

Marcus & Millichap

LEVIN JOHNSTON



Scan For Audio
Overview

SAN FRANCISCO
20 MILES

DOWNTOWN OAKLAND
11 MILES

FOOTHILL BLVD

560 & 604 MACARTHUR BLVD,
SAN LEANDRO, CA 94577

MACARTHUR BLVD



OFFERING MEMORANDUM | 560 & 604 MACARTHUR BLVD, SAN LEANDRO, CA 94577

Marcus & Millichap

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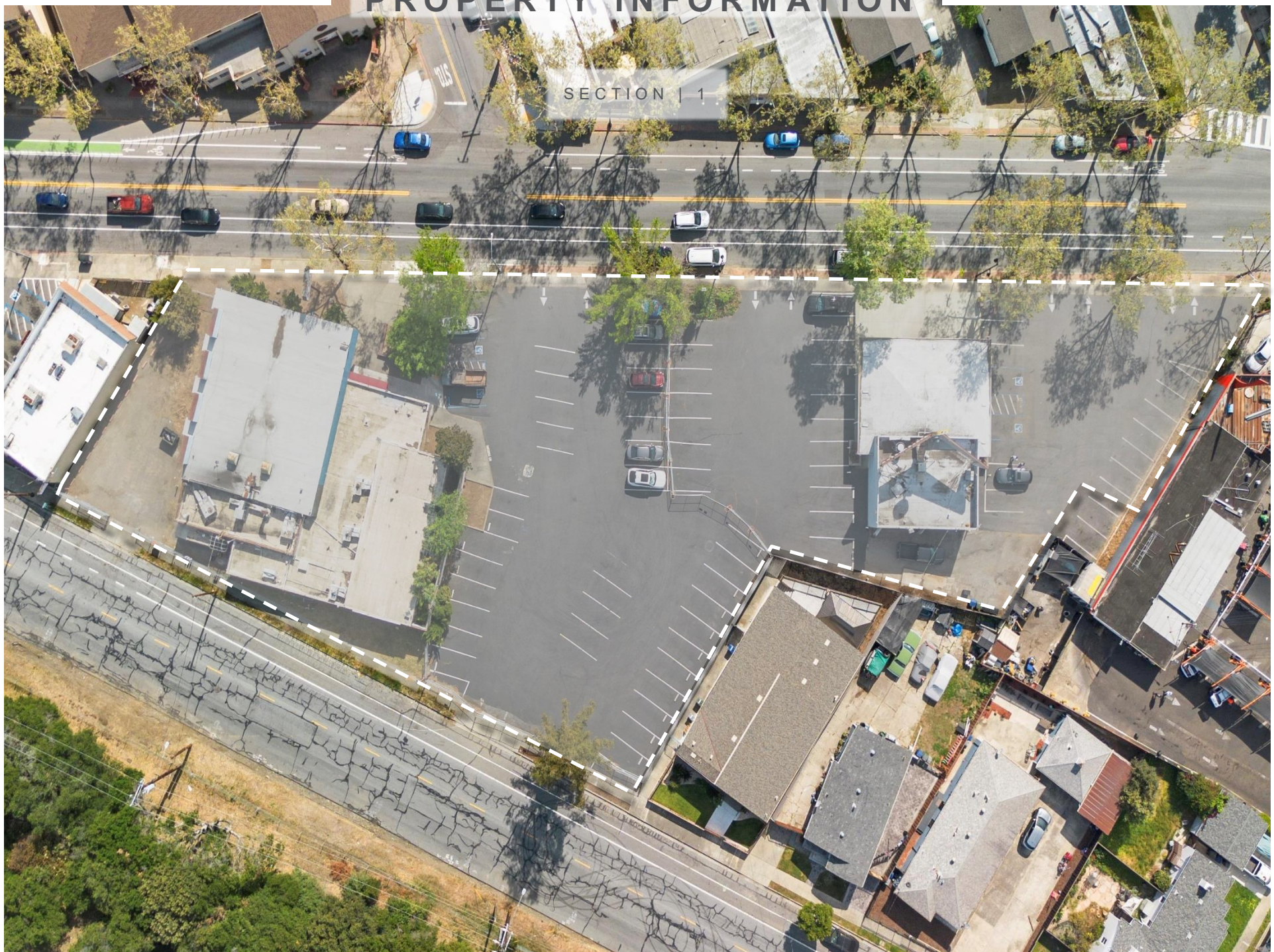
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Marcus & Millichap in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION | 1



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number Of Buildings:	2
Year Constructed:	1954/1959
NRSF:	11,275 SF
Lot Size:	53,000 SF / 1.22 Acres

PRICE ANALYSIS

SALE PRICE	\$3,950,000
Price Per NRSF:	\$350.33
Price Per Acre:	\$3,237,705
Price Per SF (Land):	\$74.53
Pro Forma Cap:	7.45%

UNIT TYPE	COUNT	SIZE (SF)	\$/SF/YR	\$/SF/M	ANNUAL RENT
Fast Food (Jerry's)	1	2,080	\$32	\$2.65	\$66,096
Restaurant (OTH)	1	9,195	\$13	\$1.08	\$120,000
Totals/Averages	2	11,275	\$23	\$1.87	\$186,096

PROPERTY DETAILS & HIGHLIGHTS

Address	560 & 604 MacArthur Blvd
City, State	San Leandro, CA
APN	76-319-25-1 & 76-319-14-2
Building Size	11,275 SF
Lot Size	1.22 Acres
Zoning	CC(H) – Community Commercial (Housing)
Year Built	1954 & 1959
Buildings	2

The offering at 560 & 604 MacArthur Boulevard presents a rare opportunity to acquire two high-profile restaurant assets, available together or individually, occupied by two well-known food establishments at one of San Leandro's busiest thoroughfares.

The property is home to Jerry's Beefburgers, a long-standing, legacy burger stand that has been a staple of the local community for generations since 1953, providing stable tenancy and strong brand recognition. The adjacent space is occupied by Oriental Tea House, a dim sum restaurant currently on a month-to-month lease, offering flexibility for an owner-operator to occupy or capture rental upside.

The site benefits from dual frontage along MacArthur Boulevard and Foothill Boulevard, with plenty of parking (~7 spots per 1,000 SF), exceptional signage, and exposure directly off Interstate 580, a rare attribute for restaurants in the East Bay. Perfectly situated between Oakland and Berkeley to the north, Hayward and Fremont to the south, and Castro Valley within a short drive, the location provides excellent regional access and customer draw.

Combined, the two parcels total approximately 1.22 acres and are included in the City of San Leandro's Housing Element Site Inventory, with mixed-use and housing designations. This designation enhances the long-term appeal of the asset, supporting covered land value and the potential for future mixed-use or residential redevelopment. The offering provides a compelling blend of current income, near-term value-add, and long-term land appreciation in a supply-constrained East Bay submarket.



Low Management, Passive Investment – Reliable income stream from proven restaurant tenants with minimal owner involvement, and not subject to rent control.

Exceptional Owner-User / Value-Add Opportunity – Buyers can occupy and/or capture substantial rental upside with a turn-key restaurant space ready for repositioning.

Extensive Capital Improvements – Recent capital improvements including new roof, remodeled kitchen, and resurfaced parking lot.

Great Location With Established Restaurant Presence – Investors and owner users have the opportunity to acquire an exceptional retail asset located in the busy crossing of MacArthur Blvd and Foothill Blvd, right next to Interstate 580.

Well-Positioned For Future Redevelopment – Both parcels are designated in the City of San Leandro's 2023-2031 Housing Element Site Inventory as suitable for future redevelopment, **they are 2 of only 19 such sites in the City of San Leandro.** Offered at only **\$74.53** per square foot in land value.

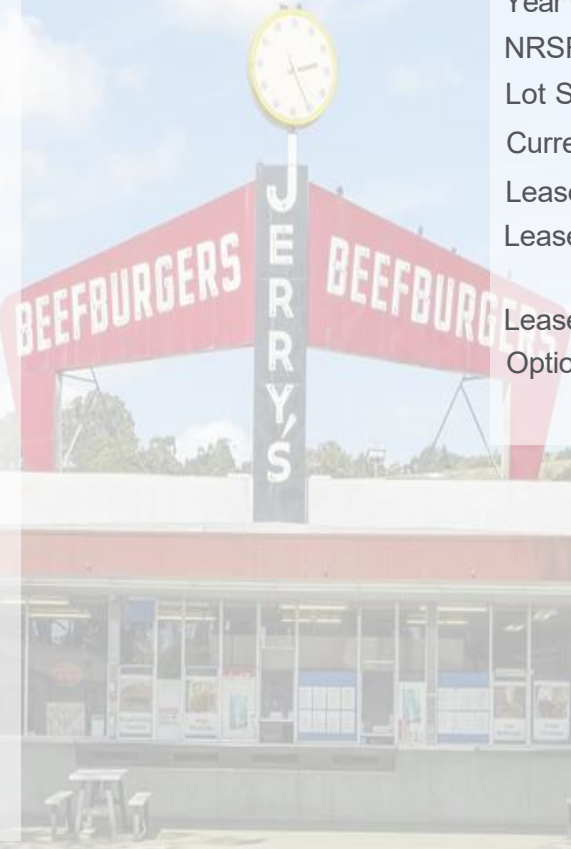
TENANT PROFILE - JERRY'S BEEFBURGERS

JERRY'S BEEFBURGERS

Jerry's Beefburgers at 560 MacArthur Blvd stands as a rare and authentic example of Mid-Century Modern roadside architecture, with its iconic signage and drive-in design evoking the golden era of postwar California car culture. Originally owned by Jerry Jacobs since 1953, the property has operated as a beloved neighborhood staple for generations, serving San Leandro and nearby Oakland with remarkable continuity. Locals often recall late-night burger runs, car meet-ups, and decades of family traditions tied to the stand, underscoring its role as more than just a restaurant, but a community landmark. Today, the current operator carries on the tradition, it remains one of the few surviving legacy burger stands in the East Bay, offering both historical character and great food.



