



# Speedway at Bayfair

A CENTER FOR INNOVATION

15555 East 14<sup>th</sup> Street, San Leandro, CA

**FOR LEASE**  
**MEDICAL SPACES**



## Edward F. Del Beccaro

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Regional Manager

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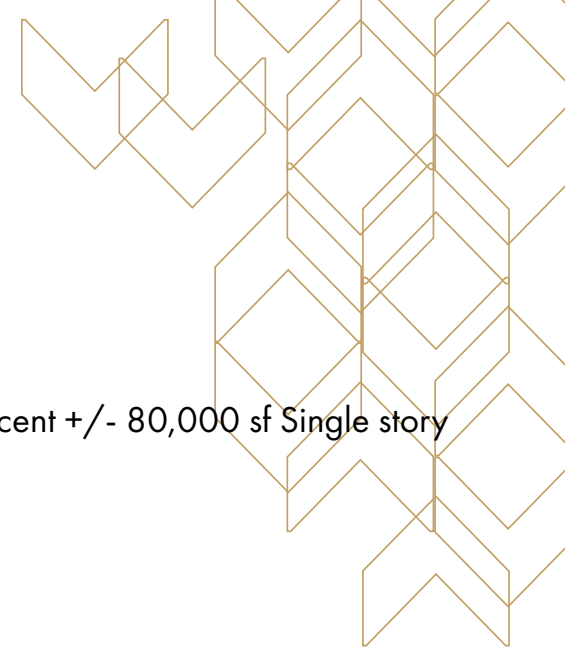
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**HEALTHCARE**  
**CONTACT FOR DETAILS**

15555 E 14<sup>th</sup> Street  
SAN LEANDRO, CA

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- Location: Prominent frontage along E 14th St with immediate access to I-880 and I-238
- BART access: .25 miles from the Bay Fair BART Station
- Building Area Available for Medical: +/- 210,000 sf of previous Macy's building and an adjacent +/- 80,000 sf Single story building
- Sub-dividable: Smaller suites from 2,000 SF – 10,000 SF
- Parking: plentiful surface parking stalls as former regional mall is appropriate for medical uses
- Zoning: Permitted for Medical uses by City of San Leandro
- Delivery Timing: Build-to-suit opportunity provided by landlord through General Contractor at Property
- East 14th Street Traffic Count 25,000 cars per day across from Mall
- Heavy Power – 16 megawatts
- 15' floor to ceiling



