

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: SA-2 (South  
Area-2)

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

# EXECUTIVE SUMMARY

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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 been held by the Casey family since their acquisition in November 1994 from prior owner Penrod, May M. The properties were subsequently transferred into the Casey M W & T M 2006 Trust in April 2006, reflecting the family's long-range estate planning and generational stewardship. 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, Cal West Motors is a generational asset at an inflection point.

## INVESTMENT HIGHLIGHTS

- ✓ **Asking Price: \$1,979,000**
- ✓ Turnkey automotive dealership — fully operational
- ✓ Dual-parcel configuration — ±19,133 SF total land (±0.439 AC)
- ✓ Casey family ownership since 1994 — held in Casey M W & T M 2006 Trust
- ✓ High-visibility location on E 14th Street, San Leandro commercial corridor
- ✓ SA-2 (South Area-2) zoning supports automotive, retail & redevelopment
- ✓ Rare assemblage — two contiguous Alameda County parcels under single trust ownership
- ✓ 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). Operated as an automotive dealership by the Casey family since 1994. Offered for sale by the Casey M W & T M 2006 Trust. Asking Price: \$1,979,000.

# LOCATION HIGHLIGHTS



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

Map Coming Soon

- ✦ E 14th Street (SR-185) — California State-Designated Arterial Highway
- ✦ One of Alameda County's primary north-south commercial corridors — parallels I-880
- ✦ Served by AC Transit BRT (Tempo Line) with stop near subject property
- ✦ San Leandro BART Station — approximately 1 mile from subject property
- ✦ San Leandro Population: 86,571 | Median HH Income: \$105,655 (Census 2024)
- ✦ ZIP 94577 Median Home Value: \$856,100 | Owner-Occupancy Rate: 58.1%

## DEMOGRAPHICS SUMMARY

RADIUS	EST. POPULATION	MEDIAN HH INCOME	NOTES
1 Mile	~19,000	~\$108,772	ZIP 94577 proxy
3 Miles (San Leandro)	86,571	\$105,655	City of San Leandro, 2024
5 Miles (Metro Area)	200,000+	\$91,000+	East Bay Metro estimate

Source: U.S. Census Bureau, ACS 2024; ZIP Code 94577 data. All figures approximate.

### Traffic & Corridor

**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

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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 Casey family has maintained and operated the property as an automotive dealership since acquiring both parcels in November 1994. Additional on-site improvements and operational infrastructure should be independently verified by prospective buyers.

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

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● **1953 E 14th St Parcel:** ±4,967 SF land — Parking Lot / Automotive (Assessor Use Code)

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● **1977 E 14th St Parcel:** ±14,166 SF land — Parking Lot / Automotive (Assessor Use Code)

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

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● **Ownership:** Casey M W & T M 2006 Trust

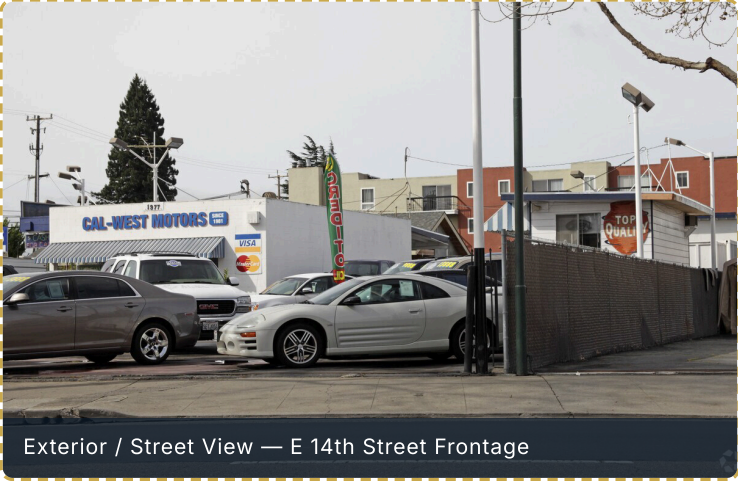
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● **Assessor Use:** Parking Lot (Assessor Use Code — operated as automotive dealership)

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# PROPERTY PHOTOS

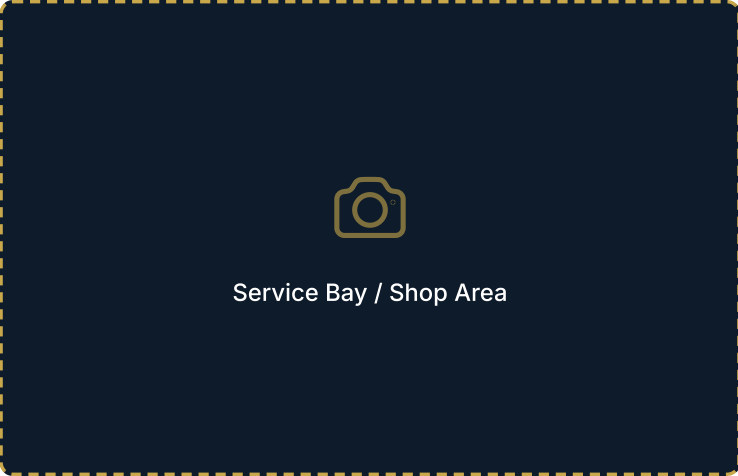
1953 & 1977 E 14th Street | San Leandro, CA 94577



