

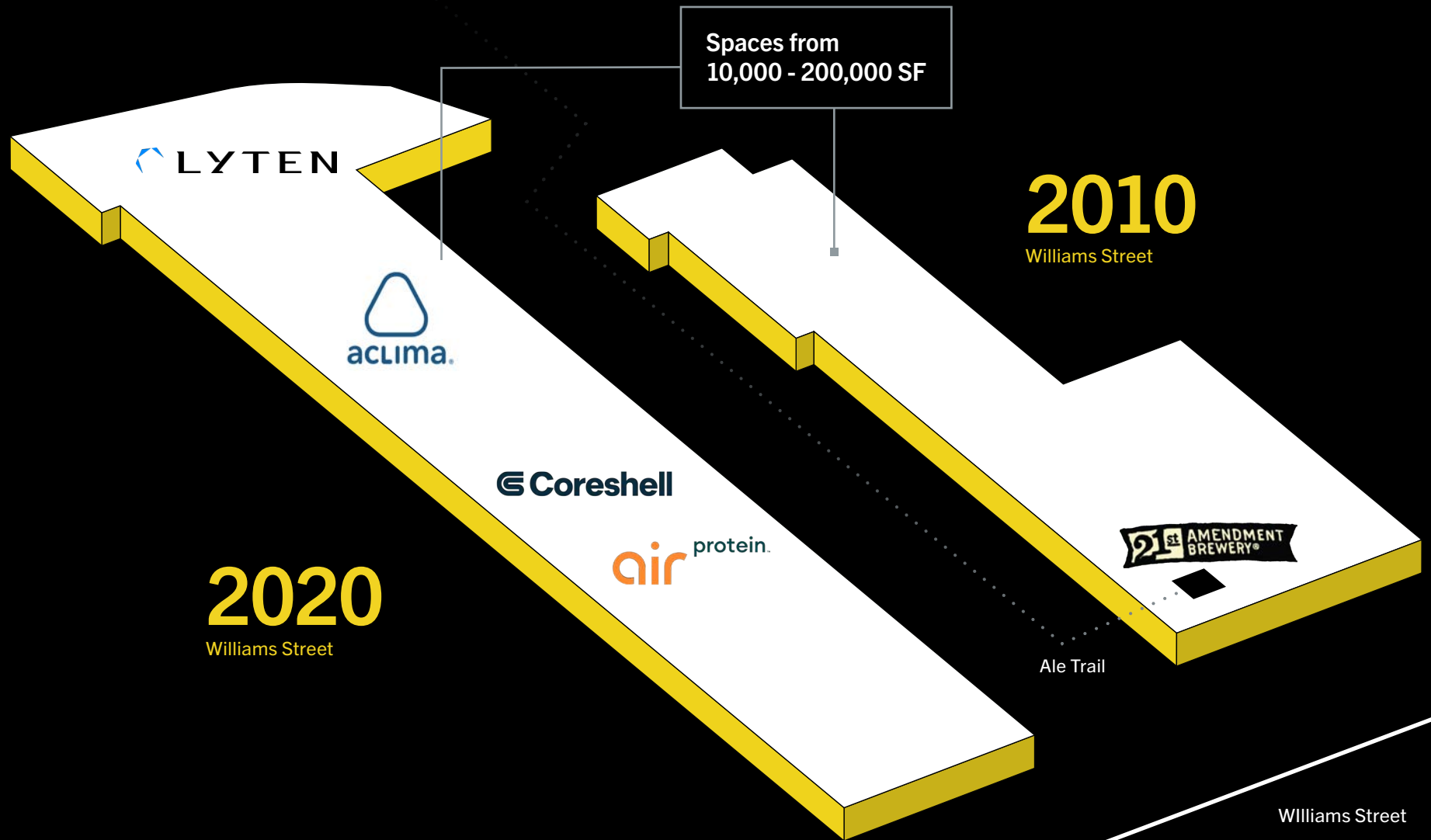
510 EVOLUTION

±15,000-120,000 RSF

2010 & 2020 Williams Street