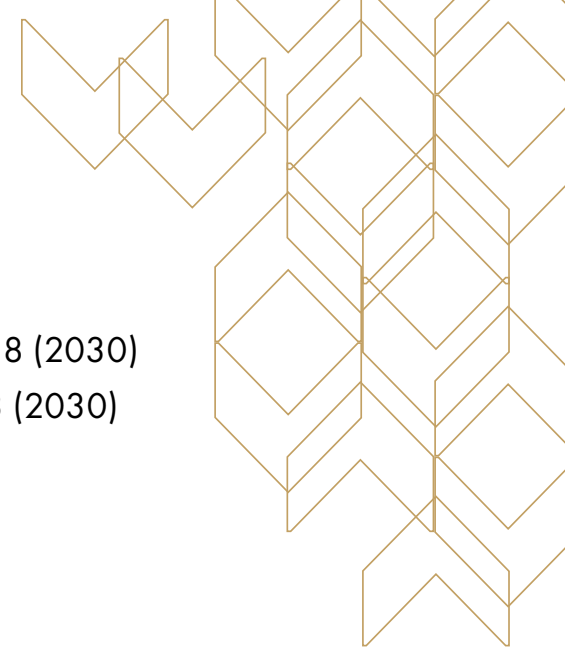
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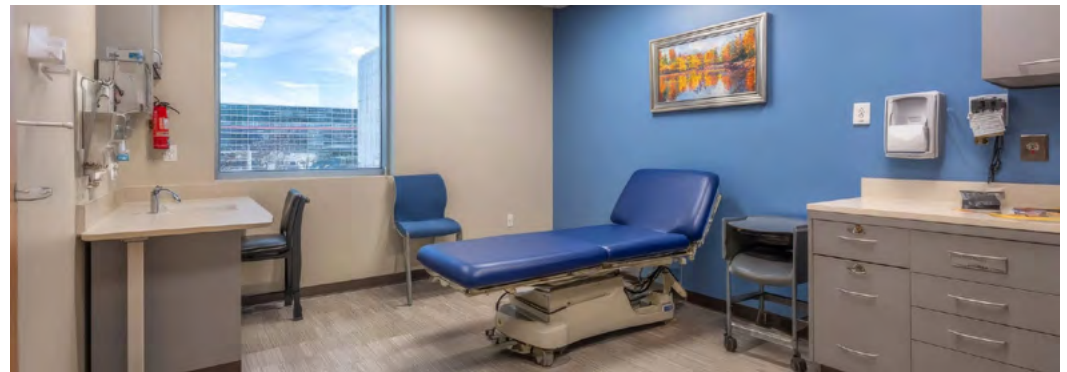
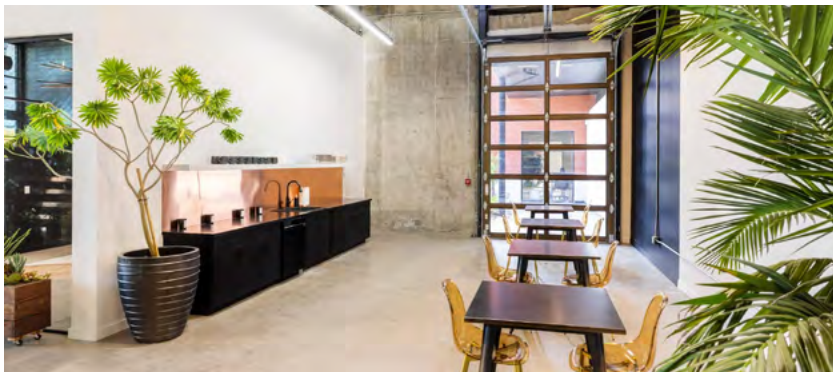
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- Population (5-mile radius): 388,366 / Population (10-mile radius): 876,529
- Average Household Income (10-mile radius): \$156,508 (2025) projected to grow to \$175,338 (2030)
- Average Household Income (5-mile radius): \$135,434 (2025) projected to grow to \$153,263 (2030)
- Nearby Medical Anchors:
  - San Leandro Hospital: Alameda Health System
  - Kaiser Medical Center San Leandro
  - Eden Medical Center: Sutter Health
  - St Rose Hospital: Alameda Health System - Stanford Health Care's recent partnership with AHS on St. Rose Hospital
- On-Site Medical Tenants
  - Asian Health Services, New Tenant for ~25,000 SF PACE (Program of All-Inclusive Care for the Elderly)
  - DaVita Inc. operates a dialysis facility at the property
  - Carrington College occupies a ~40,000 sf facility on site, offering dental and medical training programs
  - iCare Health on-site with 10,000 SF and planned expansions

