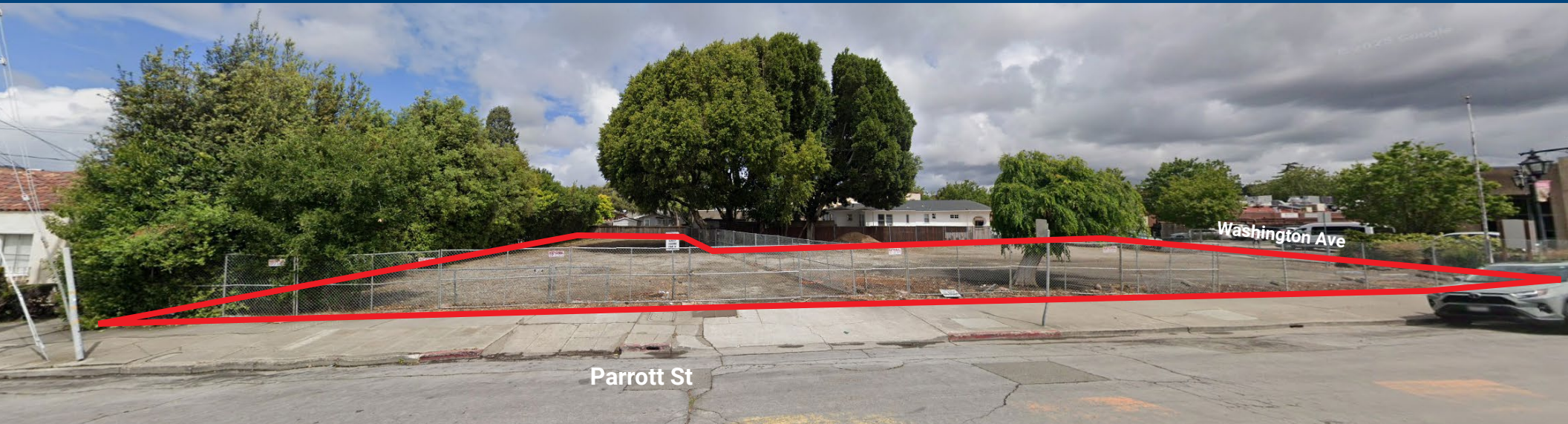
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View from Parrott St



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conceptual uses

Drive-Thru QSR



Bank



Dining with Outdoor Seating



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demographics

		1-MILE	3-MILE	5-MILE
POPULATION	2026 Estimated Population	31,503	174,169	360,415
	2031 Projected Population	30,862	168,171	347,072
	2020 Census Population	31,648	174,717	365,527
	2010 Census Population	29,460	161,284	335,733
	Projected Annual Growth 2026 to 2031	-0.4%	-0.7%	-0.7%
	Historical Annual Growth 2010 to 2026	0.4%	0.5%	0.5%
	2026 Median Age	40.8	38.4	38.4
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	11,488	77,928	214,591
HOUSEHOLDS	2026 Estimated Households	12,442	58,884	122,776
	2031 Projected Households	12,187	56,692	117,752
	2020 Census Households	11,815	56,990	119,909
	2010 Census Households	11,329	54,363	113,999
	Projected Annual Growth 2026 to 2031	-0.4%	-0.7%	-0.8%
	Historical Annual Growth 2010 to 2026	0.6%	0.5%	0.5%
RACE & ETHNICITY	2026 Estimated White	27.0%	20.2%	23.7%
	2026 Estimated Black or African American	14.3%	19.0%	17.5%
	2026 Estimated Asian or Pacific Islander	31.4%	27.3%	25.6%
	2026 Estimated American Indian or Native Alaskan	1.2%	1.6%	1.6%
	2026 Estimated Other Races	26.1%	32.0%	31.5%
	2026 Estimated Hispanic	27.9%	35.6%	35.0%
INCOME	2026 Estimated Average Household Income	\$143,178	\$134,875	\$145,275
	2026 Estimated Median Household Income	\$117,263	\$106,369	\$115,227
	2026 Estimated Per Capita Income	\$56,749	\$45,880	\$49,785
EDUCATION (AGE 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	9.0%	12.7%	11.8%
	2026 Estimated Some High School (Grade Level 9 to 11)	5.9%	8.7%	7.5%
	2026 Estimated High School Graduate	19.6%	24.1%	21.9%
	2026 Estimated Some College	19.0%	17.9%	17.6%
	2026 Estimated Associates Degree Only	8.3%	7.2%	7.7%
	2026 Estimated Bachelors Degree Only	23.3%	19.8%	21.7%
	2026 Estimated Graduate Degree	14.9%	9.7%	11.8%
BUSINESS	2026 Estimated Total Businesses	1,609	6,344	11,901
	2026 Estimated Total Employees	19,419	69,685	123,996
	2026 Estimated Employee Population per Business	12.1	11.0	10.4
	2026 Estimated Residential Population per Business	19.6	27.5	30.3



BARTable, WALKable, ENJOYable Downtown San Leandro

San Leandro is a vibrant East Bay city located about 20 miles south of Walnut Creek, accessible via I-680 and I-580 or BART. It features a walkable downtown, scenic shoreline parks, local craft breweries, and community events like the historic Cherry Festival



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