San Leandro, CA 94577



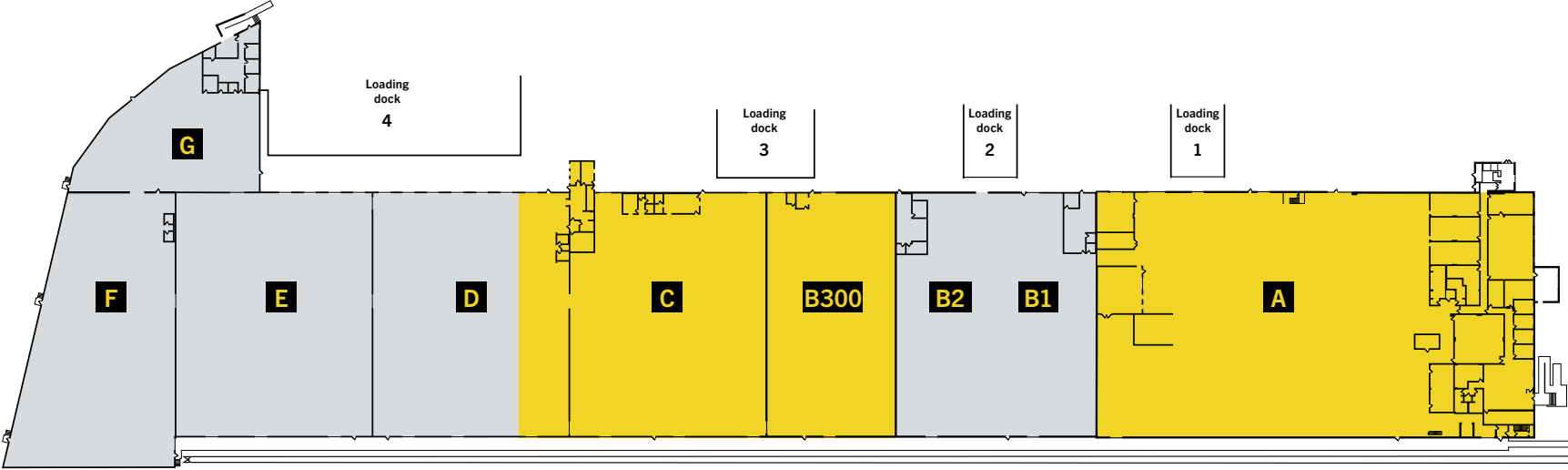
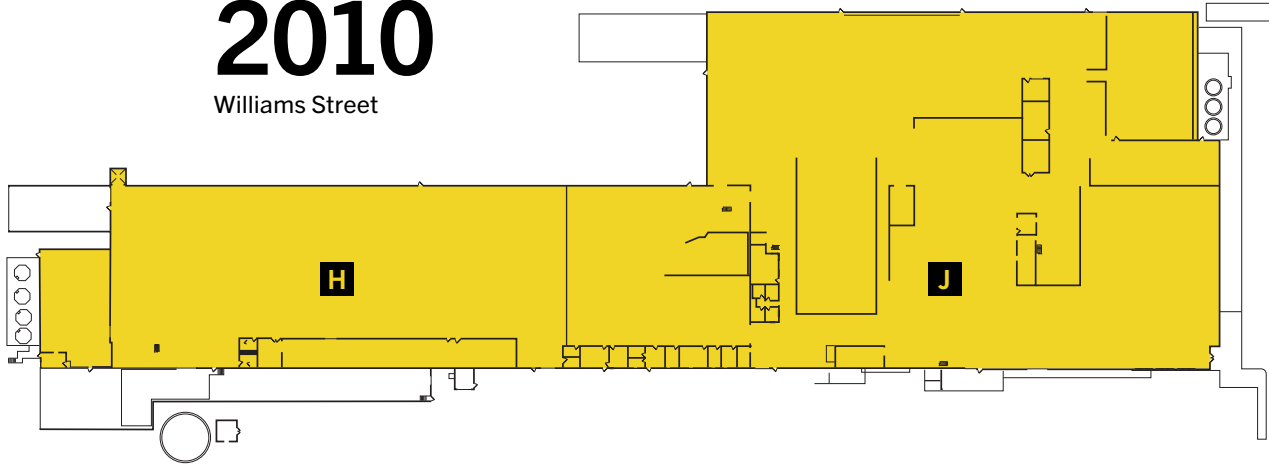
PROJECT OVERVIEW