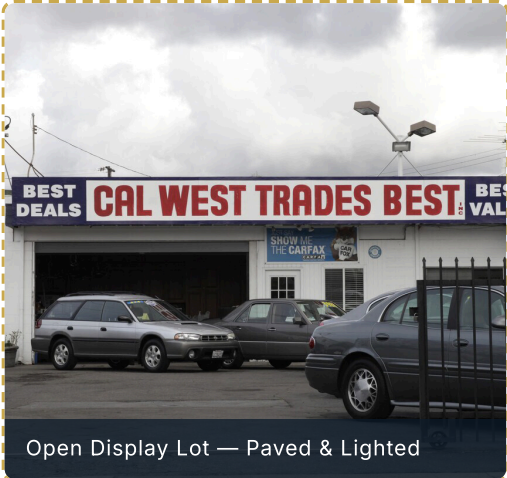
Exterior / Street View — E 14th Street Frontage



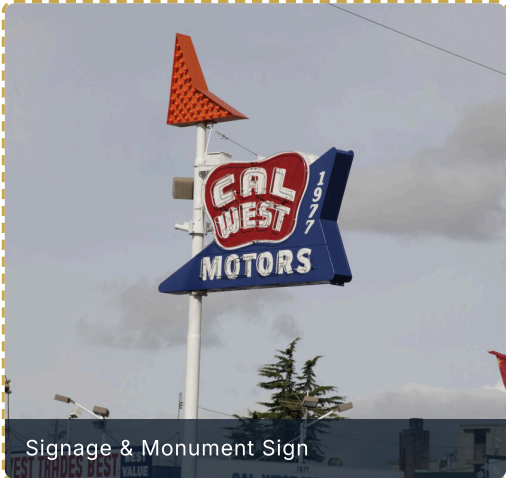
Aerial View —  
Dual Parcel Overview



Service Bay / Shop Area



Open Display Lot — Paved & Lighted



Signage & Monument Sign

Contact Ed Hernandez at (510) 875-8308 or [email protected] to request the full property photo package.

# AUTOMOTIVE INFRASTRUCTURE

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The dual-parcel assemblage at 1953 & 1977 E 14th Street, San Leandro has been operated as an automotive dealership by the Casey family since 1994. The property includes a ±1,000 SF building (built 1956) and combined lot area of ±19,133 SF. Zoned SA-2 (South Area-2). On-site operational infrastructure details should be independently verified by prospective buyers.



## Site & Structure

±1,000 SF building on the 1977 E 14th Street parcel, originally constructed in 1956. Combined lot area of ±19,133 SF across two contiguous parcels provides operational flexibility for automotive sales, service, and display.



## Ownership & Title

Both parcels held in the Casey M W & T M 2006 Trust (Michael W. & Theresa M. Casey). Acquired November 3, 1994 from Penrod, May M for \$475,000 (combined sale). Transferred into trust April 26, 2006.



## Display & Operations

Combined ±19,133 SF of land across two contiguous parcels on E 14th Street, San Leandro. The site has been continuously operated as an automotive dealership for over 30 years. Buyer to verify all operational infrastructure on-site.

# PARCEL DETAILS

## PARCEL 1 — 1953 E 14TH STREET

APN	77-553-3
Alt. APN	077-0553-003-00
Land Area	0.114 AC / ±4,967 SF
County	Alameda
Assessor Use	Parking Lot / Automotive
Acquired	Nov 1994 from Penrod, May M

## PARCEL 2 — 1977 E 14TH STREET








APN	77-553-4
Alt. APN	077-0553-004-00
Land Area	0.325 AC / ±14,166 SF
Building	±1,000 SF (Built 1956, 1 Story)
County	Alameda
Assessor Use	Parking Lot / Automotive
Acquired	Nov 1994 from Penrod, May M

**Assemblage Note:** Both parcels are held in the Casey M W & T M 2006 Trust and were acquired simultaneously in November 1994. They are contiguous and operated as a unified automotive campus at 1953 & 1977 E 14th Street, San Leandro. A single buyer may acquire both parcels in one transaction.

# ZONING CONTEXT — SA-2 (SOUTH AREA-2)

The property at 1953 & 1977 E 14th Street, San Leandro is located within Alameda County and is subject to the City of San Leandro's zoning ordinance. The parcels are zoned SA-2 (South Area-2). The assessor records classify the use as Parking Lot / Automotive (Assessor Use Code — operated as automotive dealership). The E 14th Street corridor in San Leandro supports a broad spectrum of commercial uses under the SA-2 zoning designation. A buyer seeking to continue automotive operations should confirm the applicable entitlements with the City of San Leandro Planning Department. A buyer seeking to redevelop the site for an alternative commercial use should consult with the applicable planning department regarding permitted and conditional uses under the SA-2 (South Area-2) zoning classification. [Buyer to independently verify current zoning designation with the City of San Leandro.]

