

15910 & 15950 E 14TH ST

15910 & 15950 E 14TH ST San Leandro, CA 94578



FOR SALE

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BellStreet

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Property Description

Seize a rare, shovel-ready redevelopment opportunity in the heart of San Leandro. This fully entitled mixed-use project delivers 36 residential units across a well-balanced unit mix (11 studios, 15 one-bedroom, and 10 two-bedroom homes) paired with 5,017 SF of street-level retail space designed to drive foot traffic and long-term income stability.

With entitlements already secured and plans finalized, the heavy lifting is done. Investors can bypass the lengthy and uncertain approval process and move directly into development, significantly reducing both timeline risk and carrying costs.

This dual-parcel assemblage presents an exceptional value-add proposition for build-and-hold investors seeking strong residential demand, diversified income streams, and meaningful upside in one of the East Bay's most accessible and transit-connected corridors.

Offering Summary

Sale Price:	\$1,650,000
Number of Units:	36
Lot Size:	30,028 SF
Price Per SF (Lot):	\$62.60
Price Per Unit:	\$52,222
Price Per Buildable SF:	\$50.14

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	931	3,622	10,470
Total Population	2,595	10,175	30,435
Average HH Income	\$118,362	\$107,719	\$104,816

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Location Description

Discover the vibrant and bustling community surrounding the location in San Leandro, CA, 94578. The area is known for its dynamic mix of commercial and residential spaces, offering a prime setting for retail and street retail investors. Enjoy close proximity to popular shopping destinations such as Westgate Center, Bayfair Mall, and the local favorite San Leandro Farmers' Market. Nearby dining options include well-loved establishments like Paradiso Restaurant, Horatio's, and Cleophus Quealy Beer Company. With easy access to major transportation routes and a diverse demographic, this location presents an exciting opportunity for retail investors seeking a thriving market.

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Building Information

Number of Floors	5
Construction Status	Proposed

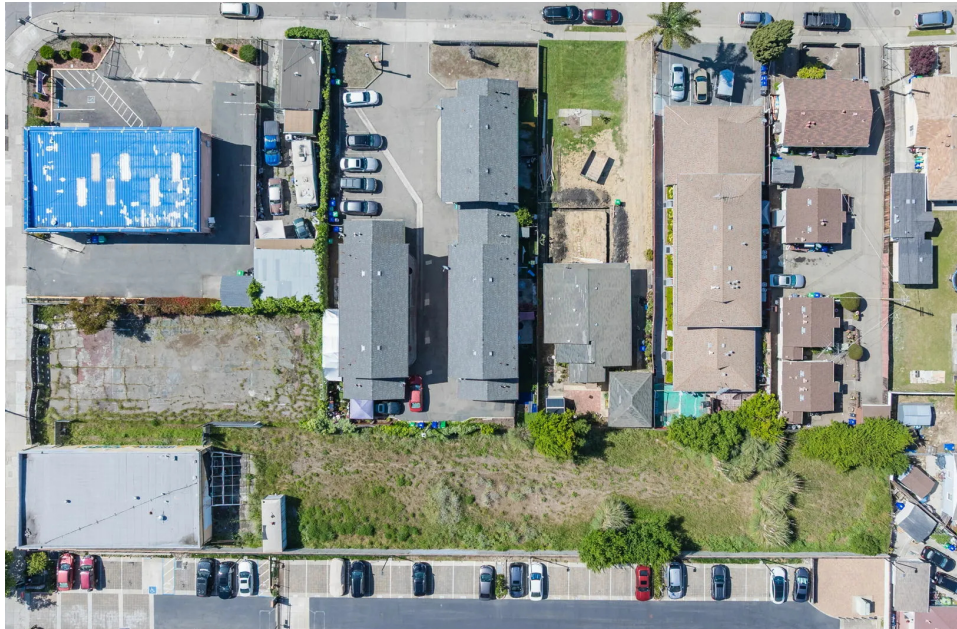
Property Highlights

- 36 Total Residential Units | 11 Studios · 15 One-Bedrooms · 10 Two-Bedrooms
- Fully Entitled & Plan-Ready | Streamlined path to construction
- Dual-Parcel Assemblage | 15910 & 15950 E 14th St, San Leandro, CA
- Ideal for Build-and-Hold Investors | Diversified mixed-use income potential
- Nearby Major Transportation and Amenities



