

New Hard Corner Multi-Tenant Pad Available For Lease in Grocery-Anchored Shopping Center



Multiple New Retail-Restaurant spaces at high traffic intersection

**±1,348 –
3,866 SF**
AVAILABLE



Fairmont Gateway

1200 FAIRMONT DR, SAN LEANDRO, CA



PROPERTY

Highlights



Hard Corner Building at Major Intersection



Great Identity, Access, and Regional Draw



New Retail / Restaurant Shell Spaces



Ample Parking



Grocery Anchored Center Driving Steady Customer Traffic

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	31,021	198,860	383,246
Avg. HH Income	\$102,975	\$ 127,673	\$126,052
Daytime Population	25,422	159,851	324,182

TRAFFIC COUNTS

Source: 2023 Esri.

Fairmont Drive	20,594 ADT
Hesperian Boulevard	48,729 ADT
E 14th Street	23,600 ADT



NEW

Retail / Restaurant Spaces

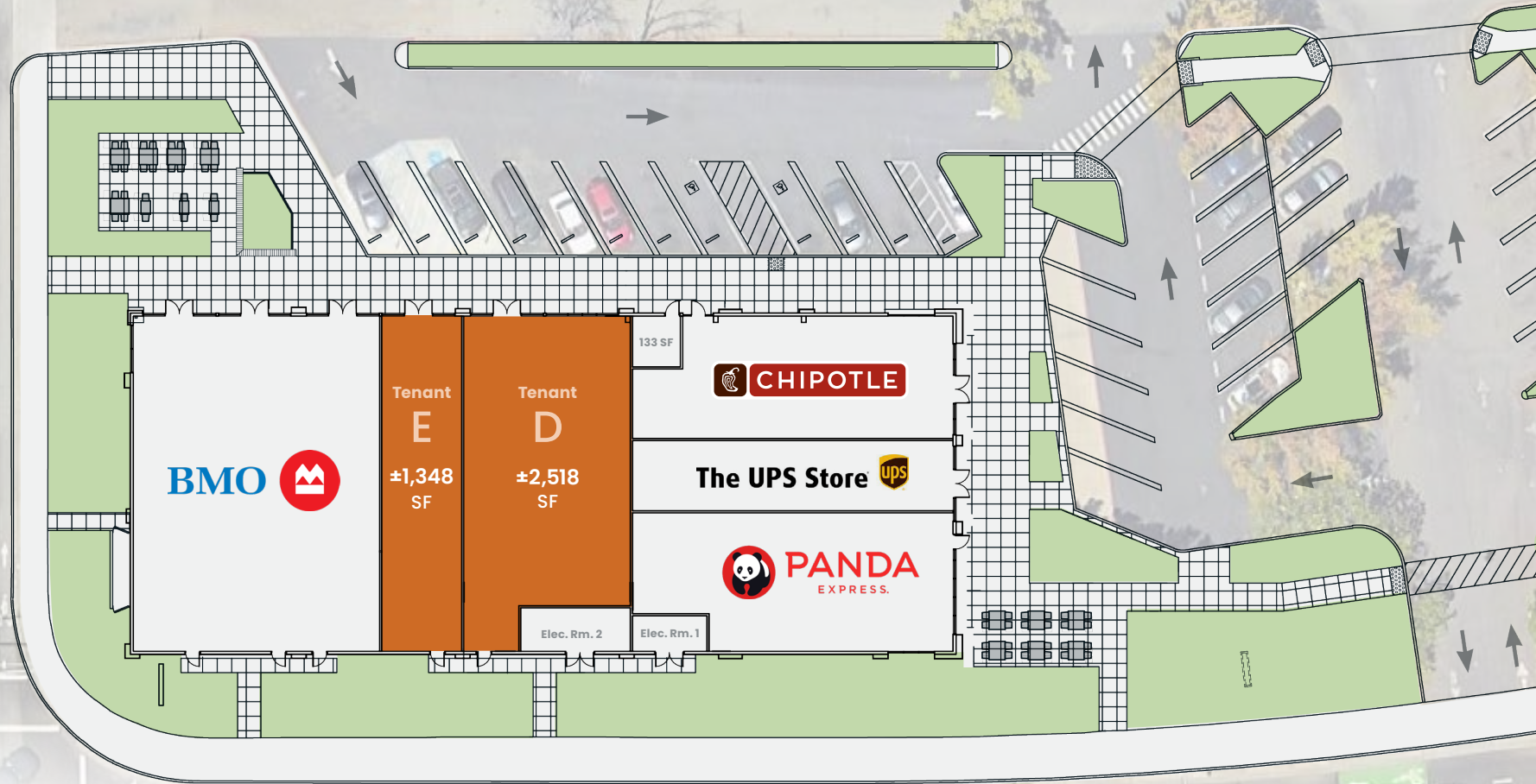


Tenant E & D
Can deliver up to ±3,866
SF contiguous spaces



FLEXIBLE

Demising Options



Tenant E & D
Can deliver up to ±3,866
SF contiguous spaces

FULL PROPERTY

Site Plan



NEW BUILDING *Elevations*



PROPERTY
Gallery



PROPOSED NEW

Monument Signage



Aerial



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