4.2/5 Stars
(533 Reviews)



BUILDING OVERVIEW

Year Constructed:	1954
NRSF:	2,080 SF
Lot Size:	0.46 Acres
Current Lease Rate (/SF/Month):	\$2.65
Lease Type:	Modified Gross
Lease Terms:	5 Year, 4% Annual Rent Increase
Lease Expiration:	July 2029
Option:	(1) 5-Year Option At Fair Market Rent

Jerry Jacobs proved his business wizardry a couple of years back when he came up with the idea of providing East Oakland, San Leandro, etc., with a palatial 19 cent "Beefburger" stand. Night after night, I drive by here and see seldom, less than a dozen people lined up. Every so often, Jerry puts on a "10 cent sale," and believe you me, the beefburgers move out by the bagful. Such a sale starts bright and early Monday and lasts four days.
When asked: "How can you make a profit on a 10 cent hamburger?" . . . Jerry answered, "Who cares about profit, let's

2 June, 1956, Oakland Tribune.

PHOTOS - JERRY'S BEEFBURGERS



TENANT PROFILE – ORIENTAL TEA HOUSE RESTAURANT

BUILDING OVERVIEW

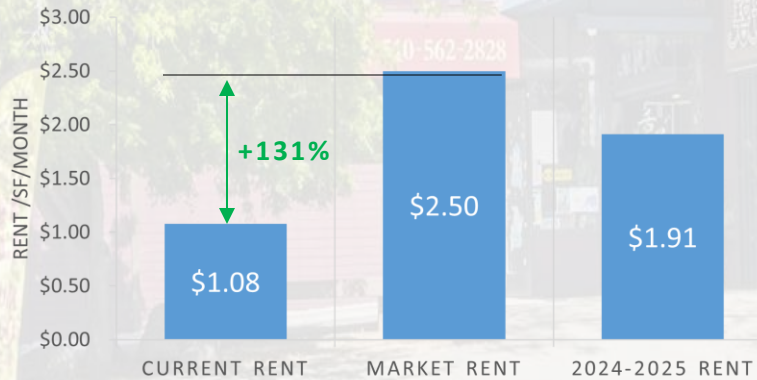
Year Constructed:	1959
NRSF:	9,195 SF
Lot Size:	0.76 Acres
Current Lease Rate (/SF/Month):	\$1.08
Current Lease Type:	Month-To-Month
Mark to Market (potential rent upside)	+131%

ORIENTAL TEA HOUSE

Oriental Tea House at 604 MacArthur Blvd occupies the former site of the historic Jerry's Pancake Parade, alongside neighboring Jerry's Beefburgers, helped define this block on MacArthur Blvd as a long-standing food destination. Today, the property operates as a popular dim sum restaurant known for its large dining area and consistent draw for group meals and weekend service. The current lease is on month-to-month with approximately **131%** potential increase from current to market rent.

→ Great repositioning opportunity for a neighborhood market, family-oriented restaurant operator, covered land value developer, or value-add investor.

RECENT RENT VS. CURRENT RENT & MARK TO MARKET



3.7/5 Stars
(451 Reviews)



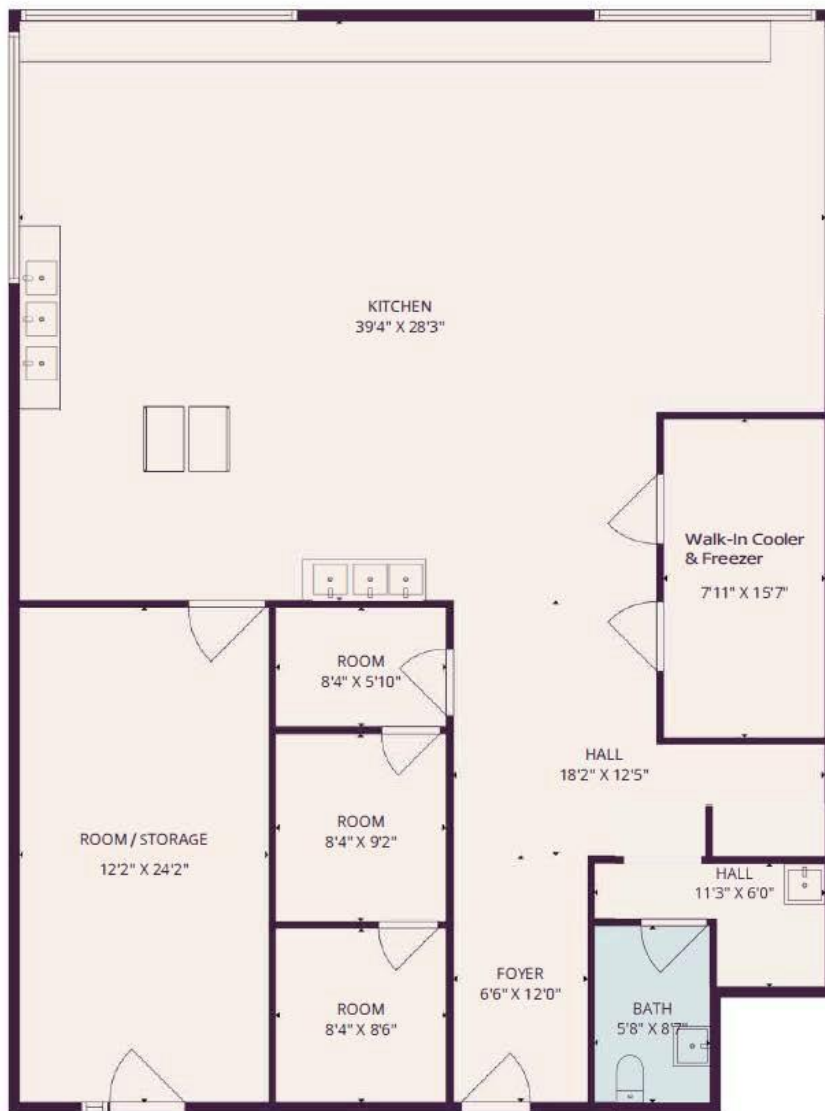
PHOTOS - ORIENTAL TEA HOUSE RESTAURANT



PHOTOS - ORIENTAL TEA HOUSE RESTAURANT



FLOOR PLAN – Jerry’s Beefburgers (560)