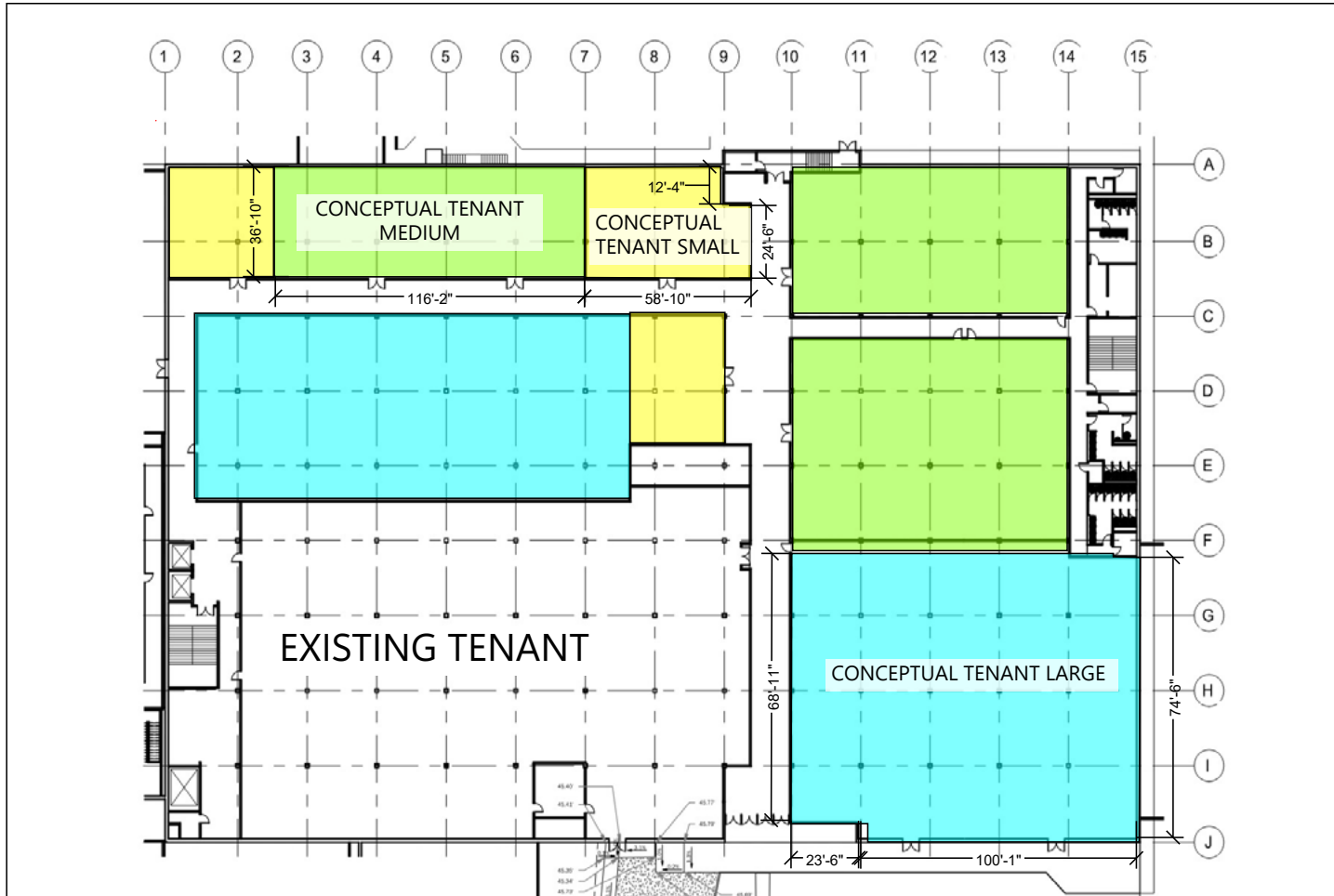
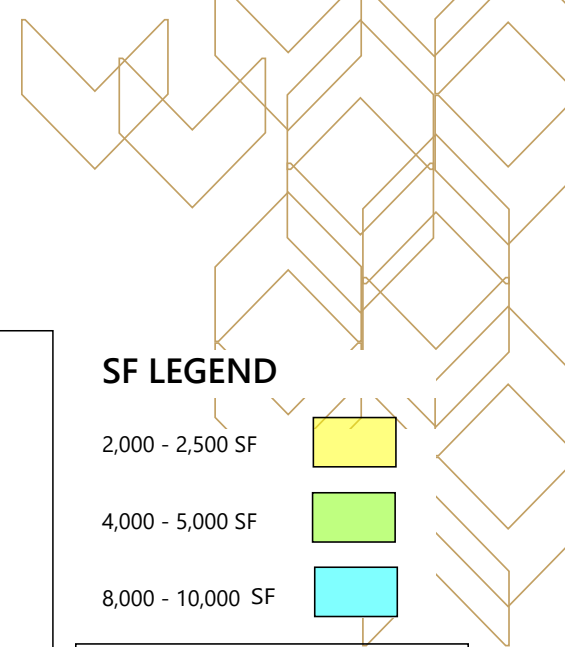


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**SF LEGEND**

- 2,000 - 2,500 SF
- 4,000 - 5,000 SF
- 8,000 - 10,000 SF

NOTE:  
 DIMENSIONS ARE FROM FACE OF GWB WALL  
 FINISH.

