

**GORDON**  
COMMERCIAL REAL ESTATE SERVICES

**FOOD OPERATION SPACE FOR LEASE** :: 14630 WICKS BOULEVARD, SAN LEANDRO, CA  
EAST BAY LOCATION WITH ON-SITE PARKING, NEAR I-880



**SIZE: ± 2,200 rsf**  
**LEASE RATE: \$2.00 psf/Month NNN**

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HALF MILE TO THE NEW KAISER PERMANENTE MEDICAL CENTER. CENTRALLY LOCATED OFF I-880 FREEWAY. JUST 2.5 MILES FROM THRIVING DOWNTOWN SAN LEANDRO, BART AND TECH CAMPUS – THE NEW 7.3-ACRE STATE-OF-THE-ART TECHNOLOGY DEVELOPMENT.

### SIZE

± 2,200 rsf

### LEASE RATE

\$2.00 psf/Month NNN

### PROPERTY OVERVIEW

- Food operation space
- Existing kitchen with hood
- Existing restrooms
- Easy freeway access
- Secured parking for vans/trucks
- On-site parking in front and at rear of property
- Excellent signage opportunity on Wicks Boulevard
- Zoned I-P (Industrial Park District)

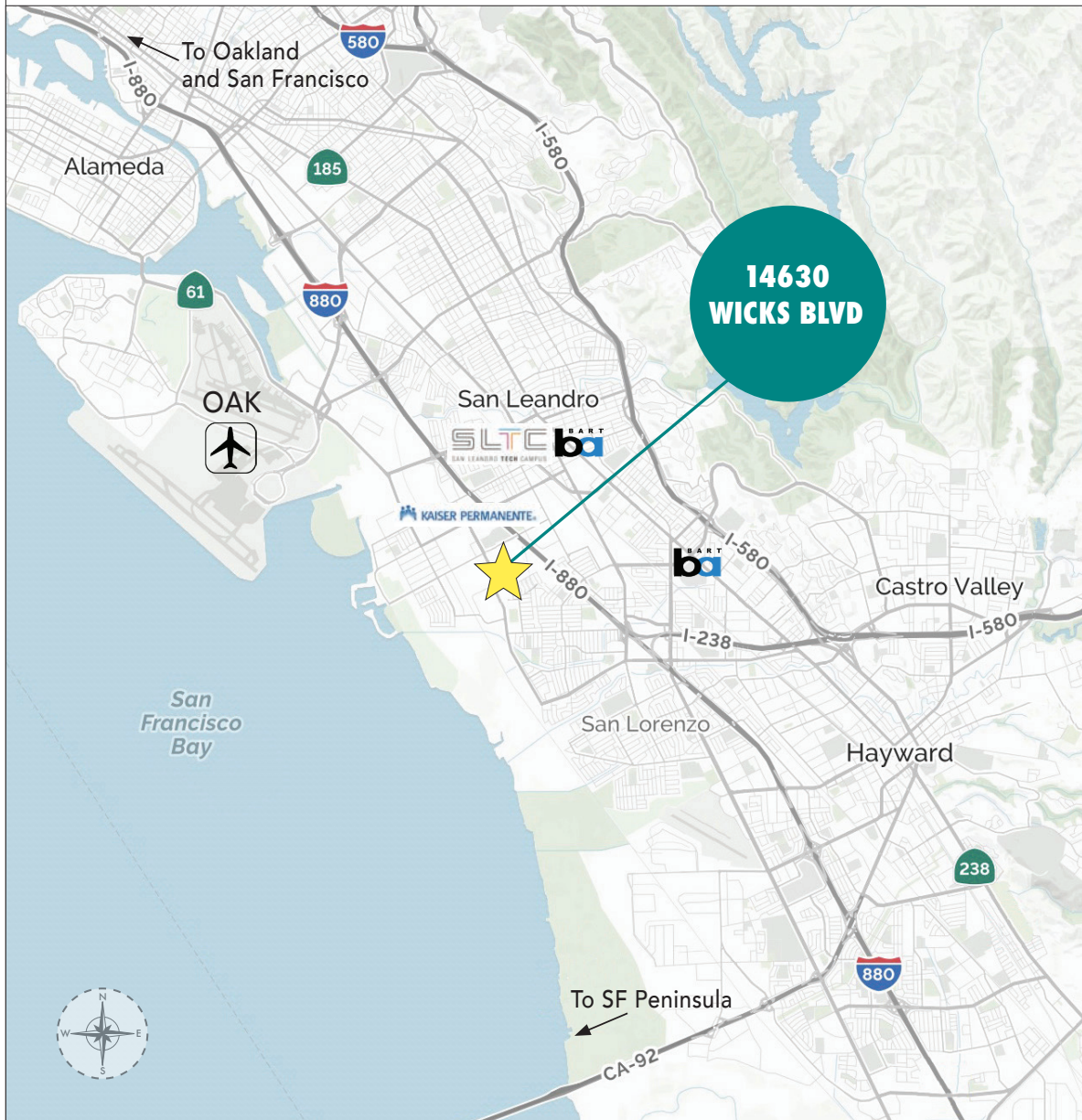
Existing building under renovation



◆  
Across from the Coca-Cola Bottling Plant, and on same block as Pavel's Yogurt Company headquarters.

