

FOR SALE

ASKING PRICE: \$1,979,000

EXCLUSIVELY OFFERED

# OFFERING MEMORANDUM

Cal West Motors — Automotive Dealership & Redevelopment  
Opportunity

1953 & 1977 E 14th Street | San Leandro, CA 94577 | Alameda County

**\$1,979,000**

ASKING PRICE

**±0.439 AC**

TOTAL LAND  
(±19,133 SF)

**2 Parcels**

APN 77-553-3 & 77-  
553-4

**SA-2**

ZONING: SOUTH  
AREA-2

Exclusively Presented by **Ed Hernandez** | Bay East Legacy & Associates | DRE #01201532 | (510) 875-8308

# Executive Summary

Cal West Motors represents a rare, turnkey automotive commercial offering on E 14th Street in San Leandro, Alameda County — a high-visibility, established commercial corridor. This dual-parcel assemblage totaling ±0.439 acres has operated as an automotive dealership for decades, serving the East Bay community along one of Alameda County's primary commercial arterials.


The property offers investors and owner-users a fully operational automotive facility today — with compelling long-term redevelopment optionality under its SA-2 (South Area-2) zoning. Whether operated as-is, re-tenanted to a national automotive brand, or repositioned for mixed-use or retail redevelopment, this is a generational asset at an inflection point.



### ⚠ Real Estate Only – Business Not Included

The "Cal West Motors" business entity, trade name, branding, website, phone numbers, customer lists, goodwill, and all related business materials are **excluded** from the sale. This offering includes the **real property only**.

### INVESTMENT HIGHLIGHTS

- ✓  **Real Estate Only — business entity, trade name & goodwill excluded**
- ✓ Asking Price: **\$1,979,000**
- ✓ Turnkey automotive dealership — fully operational
- ✓ Dual-parcel configuration — ±19,133 SF total (±0.439 AC)
- ✓ Long-established automotive use on E 14th Street for decades
- ✓ High-visibility location on San Leandro's primary commercial corridor
- ✓ SA-2 zoning supports automotive, retail & redevelopment
- ✓ Rare assemblage — two contiguous Alameda County parcels
- ✓ Offered free and clear of existing financing

# Property Overview



ASKING PRICE

**\$1,979,000**



LAND AREA

**±0.439 AC**

±19,133 SF



BUILDING SF

**±1,000 SF**

Built 1956



PARCEL COUNT

**2**

Contiguous APNs



YEAR BUILT

**1956**

1977 E 14th St



ZONING

**SA-2**

South Area-2

Two contiguous Alameda County parcels totaling ±0.439 acres on E 14th Street, San Leandro's established commercial corridor. Zoned SA-2 (South Area-2). The property has operated as an automotive dealership for decades and remains an active commercial use along E 14th Street. **Asking Price: \$1,979,000.**

***Note:** Real Estate Only – The Cal West Motors business entity, trade name, and goodwill are excluded from this offering.*

# Location Highlights



1953 & 1977 E 14th Street, San Leandro, CA 94577

Map Coming Soon

- ◆ E 14th Street (SR-185) — California State-Designated Arterial Highway
- ◆ Primary north-south commercial corridor paralleling I-880
- ◆ AC Transit BRT (Tempo Line) stop near subject property
- ◆ San Leandro BART Station — approximately 1 mile
- ◆ San Leandro Population: 86,571 | Median HH Income: \$105,655
- ◆ ZIP 94577 Median Home Value: \$856,100 | Owner-Occupancy: 58.1%

Radius	Est. Population	Median HH Income	Notes
1 Mile	~19,000	~\$108,772	ZIP 94577 proxy
3 Miles	86,571	\$105,655	City of San Leandro 2024
5 Miles	200,000+	\$91,000+	East Bay Metro estimate

Source: U.S. Census ACS, City of San Leandro 2024 demographic estimates. Buyer to verify.



### Traffic & Corridor Data

E 14th St / SR-185 — California State Highway through San Leandro's primary commercial corridor. Traffic count data available from City of San Leandro Public Works or Caltrans District 4. Buyer to verify.

# Improvements

The Cal West Motors property at 1953 & 1977 E 14th Street, San Leandro is improved with a ±1,000 SF structure on the 1977 E 14th Street parcel (APN 77-553-4), originally built in 1956. The property has operated as an automotive dealership for decades, maintaining active commercial use along this key East Bay corridor. Additional on-site improvements and operational infrastructure should be independently verified by prospective buyers.