AVAILABILITY SUMMARY

2010

Williams Street



2020

Williams Street

LEASED

AVAILABLE

Williams Street

ADVANCED MANUFACTURING / R&D / LAB SPACE

2010 WILLIAMS STREET

VACANCIES

H & J

3,200 amps

Ability to add 7,000 amps

Suite J -4,000 amps @ 480v, 3 phase

24' clear height

Suite J -portions with 32-36' clear height

Dock and grade level loading

2020 WILLIAMS STREET

VACANCIES

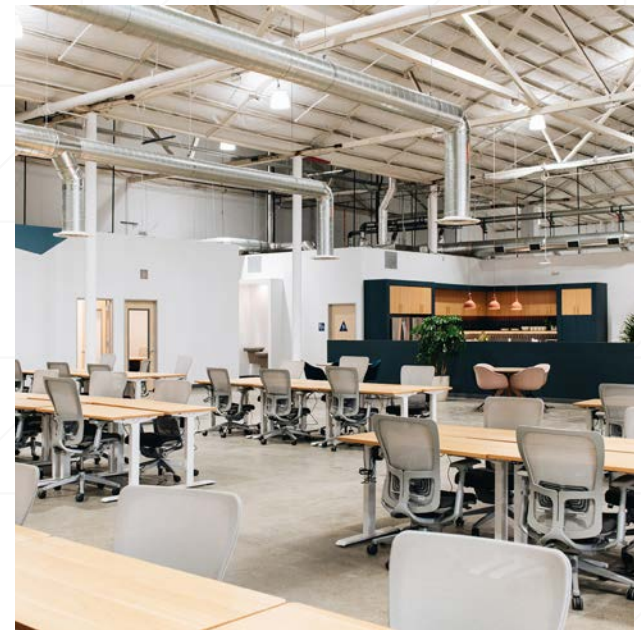
A, B300 & C

800 – 1,200 amps

Ability to upgrade power

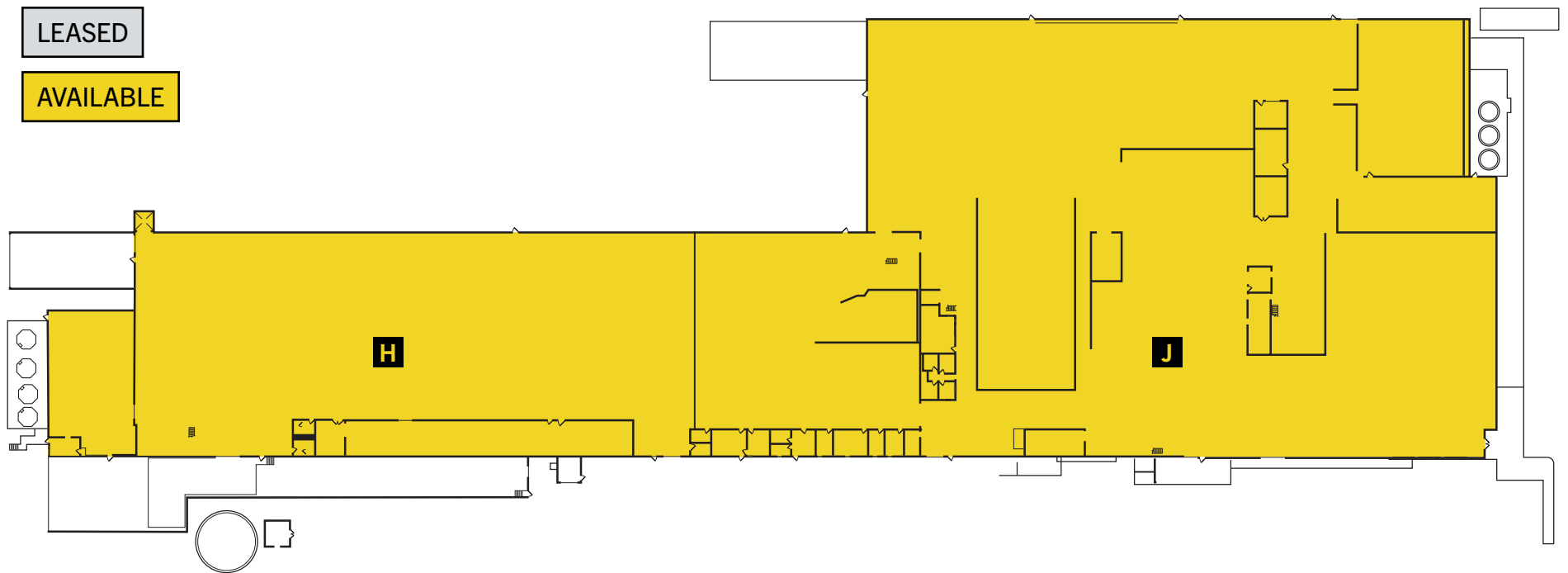
26' clear height

30' column spacing



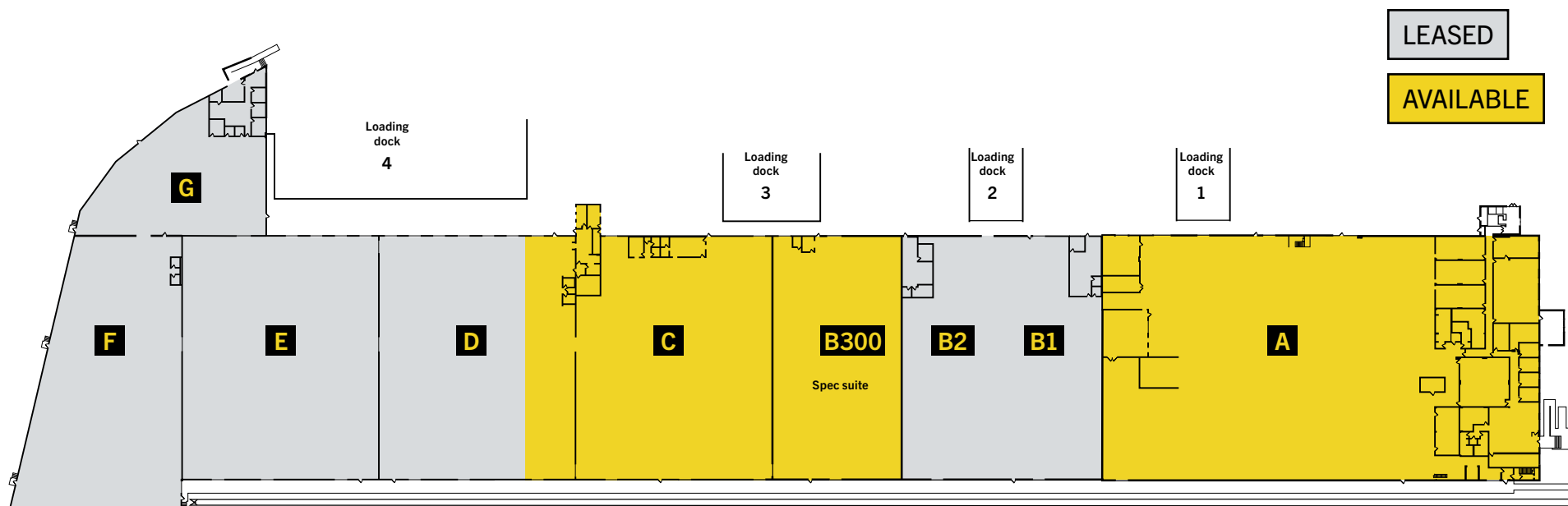
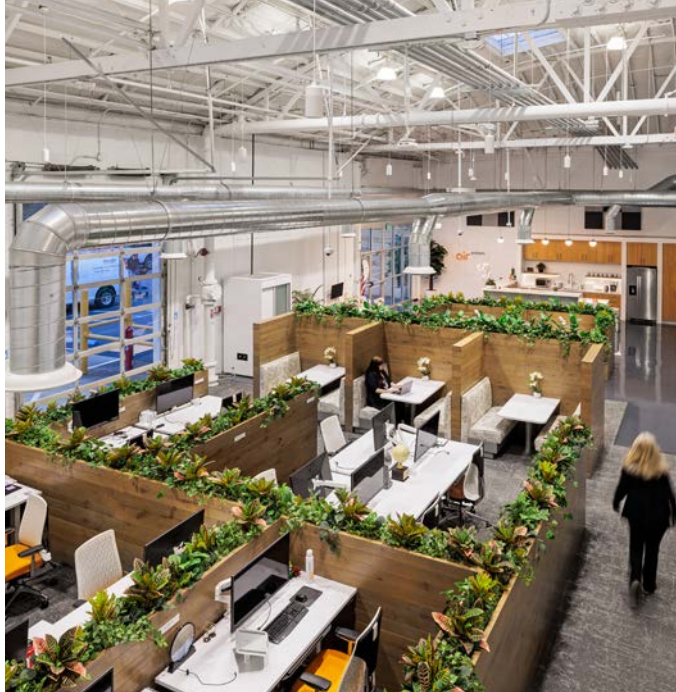
2010 WILLIAMS STREET

