



CENTRO CALLAN

the econic
company®

MARTIN

STARS REI



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Centered in Urban Peace

At the heart of the Centro Callan brand is the concept of “Urban Peace,” offering a harmonious balance of city life and small-town familiarity. Just minutes from BART in Downtown San Leandro and steps away from dining, shopping, and entertainment. Ground floor retail available neighboring **Sprouts Farmers Market** and **Philz Coffee**.



Grocery Anchored Mixed Use Project



Retail Parking Stalls:
71 Downstairs, 68 Upstairs



Cold Shell Condition with TIA



Seeking Non Restaurant Uses



Nets \$1.33 PSF Monthly



Less Than 1 Mile From BART Station



Walk Score®

Source: Walkscore.com



WALKER’S PARADISE
Daily errands do not require a car.



GOOD TRANSIT
Many nearby public transportation options.



BIKEABLE
Some bike infrastructure.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	34,929	179,050	374,096
Daytime Population	28,500	156,481	310,194
Average Household Income	\$168,184	\$138,831	\$147,238

Source: Esri

GROUND FLOOR RETAIL

±3,400 SF

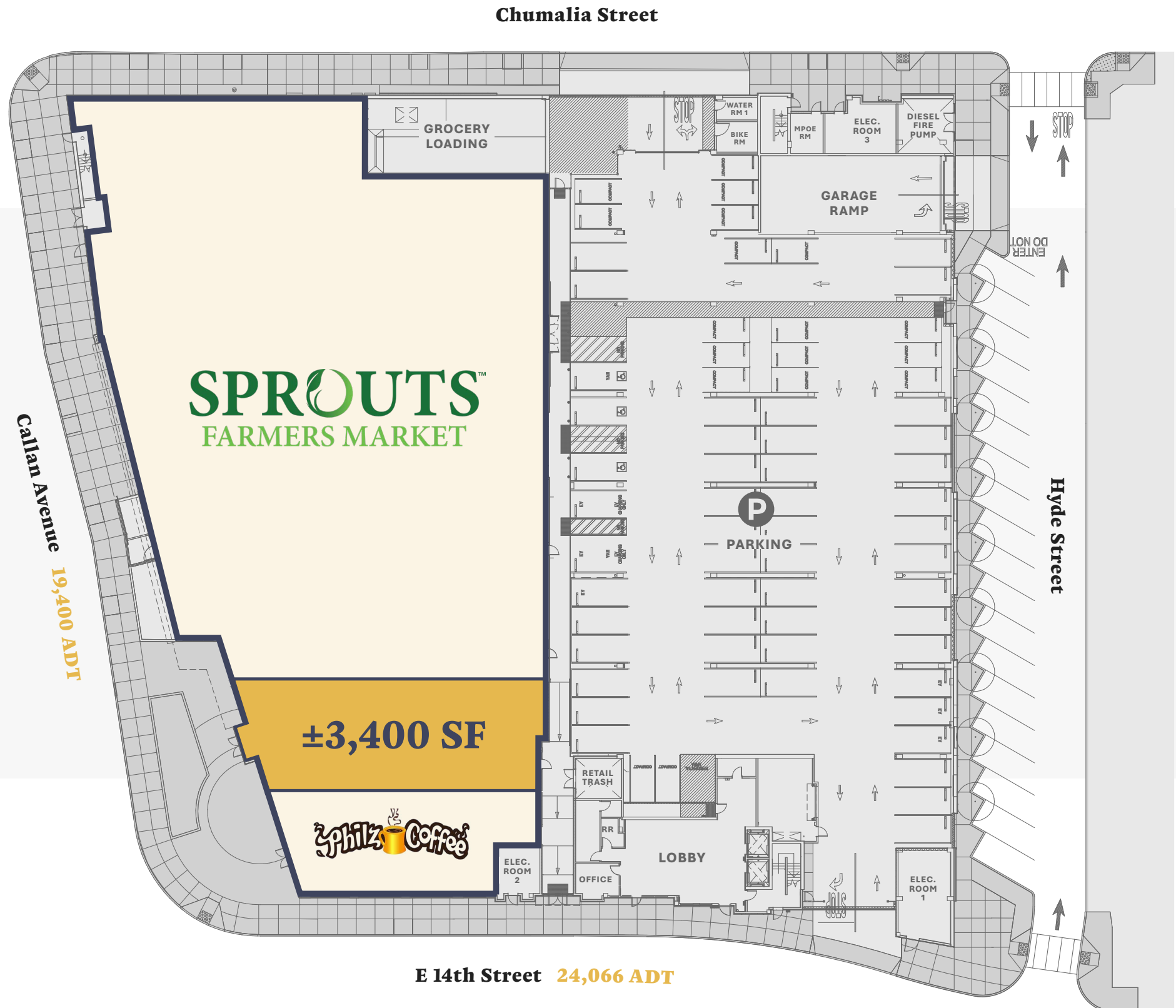
Seeking Non Restaurant Uses



RETAIL PARKING STALLS

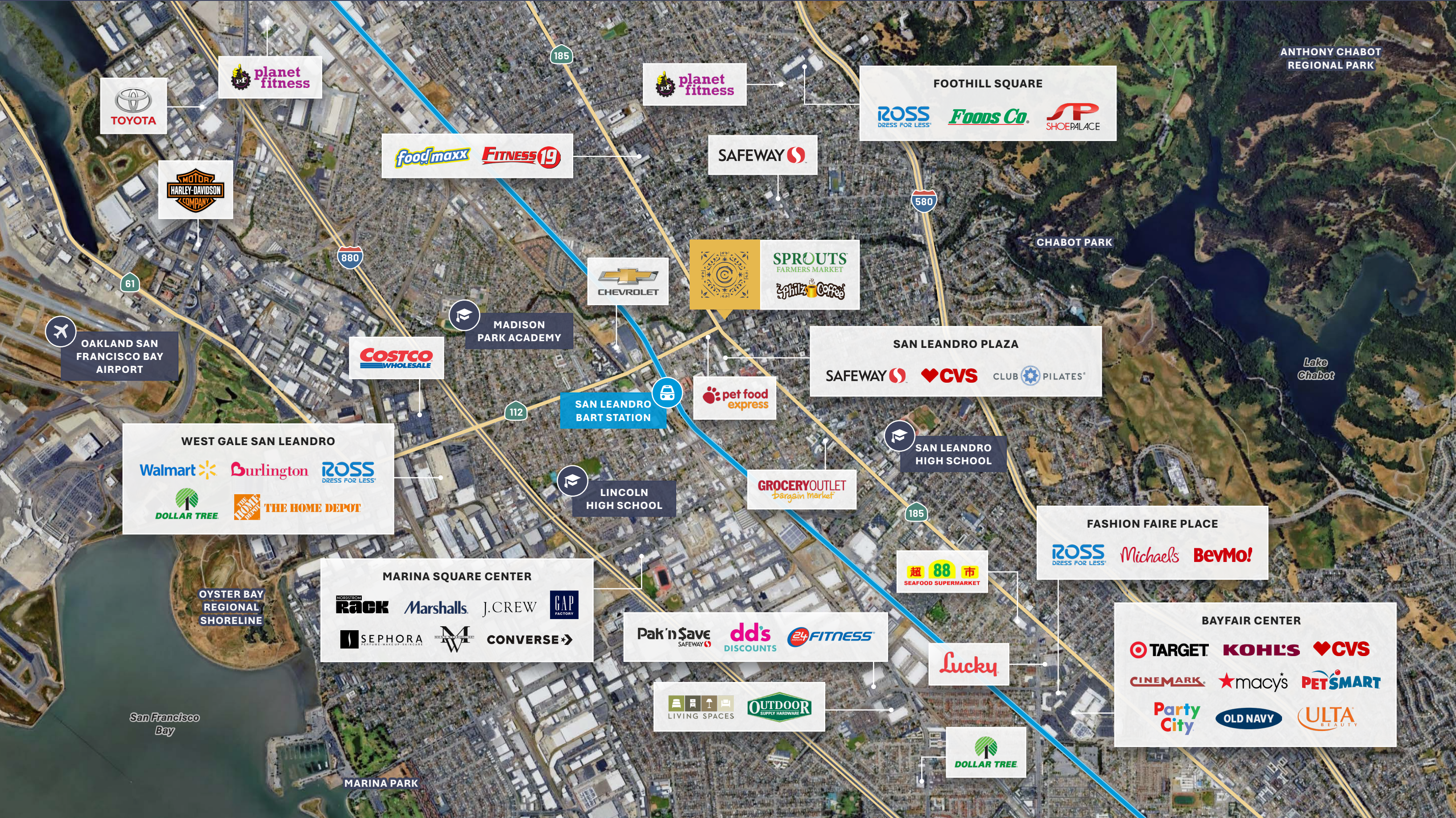
71 Downstairs

68 Upstairs

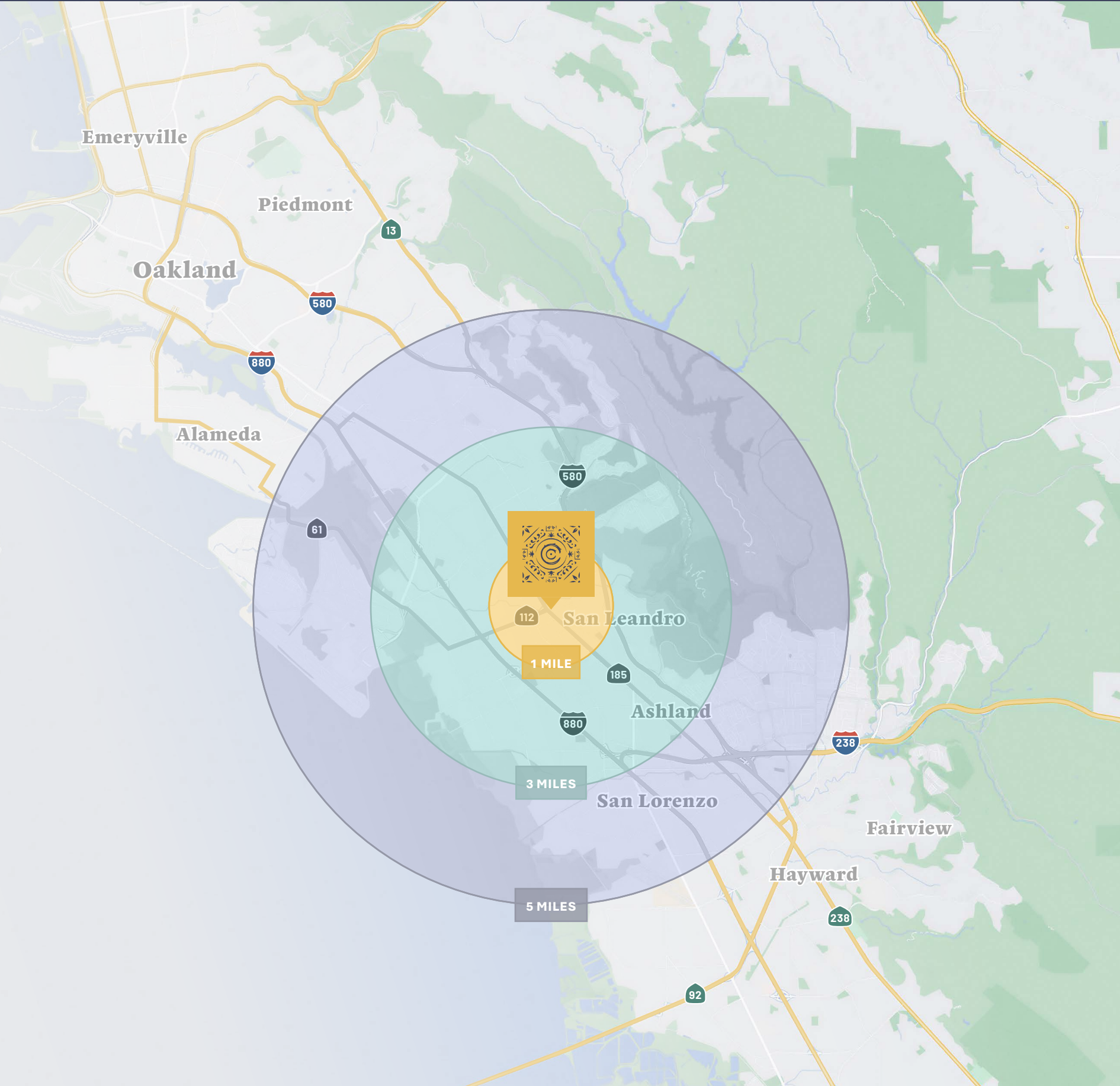




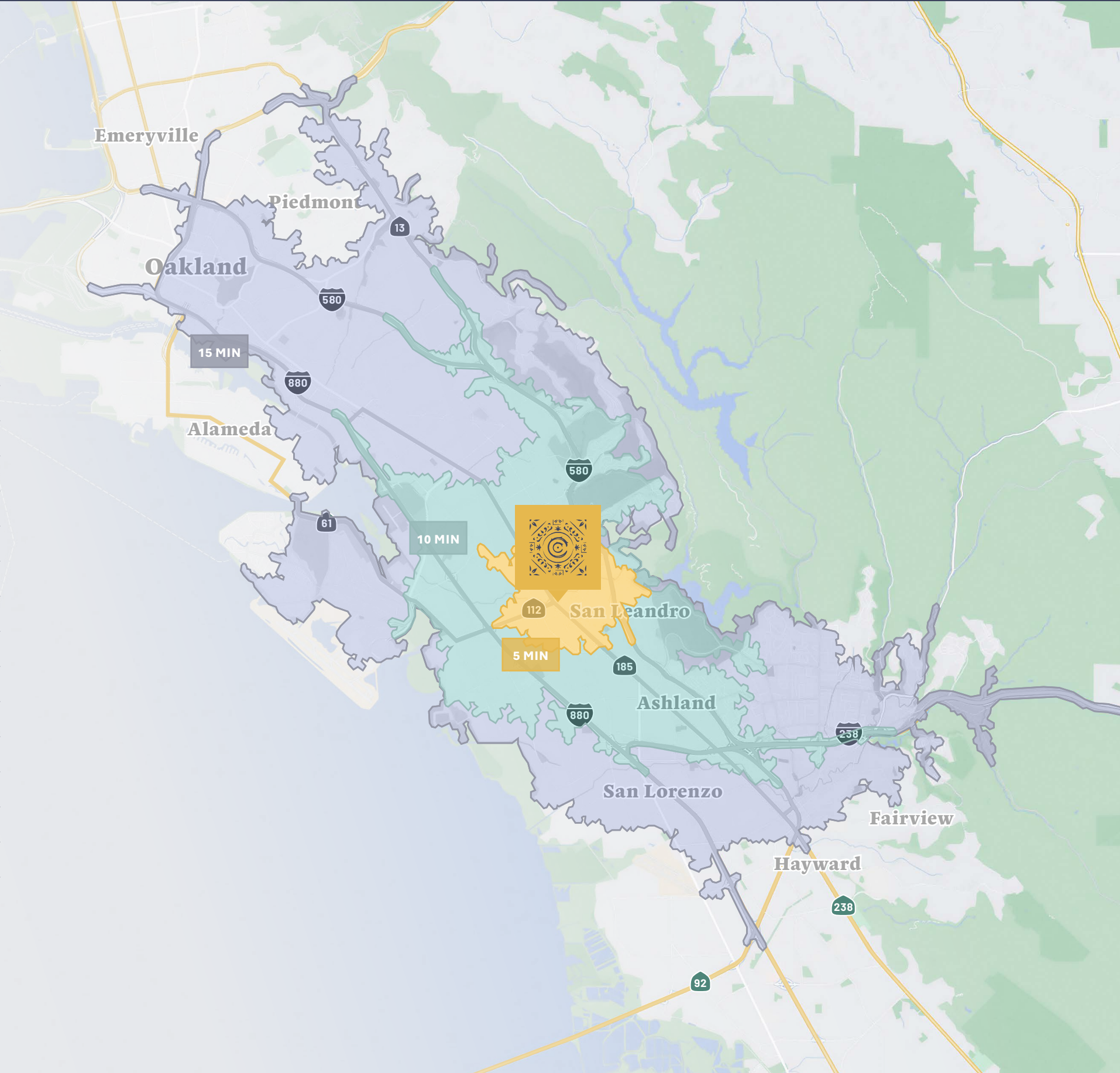
Market Aerial

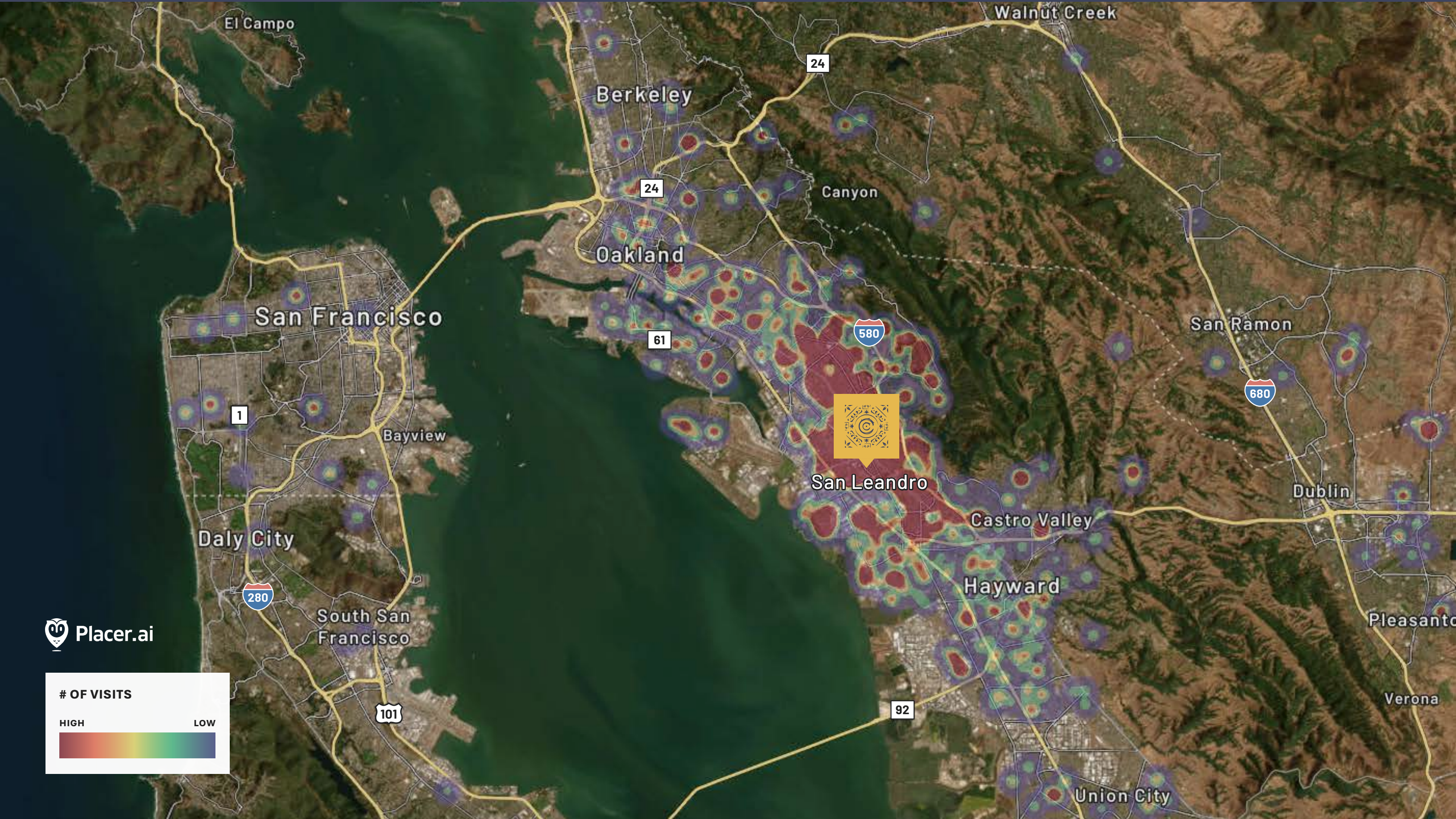


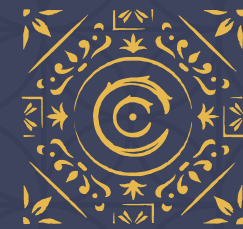
DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
Population	34,929	179,050	374,096
Daytime Population	28,500	156,481	310,194
Average Household Income	\$168,184	\$138,831	\$147,238