- **Building (1977 E 14th St):** ±1,000 SF — 1-story, built 1956

- **1953 E 14th St:** ±4,967 SF land — Parking Lot / Automotive

- **1977 E 14th St:** ±14,166 SF land — Parking Lot / Automotive

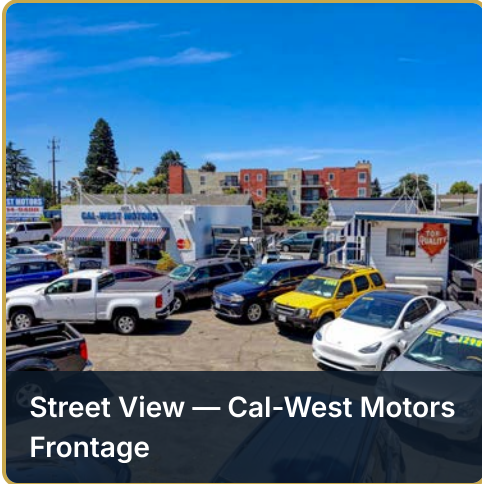
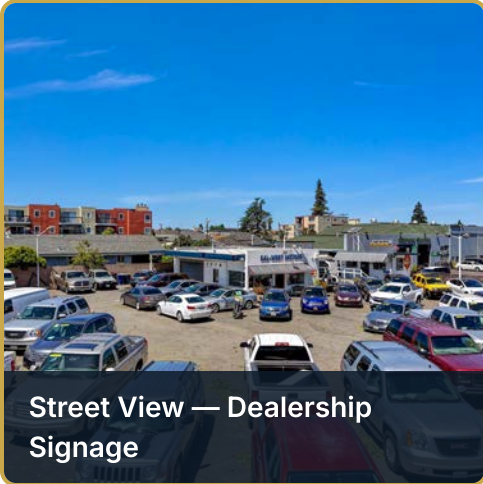
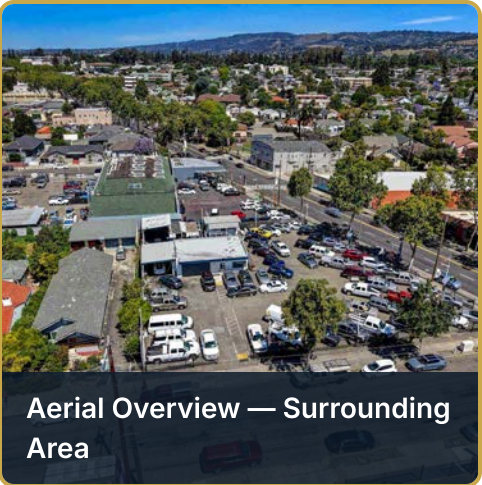
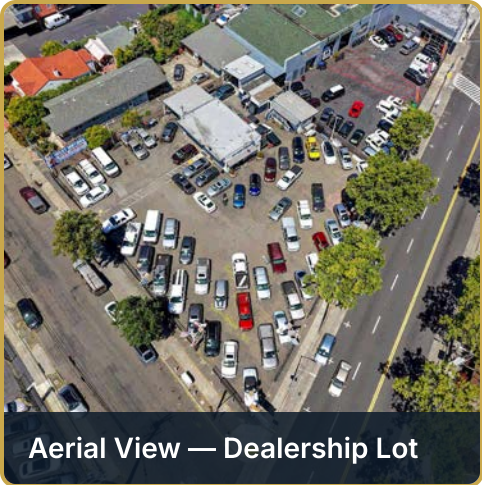
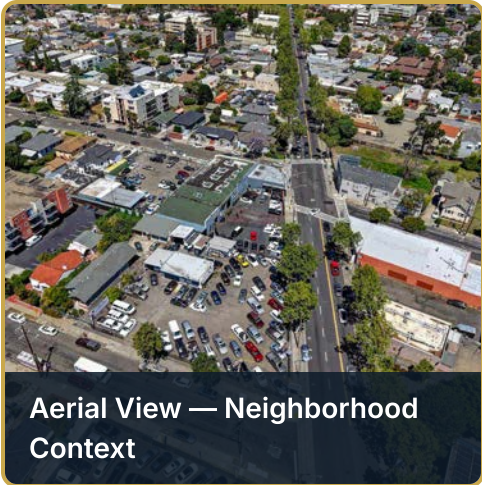
- **Combined Land:** ±0.439 AC / ±19,133 SF total

- **Assessor Use:** Parking Lot (operated as automotive dealership)

- **Current Use:** Active automotive dealership — operational

# Property Photos

1953 & 1977 E 14th Street | San Leandro, CA 94577



# Property Video Tour

1953 & 1977 E 14th Street | San Leandro, CA 94577



## Aerial & Property Walkthrough Presentation

View the full aerial fly-over and on-site property video presentation —  
produced for this exclusive offering.