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2. NORTH WEST PERSPECTIVE



1. SOUTH WEST PERSPECTIVE



4. NORTH EAST PERSPECTIVE



3. SOUTH EAST PERSPECTIVE

For Sale

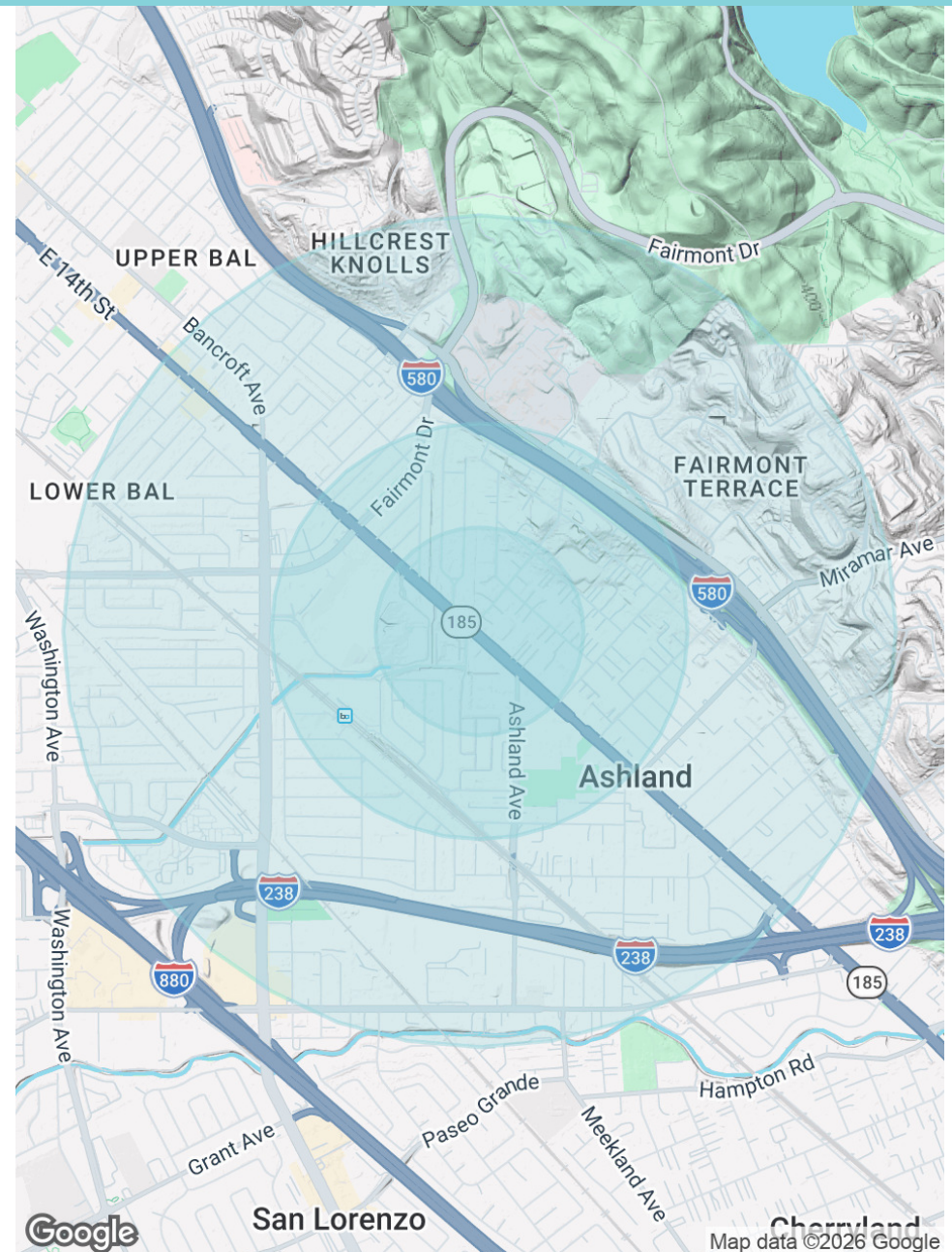
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,595	10,175	30,435
Average Age	37.9	39.2	39.8
Average Age (Male)	37.1	37.5	39.4
Average Age (Female)	39.5	41.0	40.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	931	3,622	10,470
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$118,362	\$107,719	\$104,816
Average House Value	\$755,640	\$718,261	\$761,620

Traffic Counts	0.25 Miles	0.5 Miles	1 Mile
E 14th St and 159th Ave	26,000/day		

2023 American Community Survey (ACS)



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Jeff Harrison

Associate Advisor

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Direct: **916.710.3099**

CalDRE #02196246

Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

BellStreet

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Amit Urban

Director

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CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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