## SA-2 (SOUTH AREA-2) PERMITTED USES

USE CATEGORY	STATUS
Automotive Sales & Service	 [Verify with City]
General Retail	 [Verify with City]
Restaurant / Food Service	 [Verify with City]
Office / Professional	 [Verify with City]
Mixed-Use (Retail + Residential)	 [Verify with City]
Drive-Through	 [Verify with City]
Industrial / Warehouse	 [Verify with City]

*SA-2 (South Area-2) zoning designation and permitted uses to be independently verified with the City of San Leandro Planning Department. Do not rely on this table without independent confirmation.*

# Beyond the Dealership

## A Generational Redevelopment Canvas

While Cal West Motors at 1953 & 1977 E 14th Street, San Leandro functions as a fully operational automotive dealership today, the dual-parcel assemblage's ±0.439 acres of SA-2 (South Area-2) zoned land in Alameda County represents a compelling long-range redevelopment canvas. As California's auto retail landscape evolves — driven by EV adoption, online vehicle sales, and shifting consumer behavior — automotive parcels on established commercial corridors with contiguous assemblage potential are increasingly being repositioned by institutional and private investors alike. The Casey family's three-decade stewardship has maintained the property in active commercial use, and the combined ±19,133 SF land area offers meaningful scale for a variety of potential reuse scenarios under the SA-2 zoning designation.

### SCENARIO A

#### Automotive Continuation

Operate as-is or re-brand to a national or regional automotive operator. The existing infrastructure, E 14th Street visibility, and long operating history make immediate continuation highly executable. EV service and sales conversion is also a compelling near-term value-add play. [Buyer to verify SA-2 zoning for specific automotive use.]

### SCENARIO B

#### Retail Repositioning

Redevelop for multi-tenant retail or QSR (quick-service restaurant) use. E 14th Street in San Leandro is an established commercial corridor with strong traffic. ±19,133 SF of combined land area provides development scale. [Subject to City of San Leandro entitlements under SA-2 zoning.]

### SCENARIO C

#### Mixed-Use Redevelopment

Subject to applicable SA-2 (South Area-2) zoning and conditional use approvals, the assemblage may support ground-floor commercial with residential above — a use type in strong demand across California's urban commercial corridors. Consult City of San Leandro for specific density and FAR allowances.

*Redevelopment scenarios are conceptual only. Buyer is advised to independently confirm all land use entitlements with the City of San Leandro and Alameda County. Seller makes no representations regarding redevelopment approvals or timelines.*

## THREE DECADES OF COMMUNITY ROOTS

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Cal West Motors was established by Michael W. and Theresa M. Casey, who acquired both parcels at 1953 & 1977 E 14th Street, San Leandro on November 3, 1994 from prior owner Penrod, May M for \$475,000. From that day forward, the Caseys built a thriving automotive dealership on this Alameda County commercial corridor — cultivating a loyal customer base spanning generations of local families. In April 2006, the properties were transferred into the Casey M W & T M 2006 Trust, reflecting the family's commitment to long-range estate planning and generational stewardship. The dealership became a fixture on E 14th Street — known not only for its inventory and service quality, but for the family's deep commitment to the San Leandro community. Now, as the Casey family transitions to the next chapter, they are offering the property — and its legacy — to a new generation of ownership. The improvements, the goodwill, and the infrastructure are the product of more than 30 years of investment and care.



*"We built this place brick by brick. It's not just a dealership — it's our family's life work, and we want to see it thrive for the next thirty years."*

— The Casey Family

# CONTACT INFORMATION



**Ed Hernandez**

Bay East Legacy & Associates

 DRE #01201532

 (510) 875-8308

 [email protected]

 San Leandro, CA 94577

## HOW TO OFFER

Contact Ed Hernandez directly: **(510) 875-8308** | [email protected]

- 1 Submit Letter of Intent (LOI) or Purchase Offer
- 2 Seller will review all offers on a rolling basis
- 3 Preferred close: 30–45 day escrow
- 4 Environmental: [Phase I status TBD — inquire with broker]
- 5 All tours by appointment only — **do not disturb occupants**

**Confidentiality Notice:** This Offering Memorandum has been prepared by Ed Hernandez, Bay East Legacy & Associates (DRE #01201532) on behalf of the seller for the property located at 1953 & 1977 E 14th Street, San Leandro, CA 94577, Alameda County. The information contained herein has been obtained from sources deemed reliable, including First American Combined Reports dated 02/17/2021 and Alameda County public records, but is not guaranteed. All financial projections, demographic data, and property information should be independently verified. No representation is made as to the accuracy of the information. Prospective buyers should conduct their own due diligence prior to making any offer or entering into any agreement to purchase.