

# 14490 Catalina Street

San Leandro, CA

Rare Turnkey Food Facility  
in the Inner Bay Area



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# BUILDING SPECIFICATIONS

## FREEZER/COOLER SPACE WITH SIGNIFICANT RENOVATIONS UNDERWAY

### SITE SPECIFICATIONS

#### CAPITAL IMPROVEMENTS

\$3M Capital Infused for Market Ready Improvements  
Currently Underway - Complete January 2022

- New 4,797 SF Office
- New Interior/Exterior Paint
- New Lights
- Significant Warehouse/Parking Lot/Landscaping Improvements
- Freezer/Cooler Like New Repair

Site size	±4.49 Acres
Footprint	±91,359 SF
Cooler/Freezer	±11,500 SF <ul style="list-style-type: none"><li>±10,250 SF cooler space with 40 tons of cooling</li><li>±1,250 SF staging cooler space connected to main cooler with 20 tons of cooling</li><li>14' clear inside</li></ul>
Office	±4,797 SF
Clear height	18'
Column spacing	52' x 45' - 60'
Dock-high doors	4
Grade-level doors	2
Parking Ratio	65 auto stall   8 trailer stalls (expandable)
Floor	Food grade floors with drains throughout warehouse
Power	2,000 amps (Tenant to confirm)
Security	Fenced yard

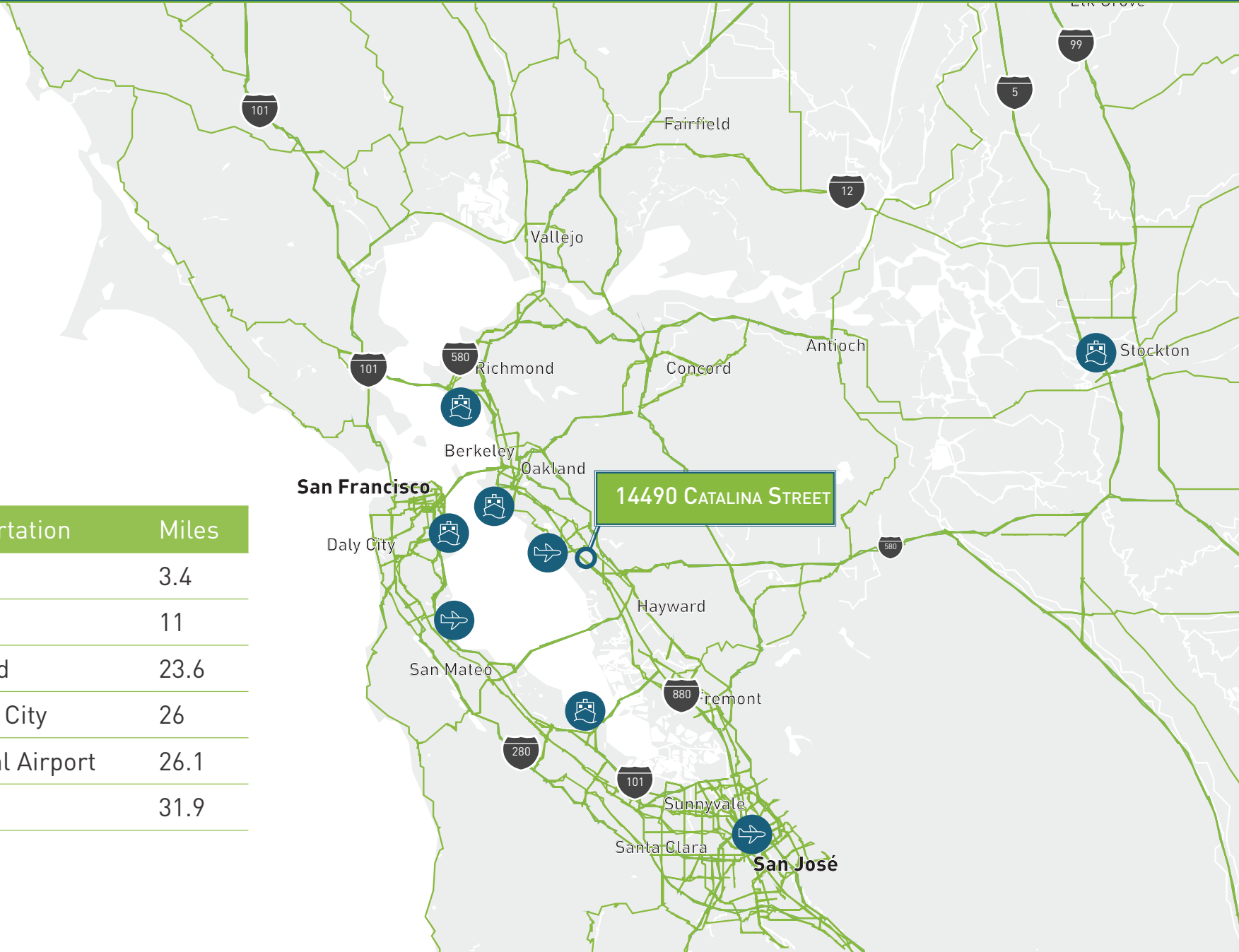
Ideal for food prep, processing,  
and packaging



# LOCATION

## ACCESS TO THE BAY AREA

Ports & Transportation	Miles
Oakland Airport	3.4
Port of Oakland	11
Port of Richmond	23.6
Port of Redwood City	26
SFO International Airport	26.1
San Jose Airport	31.9