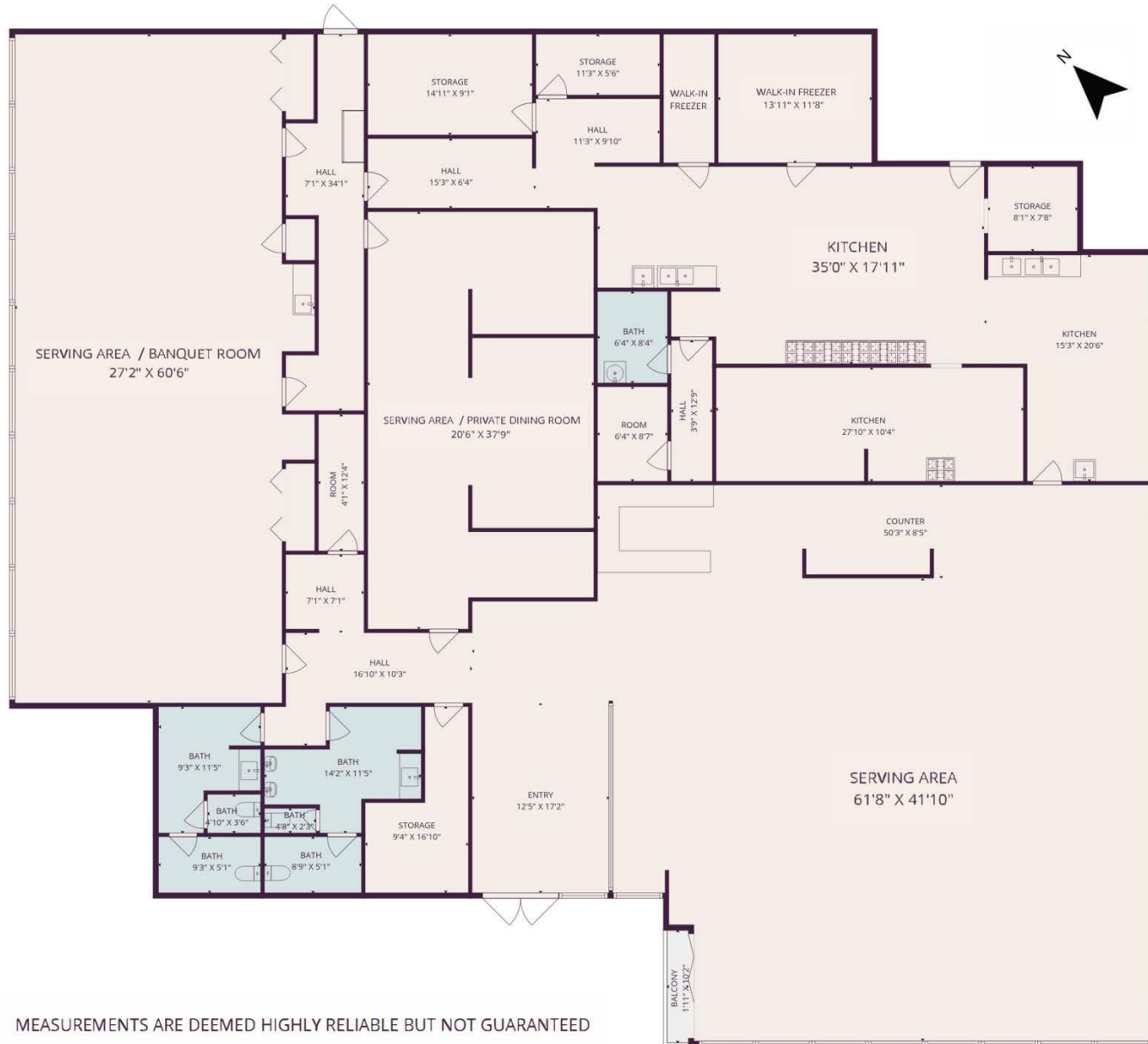


FLOOR PLAN CREATED BY
BEYOND RE MARKETING

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

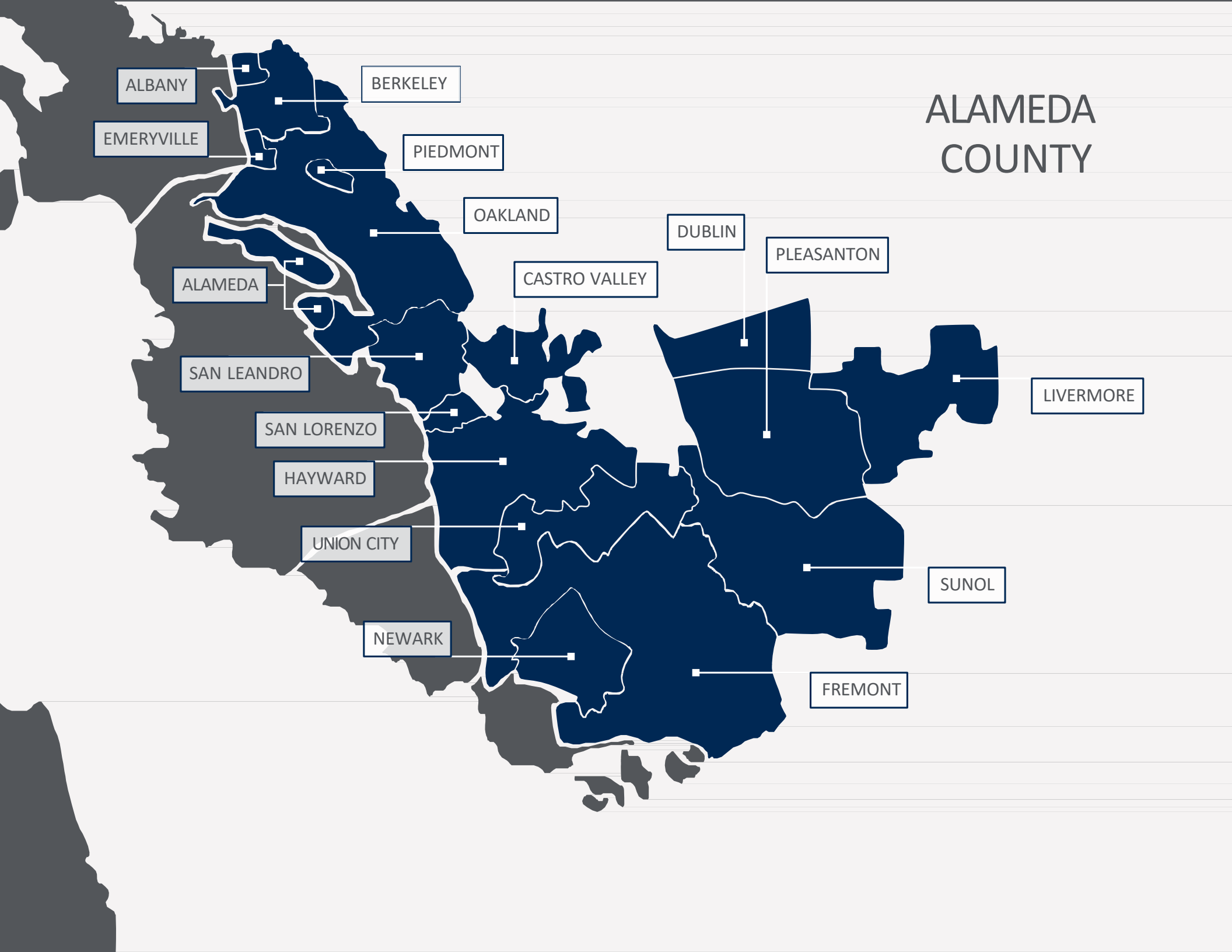


FLOOR PLAN – Oriental Tea House (604)



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

ALAMEDA COUNTY



ALBANY

BERKELEY

EMERYVILLE

PIEDMONT

OAKLAND

DUBLIN

PLEASANTON

ALAMEDA

CASTRO VALLEY

SAN LEANDRO

LIVERMORE

SAN LORENZO

HAYWARD

UNION CITY

SUNOL

NEWARK

FREMONT

MILLS COLLEGE
Northeastern University
MERRITT COLLEGE
5.3 MILES



OAKLAND ZOO

FOOTHILL SQUARE SHOPPING CENTER
WING STOP ROSS DRESS FOR LESS Davita Kidney Care
Carl's Jr. Foods Co.
WELLS FARGO