PRELIMINARY SF OF TENANT SPACES

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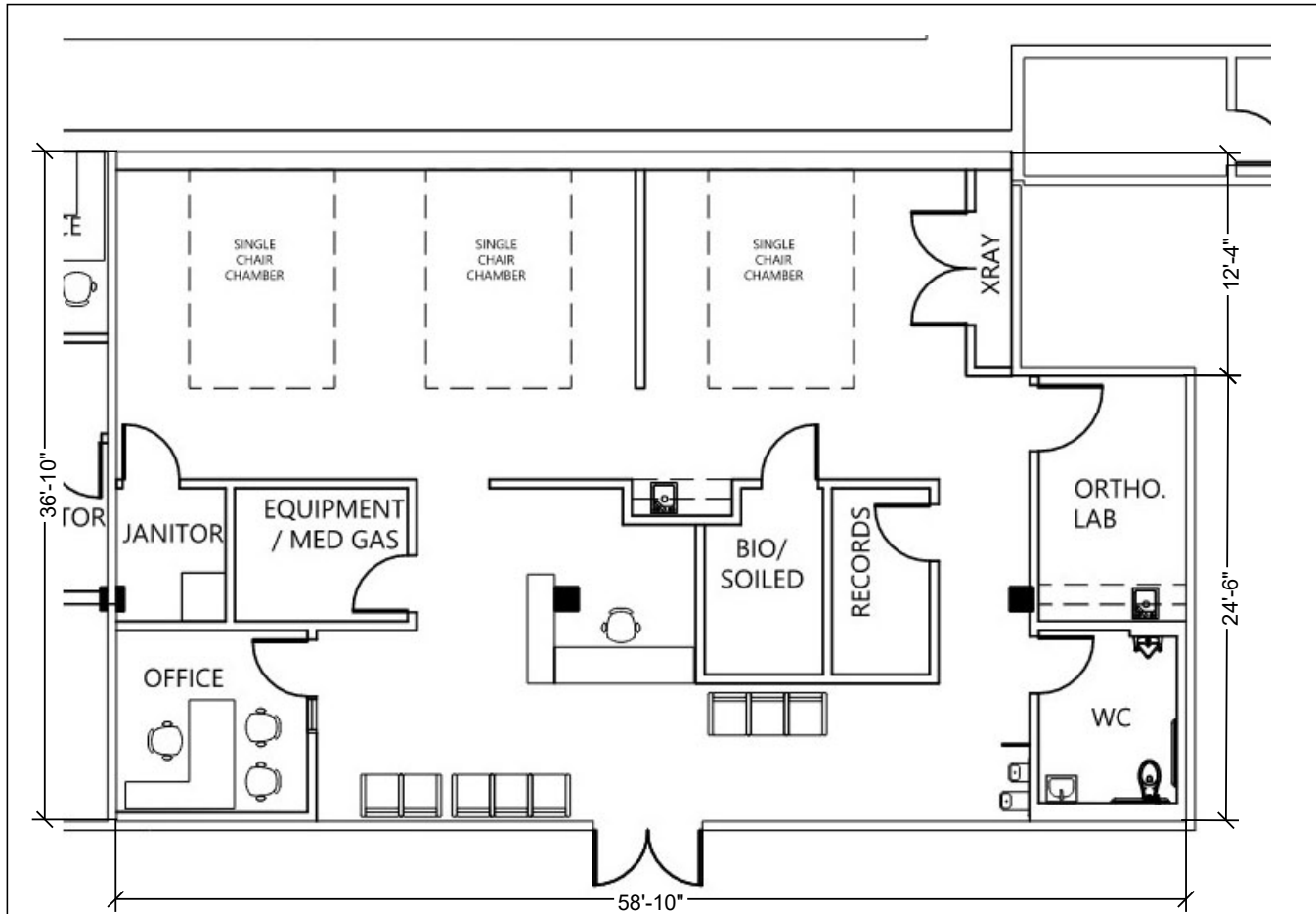
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# TEST FIT: ±2,045 SF