±30,000-120,000 SF



2020 WILLIAMS STREET

±17,000-52,000 SF



CONSUMERS

4,543,472

2023 Total
Population

1,225,275

2023 Millennial
Population

930,007

2023 Generation X
Population

\$125,151

2023 Median
Household Income

998,859

Median HH Income
HHs over 100k

251,054

2023 Manufacturing
Employees (NAICS)

73,550

2023 Transportation/
Warehouse Emp
(NAICS)

1,671,726

2023 Total
Households



TALENT

within 30-min drive time

85,735

Warehousing jobs
in 2023

66,150

Production jobs
in 2023

16%

Warehousing
headcount growth
rate from 2013-2023
showing a demand for
warehousing operations

9%

Production headcount
growth rate from 2013-
2023 showing a demand
for manufacturing
operations

20,994

Machine operator
resident workers

22,824

Engineering resident
workers

4,679

Tertiary education
completions

Engineers are **1.5** times
more concentrated than
the national average

Advanced Manufacturing Momentum in San Leandro

3,223

Advanced industry
jobs within the city

540

Patents filed
since 2020

9,639

People with STEM
degrees living in
San Leandro

MADE IN SAN LEANDRO

San Leandro, CA is a hub for high-tech manufacturing in industries such as biotechnology, medical devices, robotics, and clean energy. Its strategic location and strong infrastructure make it an attractive place for companies in these sectors.

However, the city's manufacturing legacy dates back to the early 20th century when it emerged as a prominent industrial center in the Bay Area. Factors like its proximity to transportation routes and abundant land attracted manufacturing industries of various sectors.

The city experienced significant growth during World War II, with numerous factories producing aircraft components, munitions, and other war-related goods. Post-war, San Leandro continued to attract manufacturing companies across electronics, automotive, food processing, and printing sectors.

The development of industrial parks and factory complexes cemented its status as a hub for innovation and job opportunities.

While the manufacturing landscape has transformed due to global competition and changing industry dynamics, San Leandro has adapted. Today, it is a resilient city that embraces advanced manufacturing and emerging technologies, paving the way for innovation and economic growth.



DRIVE TIMES



**6
MINUTE**

Drive to OAK
Airport

**30
MINUTE**

Drive to SFO
Airport

**30
MINUTE**

Drive to
University of San
Francisco

**26
MINUTE**

Drive to UC
Berkeley



**2
MILES**

To San Leandro
BART Station

**3
MINUTE**

BART ride to Bay
Fair Station

**5
MINUTE**

BART ride to
Coliseum Station

**25
MINUTE**

BART ride to
Embarcadero
Station





2010 & 2020 Williams Street
San Leandro, CA 94577

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