SPORTS PAGE BAR & GRILL

ARCO
ampm

OAKLAND & SAN LEANDRO BOARDER

DUNSMUIR ESTATE PARK

LAKE CHABOT REGIONAL PARK
2.3 MILES



FOOTHILL BLVD

MACARTHUR BLVD

RED PEPPER PIZZA

San Leandro Car Wash



MISTER ELITE FITNESS

560 & 604 MACARTHUR BLVD,
SAN LEANDRO, CA 94577

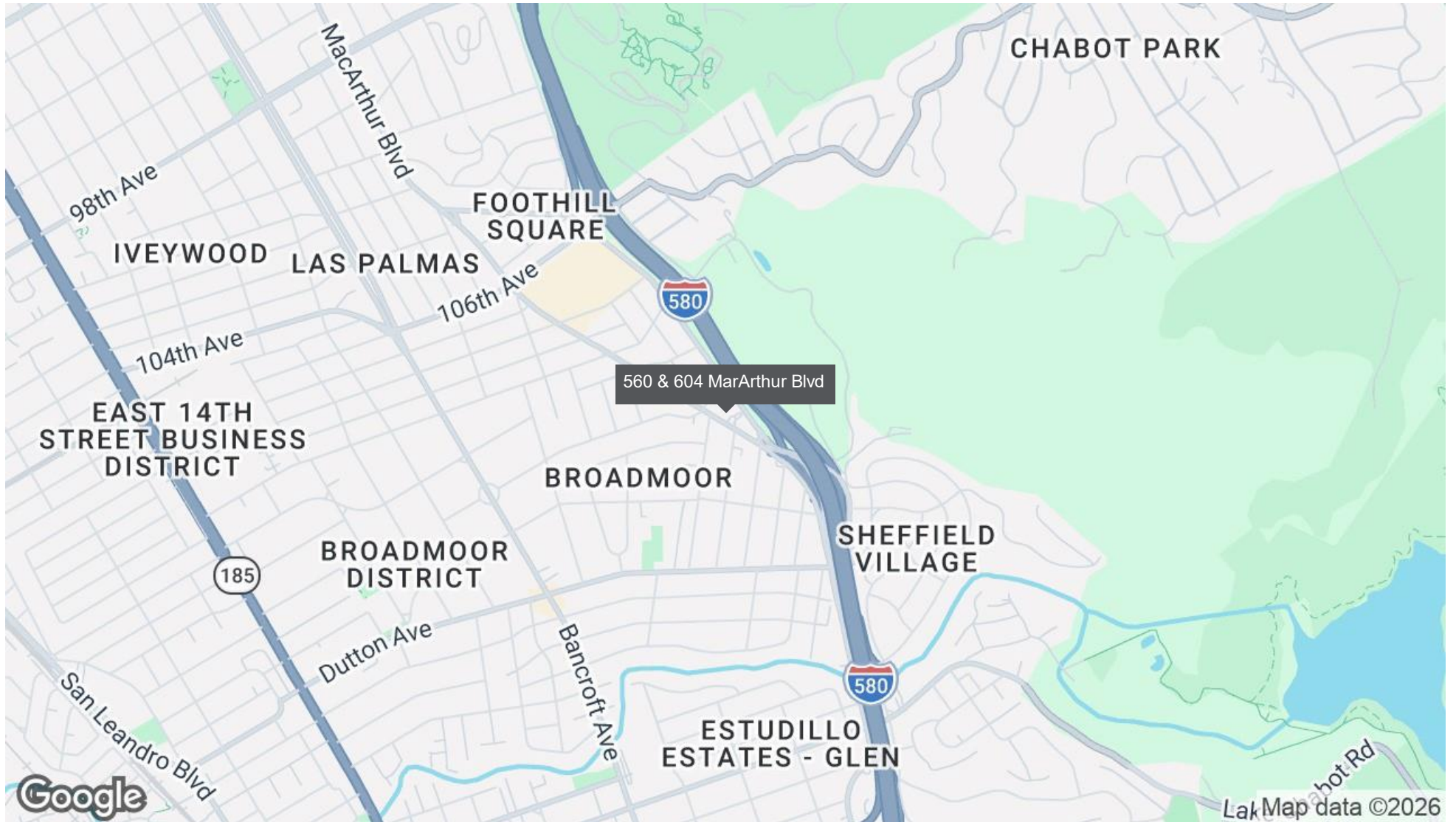
CHAMPION AUTOMOTIVE

E-Z SHOP

HABI'S BIRRIA
MEDITERRANEAN FOOD

KoolFi CREAMERY

REGIONAL MAP

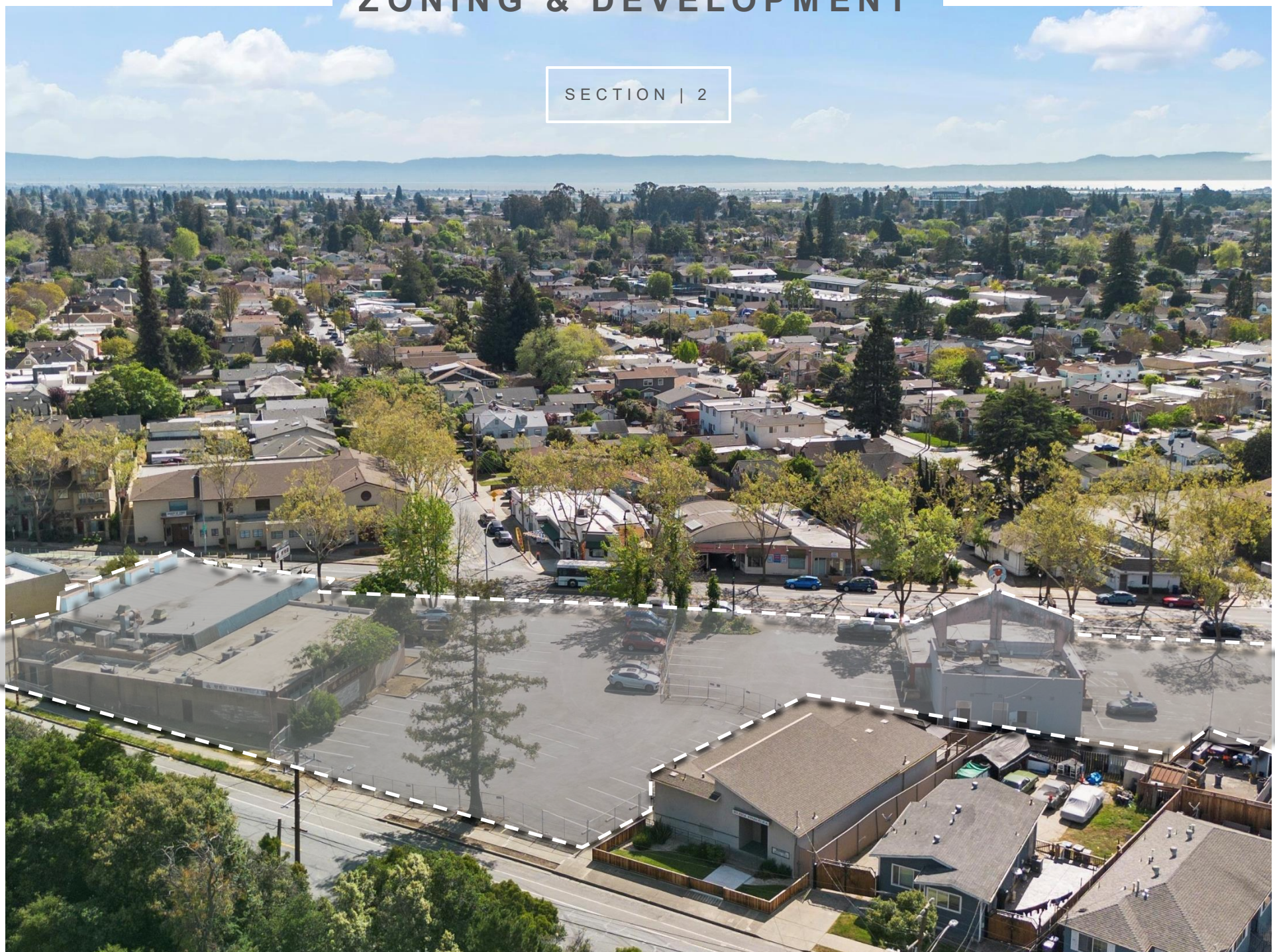




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ZONING & DEVELOPMENT

SECTION | 2



EXCEPTIONAL REDEVELOPMENT OPPORTUNITY



Rare Housing Designation - Both 560 & 604 MacArthur Blvd are designated in the City of San Leandro's 2023-2031 Housing Element Site Inventory as suitable for future redevelopment. **This represents 2 of only 19 such sites in the city.**

Desirable (H) Overlay - The subject parcels benefit from the Housing Overlay District, which is a 2022 zoning amendment that made multifamily and mixed-use developments permitted **by right** at the subject property, which significantly reduces risks and expedites the development timeline through **ministerial project approval**.

General Plan Designation: Corridor Mixed Use (MUC)

ALLOWABLE USES

CC District - Use Regulations (City of San Leandro Municipal Code - 2.08.200)

Permitted Uses

Accessory Uses.
 Ambulance Service.
 Animal Grooming.
 Animal Sales.
 Artists' Studios.
 Automobile Washing.
 Brewpubs.
 Business Services.
 Business & Trade Schools.
 Cafes.
 Catering Services.
 Communication Facilities.
 Drugstores.
 Emergency Shelters.
 Fast Food Establishment.
 Financial Institutions, Retail.
 Furniture, Electronics, and Appliance Sales.
 Health and Fitness Centers.
 Home Improvement and Interior Decoration.
 Instruction and Improvement Services.
 Maintenance and Repair Services.
 Medical Supply Stores.
 Neighborhood/Specialty Food Markets.
 Nurseries.
 Offices, Business and Professional.
 Pharmacies.
 Residential Hotels.
 Restaurants, Full-Service.
 Retail Sales.
 Retail Services.
 Telecommunications.
 Theaters.
 Travel Services.
 Utilities.

Conditionally Permitted Uses

Animal Boarding.
 Animal Hospitals.
 Automobile Washing, Unattended. (Subject to additional req's)
 Bars.
 Bed and Breakfast Inns. (Subject to additional req's)
 Beer and Wine Stores. (Subject to additional req's)
 Billiard Parlors.
 Bingo Parlors.
 Building Materials and Services.
 Cannabis Dispensary. (Subject to additional req's)
 Coin-Operated Laundry Businesses.
 Commercial Parking Facility.
 Commercial Recreation.
 Convenience Stores. (Subject to additional req's)
 Cultural Institutions.
 Dance Clubs.
 Department Stores.
 Drive-Up Facilities.
 Emergency Health Care.
 Emergency Shelters, more than 25 beds.
 Entertainment Events. (Subject to additional req's)
 Farmers' Market.
 Fast Food Establishments, Large Scale. (Subject to additional req's)
 Financial Institutions, Personal Loan Services. (Subject to additional req's)
 Fortune-Telling Establishments.
 Game Centers.
 Government Offices.
 Gun or Weapon Shop.
 Hospitals.
 Hotels, Motels, and Time-Share Facilities.
 Laboratories, Cannabis Testing Facilities.
 Liquor Stores. (Subject to additional req's)
 Massage Therapy.
 Mixed-Use Residential.
 Multi-Family Residential.
 Park and Recreation Facilities.
 Pawn Shop.
 Public Safety Facilities.
 Residential Hotels, more than 25 beds.
 Retail Sales, Big Box.
 Secondhand Sales.
 Service Stations. (Subject to additional req's)
 Supermarkets.
 Telecommunications, New Monopoles and Towers. (Subject to additional req's)
 Theaters.
 Two-Family Residential.
 Utilities, Major.
 Vehicle/Equipment Repair, Limited.
 Vehicle/Equipment Repair, General.
 Vehicle/Heavy Equipment Dealers, New.
 Vehicle/Heavy Equipment Dealers, Used.
 Vehicle/Heavy Equipment Rentals.

Uses Requiring Administrative Review

Automatic Teller Machines.
 Automobile Parts Sales.
 Community Gardens.
 Day Care, General.
 Mobile Food Vending. (Subject to additional req's)
 Parking Lot.
 Recycling Facilities (Subject to additional req's)
 Vehicle/Heavy Equipment Dealers Limited, Used.

