

15910-15950 E 14th STREET

2-Parcel Development Site For Sale | San Leandro

\$1,200,000



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FOR SALE | SAN LEANDRO



HIGHLIGHTS



Land for Sale: 2 adjacent parcels fronting E 14th Street totaling $\pm 30,028$ sf (± 0.69 ac)



15910 E 14th Street (APN: 80-57-16-2) approximately $\pm 9,980$ sf (± 0.23 ac)



15950 E 14th Street (APN: 80-86-3) approximately $\pm 20,048$ sf (± 0.46 ac)



Traffic Count: 23,600 ADT (2016: E 14th St & 156th Ave)



AC Transit bus stop across the street



5-10 minute walk to Bayfair Mall, BART, Shops, Restaurants and Century 16 Movie Theater



Zoned District Mixed Use (DMU) allows for vertical mixed-use/residential projects

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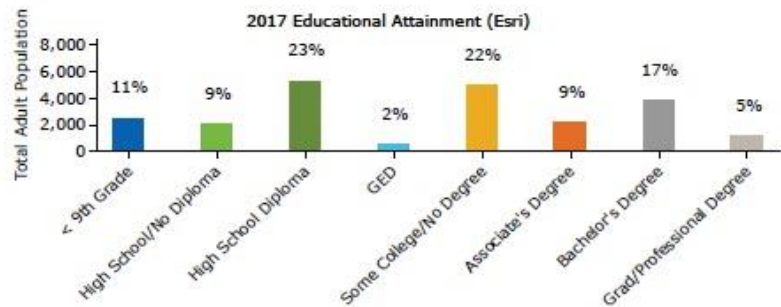
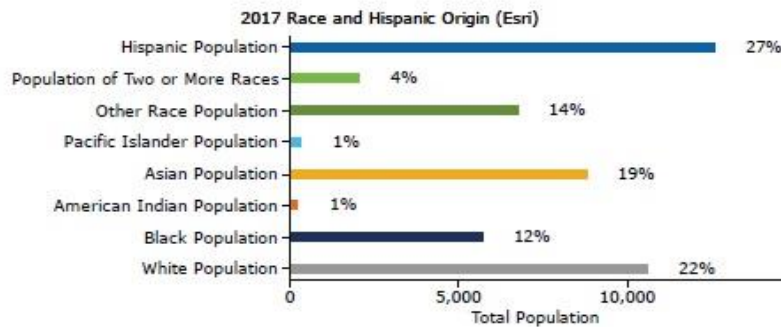
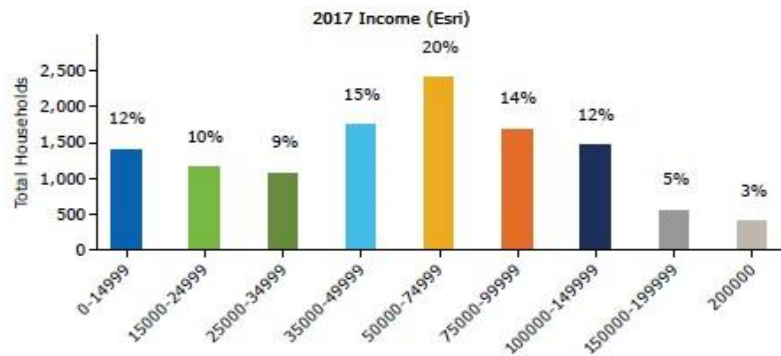
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	30,819	180,842	343,756
2010 Total Population	32,296	189,581	353,424
2017 Total Population	34,632	205,052	383,097
2017 Group Quarters	819	2,968	4,917
2022 Total Population	36,382	216,203	404,976
2017-2022 Annual Rate	0.99%	1.06%	1.12%
2017 Total Daytime Population	29,747	175,049	339,332
Workers	10,188	64,274	129,428
Residents	19,559	110,775	209,904
Median Household Income			
2017	\$54,232	\$64,255	\$62,761
2022	\$59,559	\$73,667	\$71,232
Median Age			
2010	33.4	37.0	35.8
2017	34.3	37.8	36.6
2022	35.1	38.5	37.5
2017 Households by Income			
Household Income Base	11,913	71,162	127,791
<\$15,000	11.8%	8.5%	9.5%
\$15,000 - \$24,999	9.8%	8.1%	8.3%
\$25,000 - \$34,999	9.0%	8.3%	8.5%
\$35,000 - \$49,999	14.5%	12.8%	12.6%
\$50,000 - \$74,999	20.2%	18.7%	18.3%
\$75,000 - \$99,999	14.2%	14.2%	13.3%
\$100,000 - \$149,999	12.4%	15.9%	15.5%
\$150,000 - \$199,999	4.6%	7.7%	7.6%
\$200,000+	3.5%	5.9%	6.3%
Average Household Income	\$70,469	\$85,052	\$85,137
2010 Population by Age			
Total	32,296	189,581	353,426
0 - 4	7.8%	6.7%	7.1%
5 - 9	6.7%	6.5%	6.8%
10 - 14	6.6%	6.5%	6.7%
15 - 24	14.6%	13.1%	13.8%
25 - 34	16.9%	14.4%	14.6%
35 - 44	13.9%	14.2%	14.1%
45 - 54	13.8%	15.0%	14.5%
55 - 64	10.1%	11.4%	11.1%
65 - 74	4.9%	5.8%	5.6%
75 - 84	3.0%	4.1%	3.7%
85 +	1.6%	2.4%	2.0%
18 +	74.4%	76.1%	75.2%

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