[▶ Watch Property Video](#)

Opens in new tab — Canva video presentation

# Parcel Details

## Parcel 1 — 1953 E 14th Street

APN	077-0553-003
Land Area	±4,967 SF (±0.114 AC)
Assessor Use	Parking Lot
Zoning	SA-2
County	Alameda
Improvements	None

## Parcel 2 — 1977 E 14th Street

APN	077-0553-004
Land Area	±14,166 SF (±0.325 AC)
Year Built	1956
Building SF	±1,000 SF
Assessor Use	Parking Lot
Zoning	SA-2
County	Alameda

Total Land: ±19,133 SF (±0.439 AC)

2 Contiguous APNs

Alameda County

# Zoning — SA-2 (South Area-2)

The SA-2 (South Area-2) zoning district is designed for commercial and mixed-use development along San Leandro's primary arterial corridors. This district supports a wide range of commercial uses — including automotive sales, service, retail, and potential mixed-use redevelopment — providing significant flexibility for current operations and future repositioning strategies.

## Permitted Uses (Illustrative)

- Automotive dealership / sales
- Automotive service & repair
- Retail commercial
- Drive-through (CUP)
- Mixed-use redevelopment

## Development Standards (Buyer to Verify)

- Height — Verify with City of San Leandro
- Setbacks — Verify with City of San Leandro
- Parking — Verify with City of San Leandro
- FAR — Verify with City of San Leandro

*Zoning information is provided as a courtesy. Prospective buyers are advised to independently confirm all zoning designations, permitted uses, development standards, and entitlement requirements with the City of San Leandro Planning & Building Department.*

# Redevelopment Scenarios

The SA-2 zoning and ±0.439-acre assemblage create multiple value-creation paths. The following scenarios are illustrative only.

## Continued Automotive Use

Re-tenant or re-brand the existing automotive dealership. E 14th Street is a proven corridor for automotive retail and service with decades of established use. Operate as-is or attract a national automotive brand seeking East Bay presence.

## Mixed-Use Redevelopment

Ground-floor retail with residential units above — leveraging the SA-2 district's mixed-use flexibility. The ±0.439-acre assemblage provides meaningful scale for a transit-accessible, corridor-oriented development project.

## Retail / Commercial Repositioning

Reposition as single or multi-tenant retail on a high-visibility arterial. E 14th Street frontage, traffic counts, and proximity to BART and AC Transit BRT create strong fundamentals for neighborhood-serving retail.

*All scenarios are illustrative and speculative. They do not represent guaranteed outcomes, entitlements, or approvals. Buyer to conduct independent due diligence, including zoning verification, feasibility analysis, and all required regulatory approvals.*

# Disclaimers

## **Real Estate Only — Business Not Included**

The "Cal West Motors" business entity, trade name, branding, website (calwestmotors.com), phone numbers, customer lists, goodwill, and all related business materials are **expressly excluded** from this sale. This offering pertains solely to the real property located at 1953 & 1977 E 14th Street, San Leandro, CA 94577 (APNs 077-0553-003 and 077-0553-004). No rights to operate under the "Cal West Motors" name or brand are transferred or implied through this real estate transaction.

## **Confidentiality & General Disclaimer**

All information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, no warranty or representation is made as to the accuracy or completeness thereof. Prospective purchasers are advised to independently verify all information, including but not limited to: zoning designations, square footages, lot dimensions, utilities, environmental conditions, site improvements, and property boundaries.

This offering is subject to prior sale, withdrawal, or modification without notice. A fully executed Confidentiality Agreement (CA) may be required prior to the release of additional due diligence materials. The listing broker represents the Seller exclusively in this transaction.

The information herein is not intended to constitute legal, tax, or financial advice. Prospective buyers should consult with qualified professionals regarding all aspects of this transaction.

# Contact — Exclusive Listing Agent


Inquiries & Offering Materials



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