FINANCIAL ANALYSIS

SECTION | 3



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$3,950,000	\$3,950,000
Price per NRSF	\$350.33	\$350.33
Price per Acre	\$3,246,453	\$3,246,453
Price per SF (Land)	\$74.53	\$74.53
OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$187,038	\$345,738
Operating Expenses	\$50,267	\$51,273
Net Operating Income	\$136,771	\$294,465

INCOME & EXPENSES

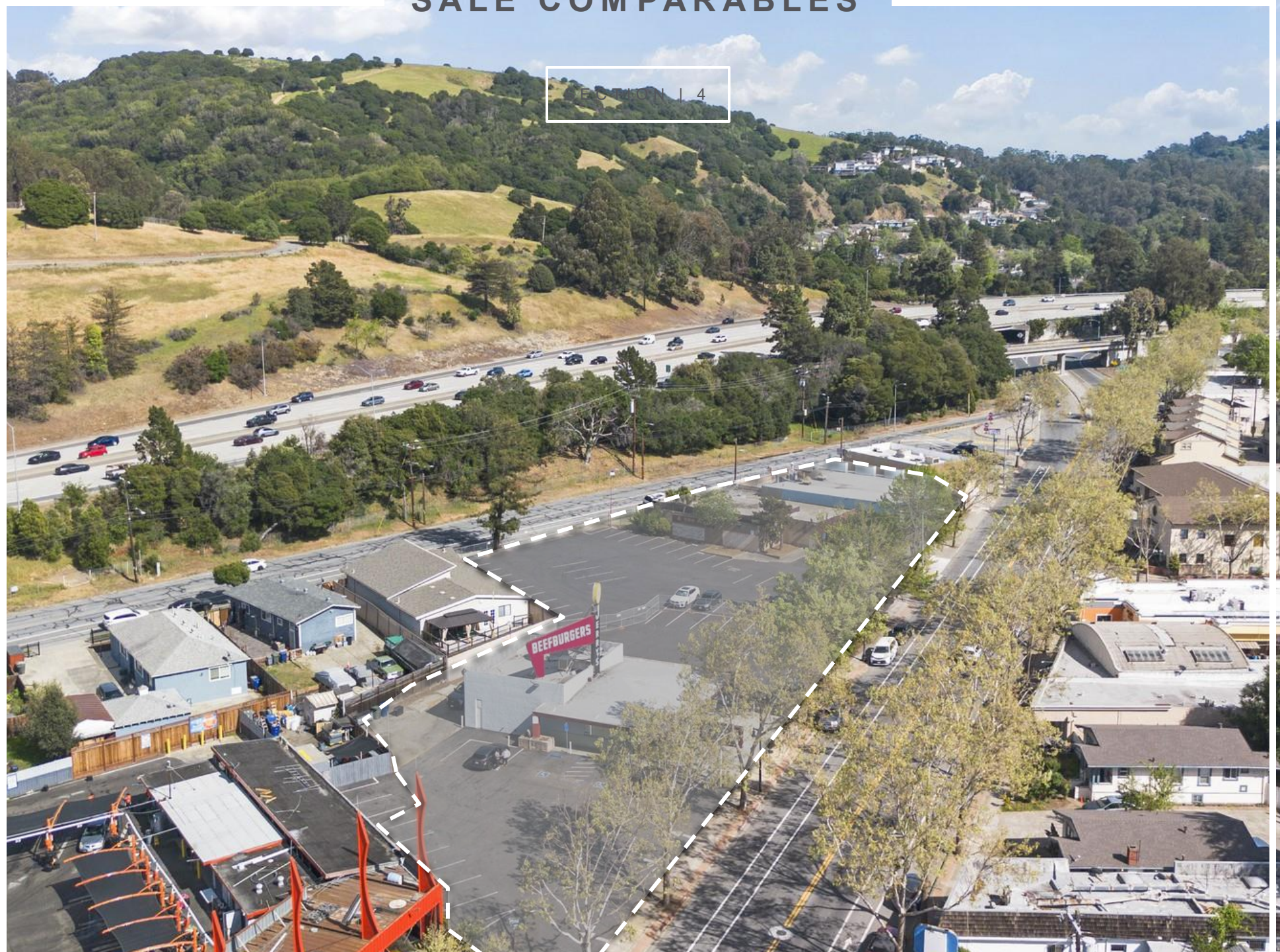
INCOME SUMMARY	CURRENT	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
Gross Scheduled Rent – 560 (Jerry's)	\$67,038	\$33,519	\$2.68	\$69,888	\$34,944	\$2.80
Gross Scheduled Rent – 604 (OTH)	\$120,000	\$60,000	\$1.09	\$275,850	\$137,925	\$2.50
Gross Income	\$187,038	\$93,519	\$1.38	\$345,738	\$172,869	\$2.55
EXPENSE SUMMARY	CURRENT	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
Real Estate Taxes	\$50,267	\$25,133	\$4.46	\$51,273	\$25,636	\$4.55
Gross Expenses	\$50,267	\$25,133	\$4.46	\$51,273	\$25,636	\$4.55
Expense % Of Gross Income	27%			15%		
Net Operating Income	\$136,771	\$67,915	\$12.05	\$294,465	\$147,233	\$26.12

NOTES

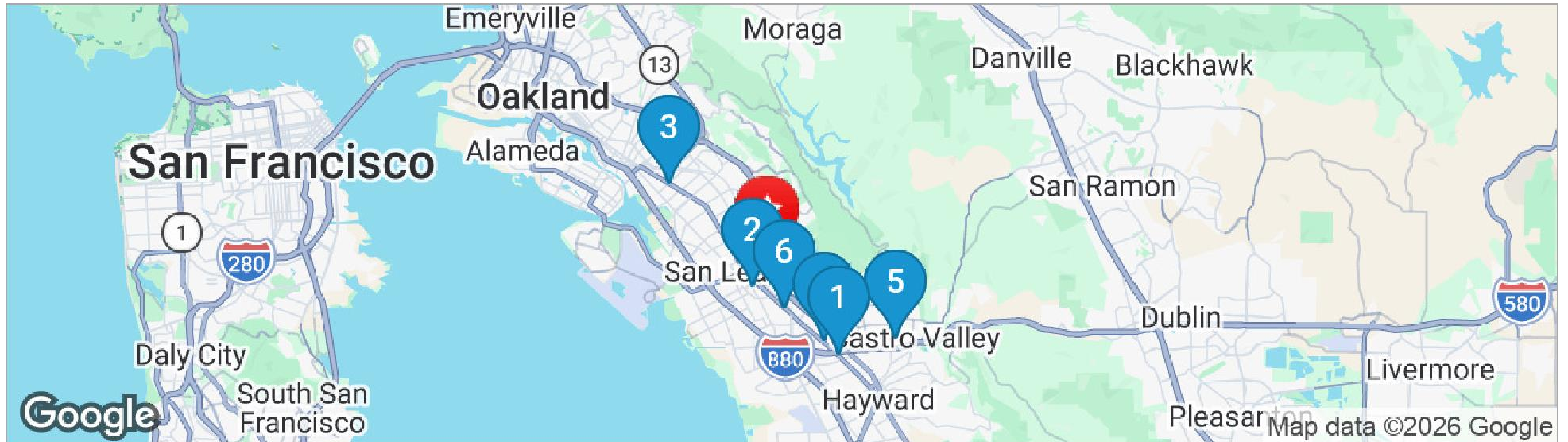
- 1 Gross Scheduled Rent - Based on Owner's Current Lease Agreements
- 2 Real Estate Taxes - Price (x) Composite Tax Rate (1.2436%) (+) Special Assessments (\$1,144.72)

SALE COMPARABLES

SECTION 4



SALE COMPS MAP



SUBJECT PROPERTY

560 & 604 Macarthur Blvd | San Leandro, CA 94577

1 19648-19740 MISSION BLVD
Hayward, CA
94541

2 2000 WASHINGTON AVE
San Leandro, CA
94577













3 5901 INTERNATIONAL BLVD
Oakland, CA
94621

4 1411-1413 165TH AVE
San Leandro, CA
94578

5 3692 CASTRO VALLEY BLVD
Castro Valley, CA
94546

6 14701 E 14TH ST
San Leandro, CA
94578

SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
 	19648-19740 Mission Blvd Hayward, CA 94541	\$1,198,000	2,963 SF	\$404.32	2	On Market
 	2000 Washington Ave San Leandro, CA 94577	\$1,690,000	3,600 SF	\$469.44	1	09/26/2025
 	5901 International Blvd Oakland, CA 94621	\$640,000	1,064 SF	\$601.50	1	08/08/2025
 	1411-1413 165th Ave San Leandro, CA 94578	\$1,500,000	3,120 SF	\$480.77	2	06/01/2025
 	3692 Castro Valley Blvd Castro Valley, CA 94546	\$1,749,000	2,780 SF	\$629.14	1	04/09/2025
 	14701 E 14th St San Leandro, CA 94578	\$1,000,000	1,406 SF	\$711.24	1	01/01/2025
		PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
	Totals/Averages	\$1,296,667	2,489 SF	\$550	1.33	