# DEMOGRAPHICS

## ACCESS TO CONSUMERS AND A RELIABLE WORKFORCE

### DEMOGRAPHICS

#### WITHIN A 45-MINUTE DRIVE (2020)

	30-min drive	45-min drive
Total Population	1,441,482	3,524,490
Total Households	520,815	1,323,877
Millennial Population (% of total)	26.14%	20.70%
2020 Generation X Population (% of total)	21.14%	21.50%
Median Household Income	\$102,509	\$111,592
Median Disposable Income	\$80,203	\$87,900
Household Income of \$100,000 & greater	252,556	616,178

### LABOR

#### WITHIN A 30-MINUTE DRIVE (2020)



**38,159**  
Food Production Workers

**\$16.99**  
Earnings



**38,159**  
Manufacturing Workers  
(including Food Production)

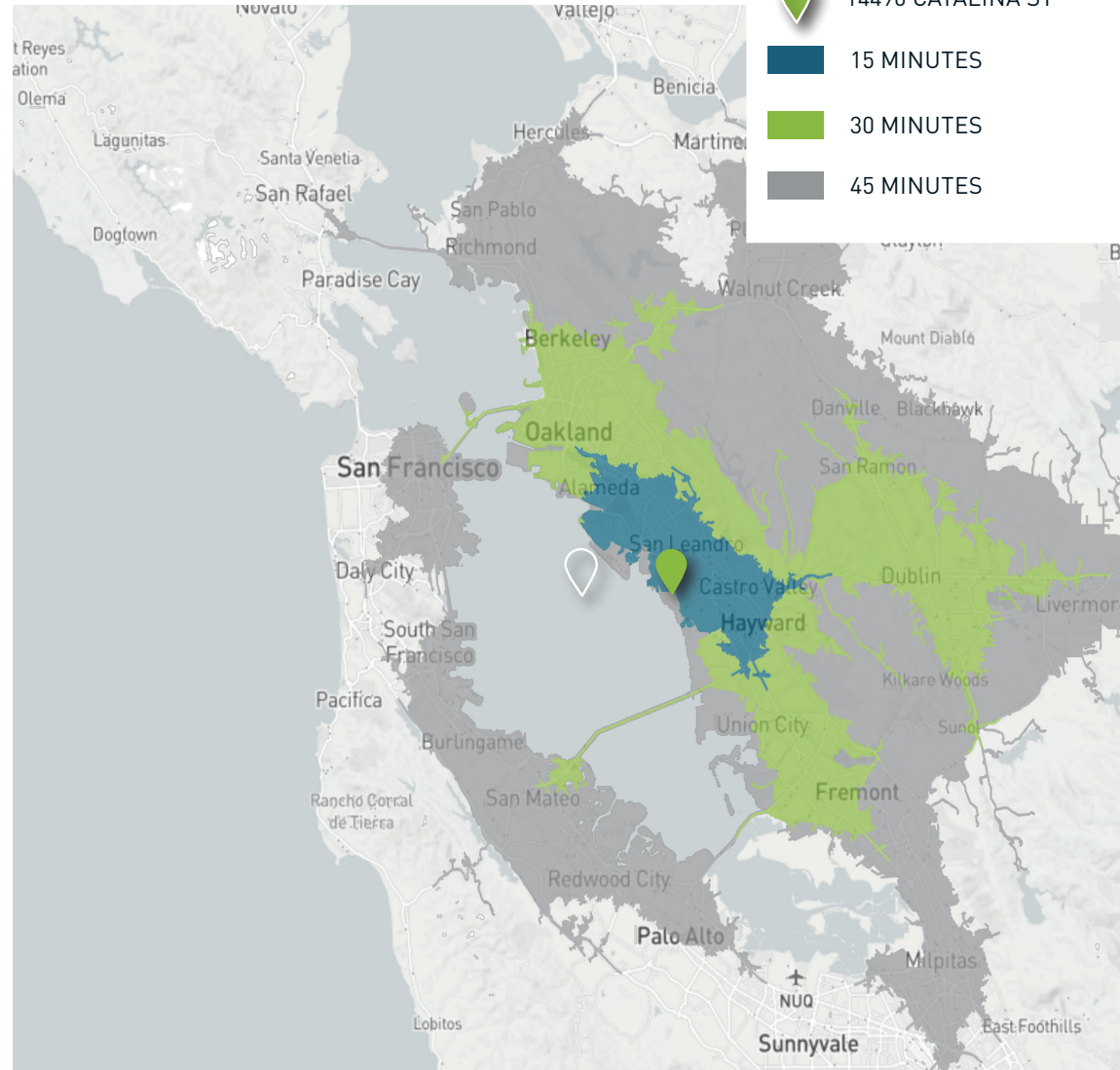
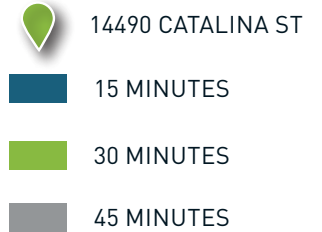
**\$22.51**  
Earnings



**43,473**  
Warehouse/Distribution  
Workers

**\$20.44**  
Earnings

### DRIVE TIMES (AWAY FROM THE FACILITY)



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.

# CORPORATE NEIGHBORS

## ACCESS TO THE BAY AREA



Mi Rancho

COSTCO

Drake's Brewing Company

21st Amendment Brewery

880



580

ACCO Engineered Systems

Lineage Logistics

True World Foods

Wine.com

Torani Foods



Large E-Commerce Company

Ceva Logistics Wayfair

Energy Recovery

Daltile

Floor & Decor

Independent Electrical Supply

San Francisco Foods

Friant

14490 CATALINA STREET

Coca-Cola

## FREEWAY ACCESS

1.7 MILES to I-880

6.0 MILES to I-580

14 MILES to I-80



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