Numerous businesses in the vicinity provide high daytime traffic.  
◆





### SUPERB PROXIMITY

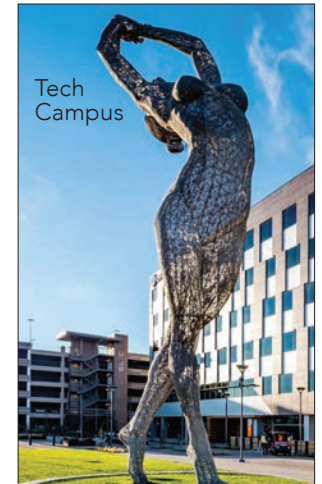
Centrally located in the East Bay – amidst excellent transportation network and 2 BART stations. Coca-Cola's Bottling Plant is located across from the property. Ghirardelli chocolates are made in San Leandro. Other companies in the vicinity include: Drake's Brewing, Pavel's Yogurt, Georgia-Pacific Corp, Otis Spunkmeyer, 21st Amendment Brewery, San Francisco Hat Company, and Galant Food Company. Nearby companies also manufacture/fabricate steel, plastic, diesel exhausts, desalination and computer control systems.

- Easy freeway access to I-880, I-580 and I-238
- .5 mile from Kaiser Permanente San Leandro Medical Center
- 2.5 miles from Downtown San Leandro
- 6 miles to I-92 (San Mateo-Hayward Bridge) linking the East Bay with SF Peninsula
- Close to popular Burrell Field & Stadium, several parks, San Leandro's Marina, Yacht Club, Golf Course
- Accessible to 3 international airports (OAK, SFO, SJC)
- 40 minutes from Silicon Valley

## SAN LEANDRO ECONOMY, DEVELOPMENT, INNOVATION

The City of San Leandro is a thriving, dynamic community, which includes many new projects, businesses and amenities. It is home to the world's largest 3D printing coalition at The Gate 501 (a former auto factory) and Ghirardelli Chocolate has been headquartered in San Leandro since the early 1960s. Other highlights:

- Well-served by public transportation and the central BART station
- Adjacent to BART, the new Tech Campus has brought a wave of business activity, employees, and innovation to the city. The 55-foot steel sculpture, Truth is Beauty (by artist Marco Cochrane) symbolizes the transformation taking place in Downtown San Leandro as a center of technology, innovation and human potential
- The first of three buildings at the Tech Campus has been leased by OSIsoft (a computer software company)
- A public/private partnership named "Lit San Leandro" offers state-of-the-art fiber optic internet connections to businesses in the fiber loop
- The first official coworking space in Downtown San Leandro, Station SL, recently opened at 1455 Hays Street, just 2 blocks from BART
- 553,200 square feet of Class-A industrial space for high-tech manufacturing, assembly, and distribution is being developed as the San Leandro Business Center
- Vibrant downtown area with craft breweries, new restaurants, weekly farmer's market, monthly "Truth Thursdays" (community food truck event with live music), annual Cherry Festival (in its 109th year) all bring new vitality to the city





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## COMPANIES BASED IN SAN LEANDRO

- Ghirardelli Chocolate
- Otis Spunkmeyer
- Drake's Brewing Company
- 21st Amendment Brewery
- Coca-Cola Bottling
- Pavel's Yogurt
- Georgia-Pacific Corp Manufacturing
- Will's Fresh Foods
- Mi Rancho
- Aryzta Int'l Food
- Galant Food Company
- Saag's Products LLC
- Spar Sausage Company
- Columbia Cosmetics Manufacturing Inc
- Cleophus Quealy Beer Company
- Best Marble & Granite
- Bearing Engineering
- San Francisco Hat Company
- California Caster & Hand Truck Company
- FreeWire Technologies
- Dispenser Beverages Inc
- Dependable Furniture Manufacturing
- Mr. Plastics
- Emser Tile
- Cal Steam
- TAP Plastics
- Marathon Packing Corp