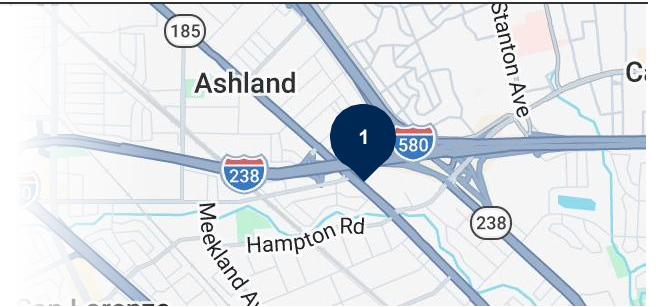
SALE COMPS



19648-19740 MISSION BLVD

Hayward, CA 94541

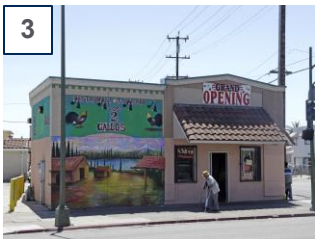
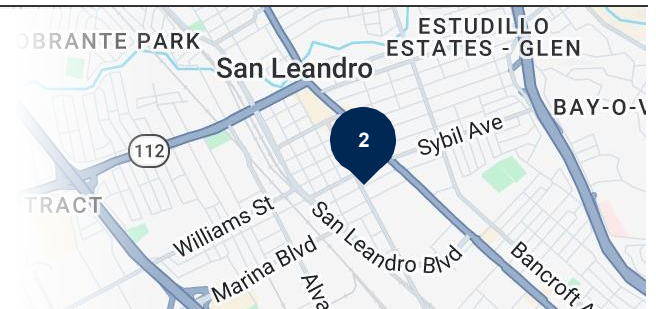
Sale Price:	\$1,198,000	Lot Size:	13,583 SF / 0.31 Acres
Year Built:	1950	Building SF:	2,963 SF
Price PSF:	\$404.32	CAP:	5.83%
NOI:	\$69,886	Price /SF (Land)	\$89
- On Market			



2000 WASHINGTON AVE

San Leandro, CA 94577

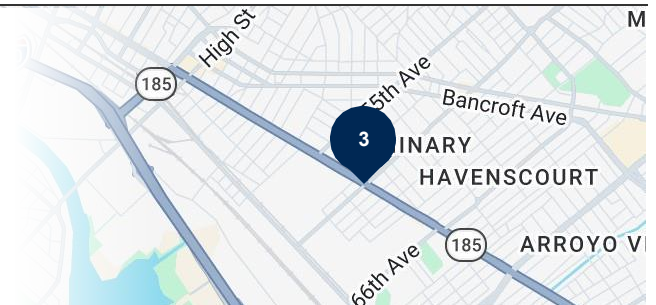
Sale Price:	\$1,690,000	Lot Size:	18,150 SF / 0.42 Acres
Year Built:	1956	Building SF:	3,600 SF
Price PSF:	\$469.44	Closed:	09/26/2025
		Price /SF (Land)	\$94



5901 INTERNATIONAL BLVD

Oakland, CA 94621

Sale Price:	\$640,000	Lot Size:	4,410 SF / 0.10 Acres
Year Built:	1933	Building SF:	1,064 SF
Price PSF:	\$601.50	Closed:	08/08/2025
		Price /SF (Land)	\$146



SALE COMPS



4

1411-1413 165TH AVE

San Leandro, CA 94578

Sale Price: \$1,500,000

Year Built: 1968

Price PSF: \$480.77

Closed: 06/01/2025

Lot Size: 13,452 SF / 0.31 Acres

Building SF: 3,120 SF

CAP: 4.55%

NOI: \$68,250

Price /SF (Land) \$112



5

3692 CASTRO VALLEY BLVD

Castro Valley, CA 94546

Sale Price: \$1,749,000

Year Built: 1959

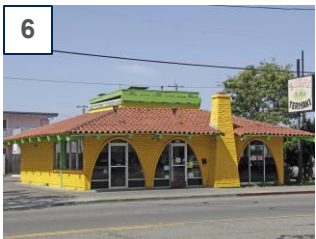
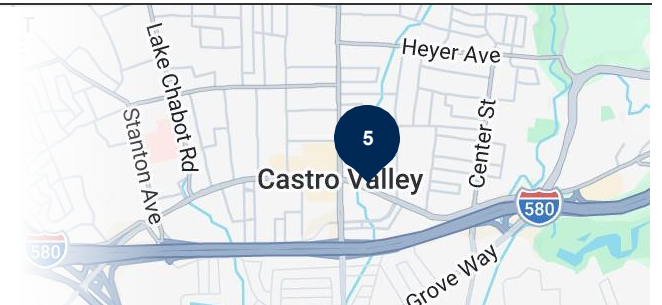
Price PSF: \$629.14