Median Household Income	\$117,303	\$96,102	\$103,920
Total Households	12,918	57,433	121,338
Average Household Size	2.66	3.06	3.03
Housing Units	13,825	60,898	128,569
Owner Occupied Housing Units	46.2%	47.8%	49.8%
Renter Occupied Housing Units	47.2%	46.5%	44.6%
Median Age	41.1	38.3	38.9
Some College, No Degree	16.9%	16.8%	16.2%
Bachelor's Degree	26.1%	21.5%	23.6%
White Collar	62.9%	53.5%	57.5%
Blue Collar	19.5%	24.6%	22.6%
Services	17.6%	21.9%	19.9%



DEMOGRAPHICS (2026)	5 MIN	10 MIN	15 MIN
Population	36,885	177,591	600,686
Daytime Population	29,664	146,912	543,874
Average Household Income	\$164,824	\$140,882	\$150,523
Median Household Income	\$113,503	\$97,541	\$104,571
Total Households	13,555	58,396	216,056
Average Household Size	2.67	2.99	2.71
Housing Units	14,522	61,958	232,049
Owner Occupied Housing Units	46.6%	46.3%	39.5%
Renter Occupied Housing Units	46.8%	47.9%	53.6%
Median Age	41.2	38.4	39.0
Some College, No Degree	17.2%	16.8%	14.9%
Bachelor's Degree	24.7%	22.2%	26.3%
White Collar	62.5%	54.4%	62.6%
Blue Collar	20.3%	24.5%	18.3%
Services	17.3%	21.1%	19.2%







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