## JOIN LOCAL AND NATIONAL FOOD PRODUCERS, AND INDUSTRIAL COMPANIES



## NEW DEVELOPMENTS

### A 1980 W Avenue 140th – FRIANT

- 306,000 SF
- \$18 million investment

### B 2388 Williams St – Wayfair

- 160,000 SF
- \$29 million investment

### C 2001 Williams Street

- 75,000 SF
- \$24 million investment

### D 100 Halcyon Drive – former KRAFT facility

- 30 acre former Kraft/Yuban Coffee Plant
- 3 buildings with over 550,000 SF of Class A industrial space
- \$60 million redevelopment

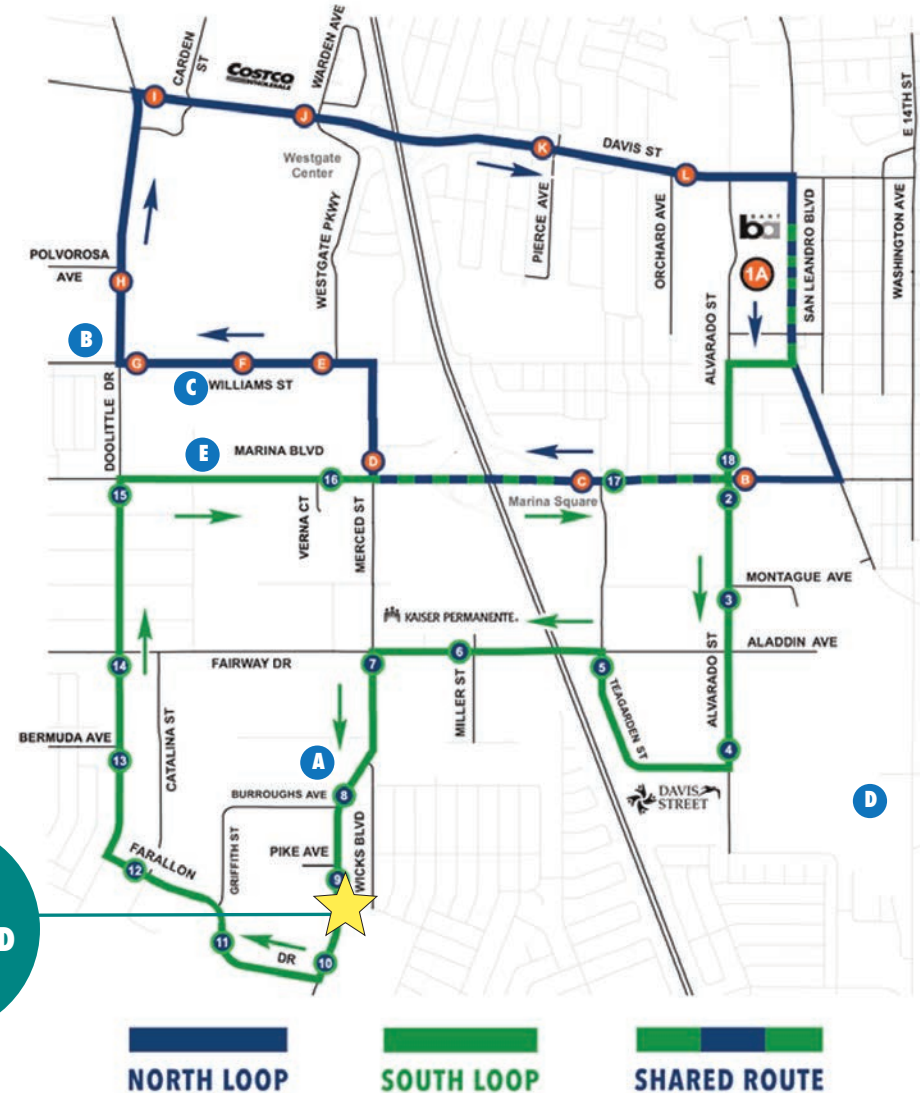
### E 2000 Marina Blvd – Georgia Pacific

- 13 acre site
- 297,000 SF of Industrial space
- \$45 million redevelopment

## FREE SHUTTLE



The LINKS shuttle serves businesses in West San Leandro by providing a free transportation link between places of employment and the Downtown San Leandro BART Station – 2 buses run every 20 minutes during morning and evening commute hours. LINKS receives overwhelmingly positive feedback from riders and ridership has grown over the past decade. LINKS is funded through a variety of sources including regional grants. A significant portion of the funding comes from a Business Improvement District (BID) that is formed by businesses within 1/4 mile of the shuttle route.



**14630  
WICKS BLVD**



PHOTOS



## PHOTOS

Rendering ►



Existing ►



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.