Lot Size: 12,477 SF / 0.29 Acres

Building SF: 2,780 SF

Closed: 04/09/2025

Price /SF (Land) \$141



6

14701 E 14TH ST

San Leandro, CA 94578

Sale Price: \$1,000,000

Year Built: 1968

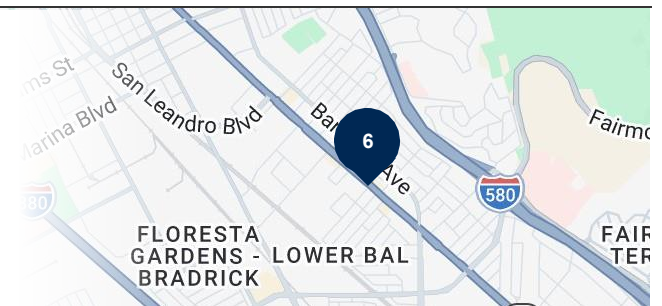
Price PSF: \$711.24

Lot Size: 8,170 SF / 0.19 Acres

Building SF: 1,406 SF

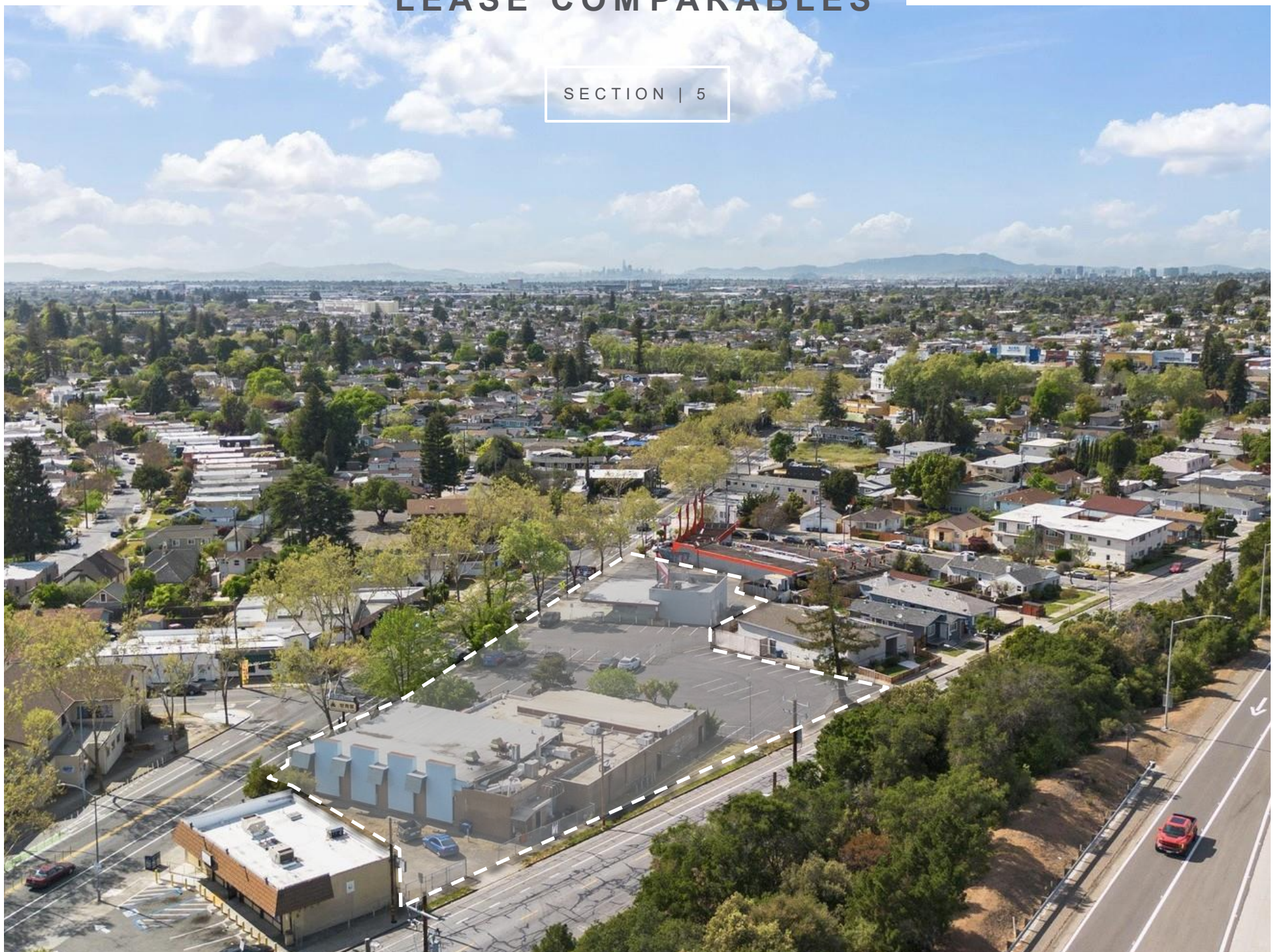
Closed: 01/01/2025

Price /SF (Land) \$123

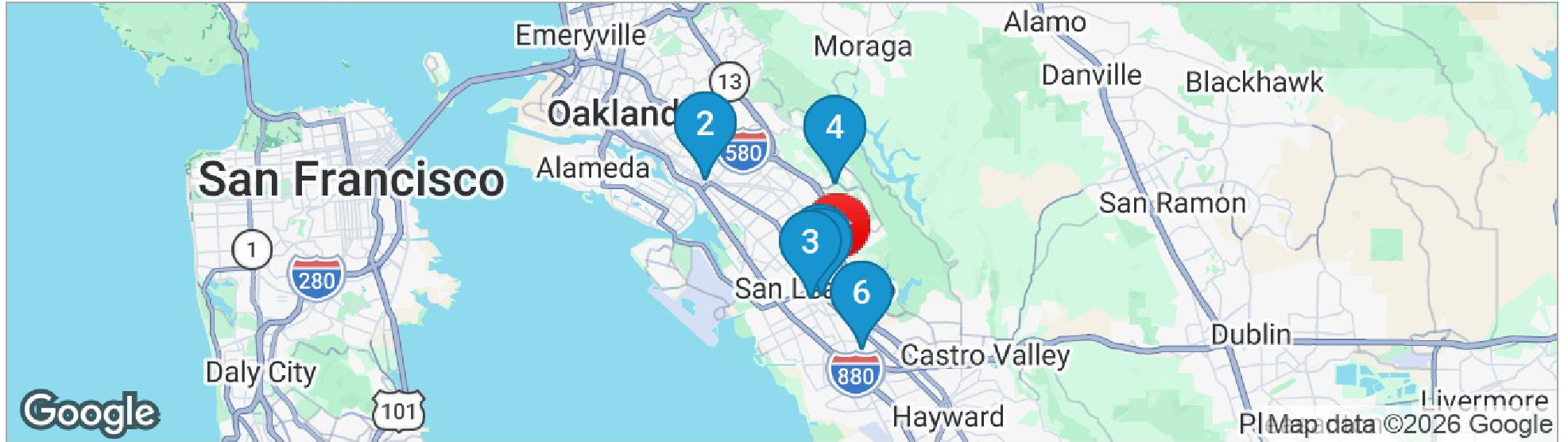


LEASE COMPARABLES

SECTION | 5



LEASE COMPS MAP



SUBJECT PROPERTY

560 & 604 Macarthur Blvd | San Leandro, CA 94577

1

1517 E 14TH ST

San Leandro, CA
94577

2

3947 INTERNATIONAL BLVD

Oakland, CA
94601

3

1540 SAN LEANDRO BLVD

San Leandro, CA
94577

4

4400 KELLER AVE

Oakland, CA
94605

5

101 PARROTT ST

San Leandro, CA
94577

6

15251 HESPERIAN BLVD

San Leandro, CA
94578

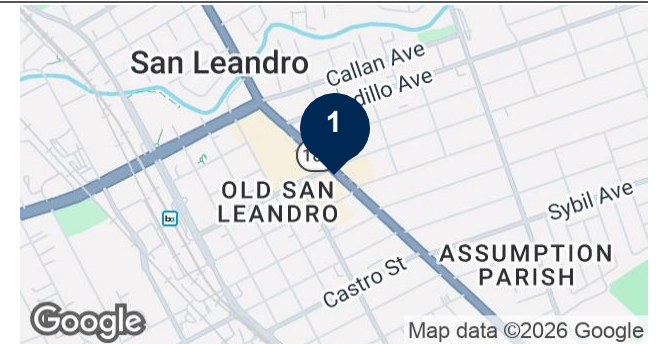
LEASE COMPS – *Approximately \$2.70 /SF/Month Average*

1



1517 E 14TH ST
San Leandro, CA 94577

Year Built:	1949	Bldg Size:	6,400 SF
Lease Rate	\$2.58 /SF/Month	Space Size:	2,550 SF
No. Units:	2	Executed:	On Market
		Lease Type:	NNN

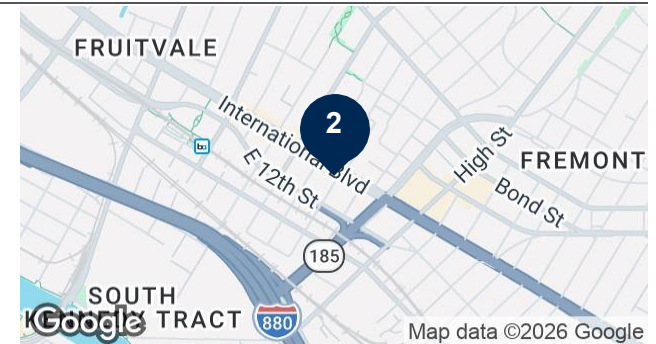


2



3947 INTERNATIONAL BLVD
Oakland, CA 94601

Year Built:	1924	Bldg Size:	5,000 SF
Lease Rate	\$3.33 /SF/Month	Space Size:	1,500 SF
No. Units:	2	Executed:	Sep 2025
		Lease Type:	NNN

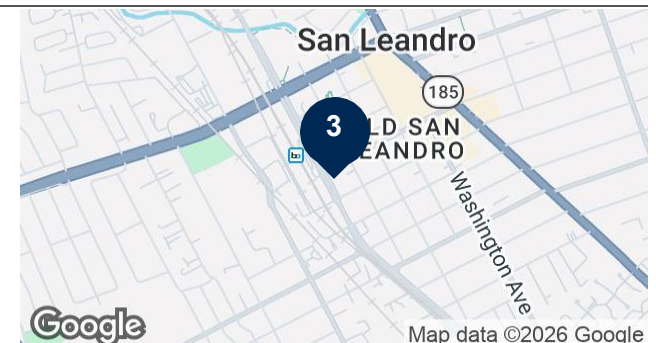


3



1540 SAN LEANDRO BLVD
San Leandro, CA 94577

Year Built:	1942	Bldg Size:	1,272 SF
Lease Rate	\$2.36 /SF/Month	Space Size:	1,272 SF
No. Units:	1	Executed:	Jun 2024
		Lease Type:	NNN



LEASE COMPS – *Approximately \$2.70 /SF/Month Average*

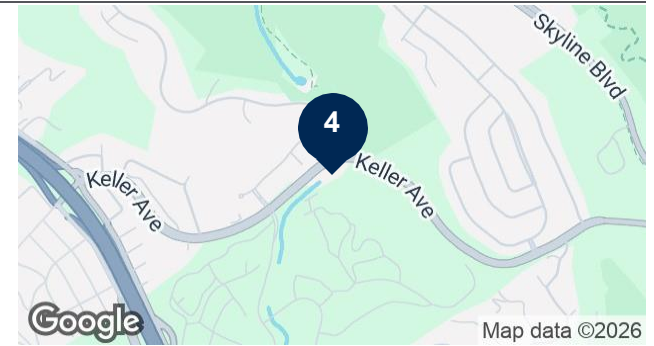
4



4400 KELLER AVE

Oakland, CA 94605

Year Built:	1992	Bldg Size:	19,040 SF
Lease Rate	\$2.60 /SF/Month	Space Size:	2,129 SF
No. Units:	3	Executed:	Jun 2024
		Lease Type:	IG



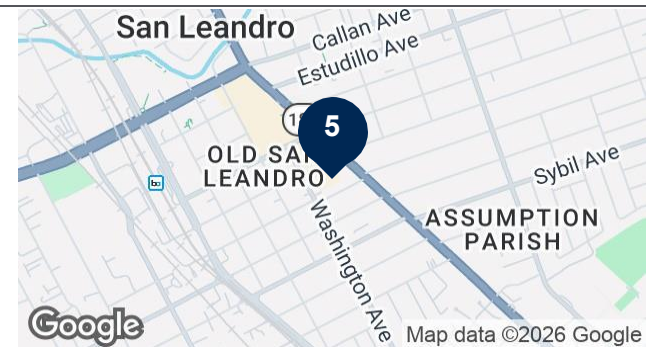
5



101 PARROTT ST

San Leandro, CA 94577

Year Built:	1960	Bldg Size:	26,788 SF
Lease Rate	\$3.00 /SF/Month	Space Size:	1,618 SF
No. Units:	3	Executed:	Apr 2025
		Lease Type:	NNN



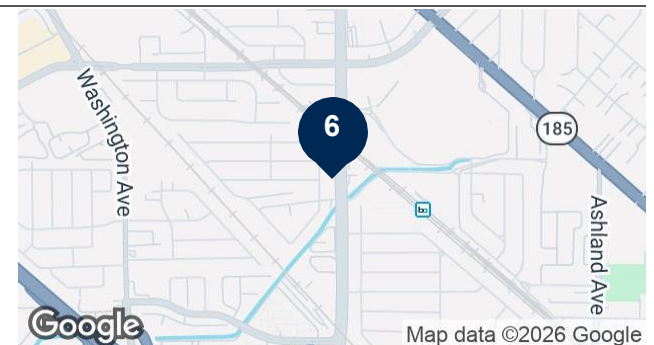
6



15251 HESPERIAN BLVD

San Leandro, CA 94578

Year Built:	1988	Bldg Size:	11,180 SF
Lease Rate	\$2.25 /SF/Month	Space Size:	1,331 SF
No. Units:	1	Executed:	Feb 2025
		Lease Type:	NNN



MARKET OVERVIEW

SECTION | 6

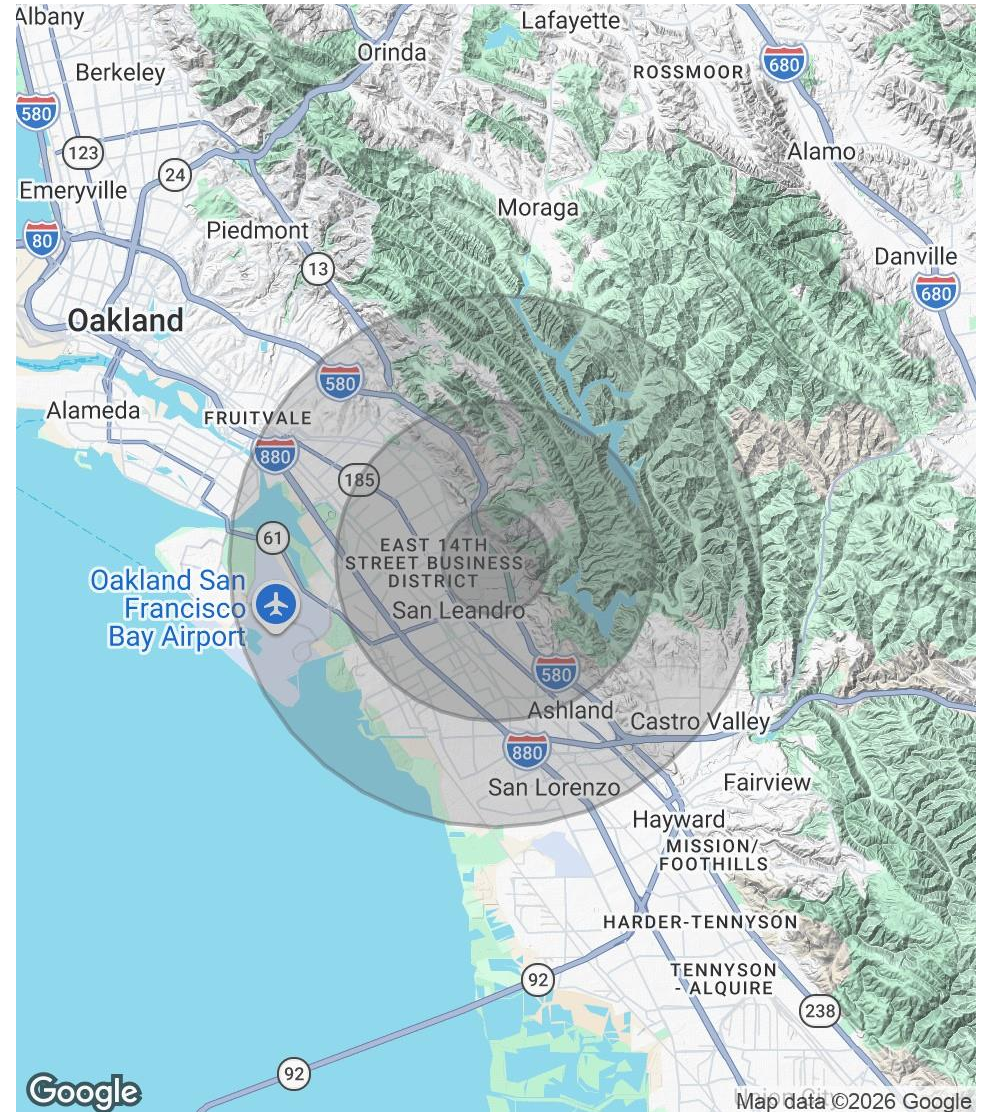


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,150	163,246	364,346
Average Age	41.3	38.8	39.4
Average Age (Male)	40.9	37.9	38.7
Average Age (Female)	41.3	39.9	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,012	54,106	121,597
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$154,692	\$120,500	\$128,328
Average House Value	\$915,004	\$808,285	\$867,886

2023 American Community Survey (ACS)



DEMOGRAPHICS INFORMATION



POPULATION

In 2025, the population in your selected geography is 357,959. The population has changed by 6.86 percent since 2010. It is estimated that the population in your area will be 363,602 five years from now, which represents a change of 1.6 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,553 people per square mile.



HOUSEHOLDS

There are currently 124,816 households in your selected geography. The number of households has changed by 9.67 percent since 2010. It is estimated that the number of households in your area will be 126,864 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$100,834, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 79.62 percent since 2010. It is estimated that the median household income in your area will be \$115,508 five years from now, which represents a change of 14.6 percent from the current year.

The current year per capita income in your area is \$45,038, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$126,321, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 177,505 people in your selected area were employed. The 2010 Census revealed that 53.2 of employees are in white-collar occupations in this geography, and 24.5 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$781,898 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 62,696.00 owner-occupied housing units and 51,118.00 renter-occupied housing units in your area.



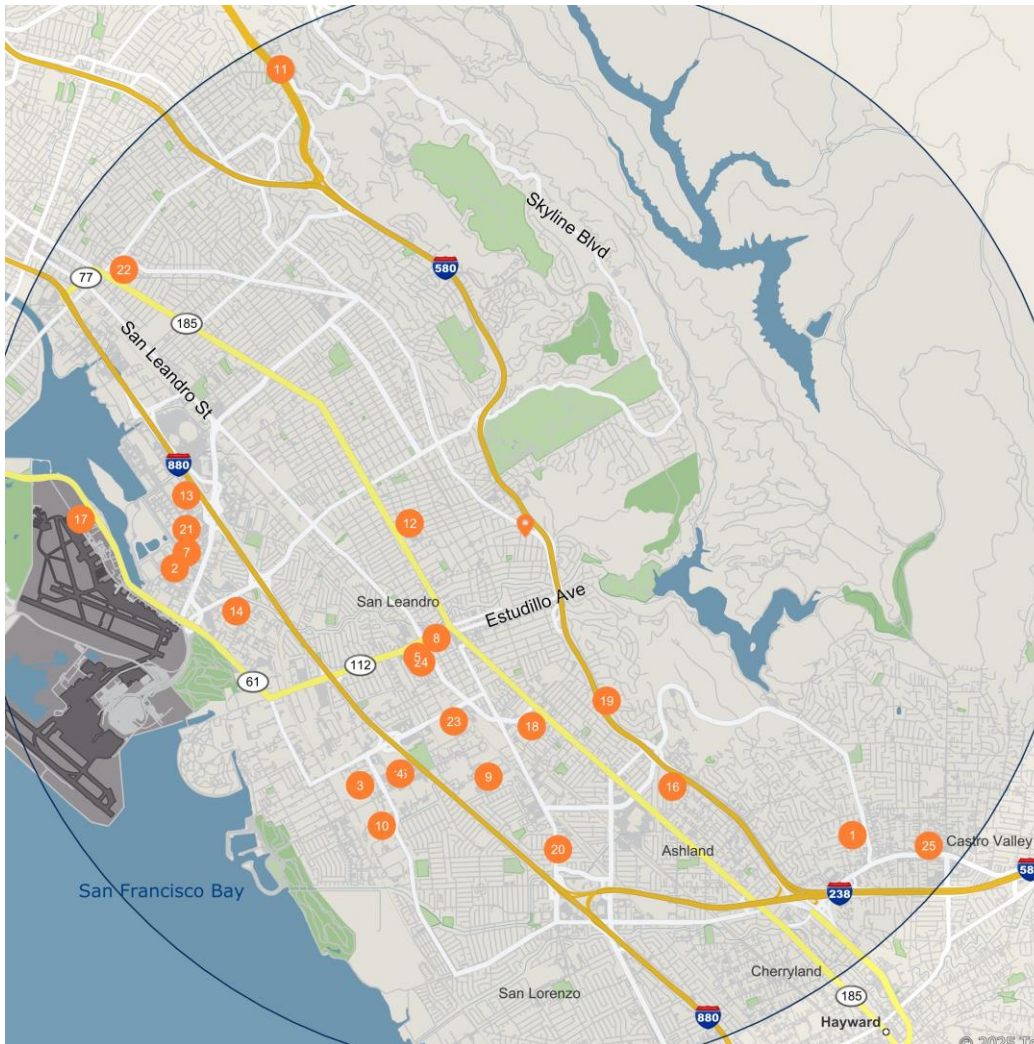
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.0 percent in the selected area compared with the 19.6 percent in the U.S.

MAJOR REGIONAL EMPLOYERS



Major Employers		Employees
1	Sutter Health-Eden Medical Center	2,215
2	United Parcel Service Inc-UPS	1,417
3	Compass Group Usa Inc-Canteen Vending Services	1,297
4	Permanente Medical Group Inc-	1,263
5	Ariat International Inc-Stages West	924
6	Aidells Sausage Company Inc-Aidells Sausage	900
7	Juvenile Justice Division Cal-	897
8	Roman Cthlic Wlfare Corp of OK-St Leanders School	883
9	Thredup Inc-Thred Up	721
10	Innovel Solutions Inc-Sears	642
11	Legacy Fnds of Holy Names Univ-Raskob Institute Day School	627
12	Alameda-Contra Costa Trnst Dst-A C Transit	612
13	Progtistics Distribution LLC-	576
14	Waste MGT Alameda Cnty Inc-Waste Management	550
15	Kaiser Foundation Hospitals-Kaiser Pmnte San Lndro Med C	514
16	All Saintsidence Opco LLC-All Snts Sbcute Trnstonal Care	510
17	Rolls-Royce Corporation-	500
18	San Leandro Hospital LP-	475
19	Kindred Healthcare Oper LLC-Kindred Hospital	450
20	Valero Marketing and Supply Co-Valero Gas & Food	447
21	Shimmick Nicholson Cnstr JV-	438
22	Young MNS Chrstn Assn of E Bay-Urban Services Eastlake YMCA	434
23	Crossroad Services Inc-	419
24	Osisoft LLC-OSI Software	418
25	Lawyers Title Insurance Corp-	408

Marcus & Millichap

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