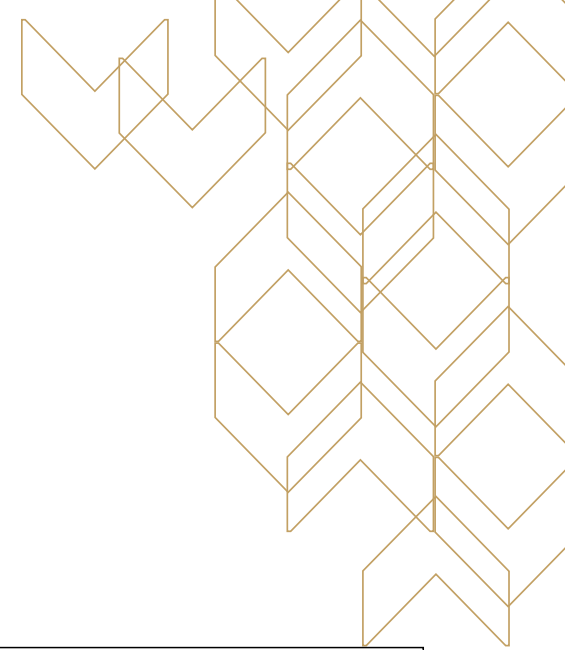


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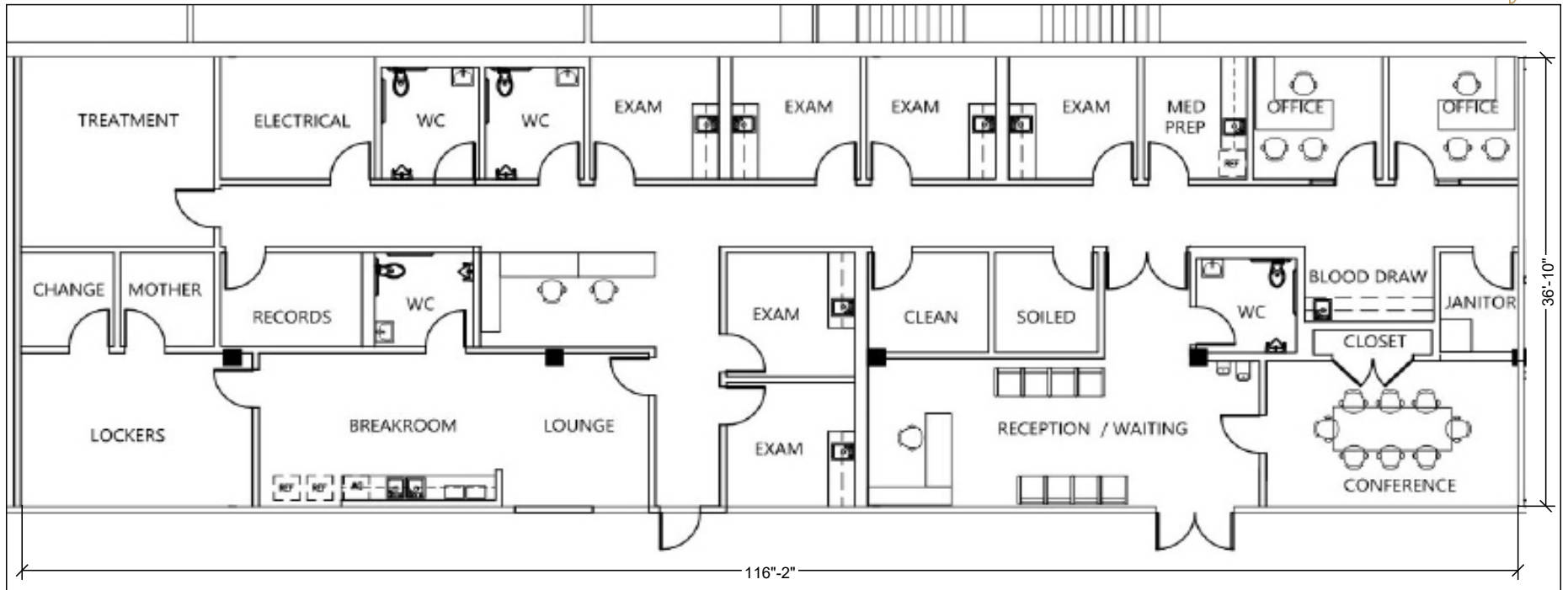
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# TEST FIT: ±4,293 SF



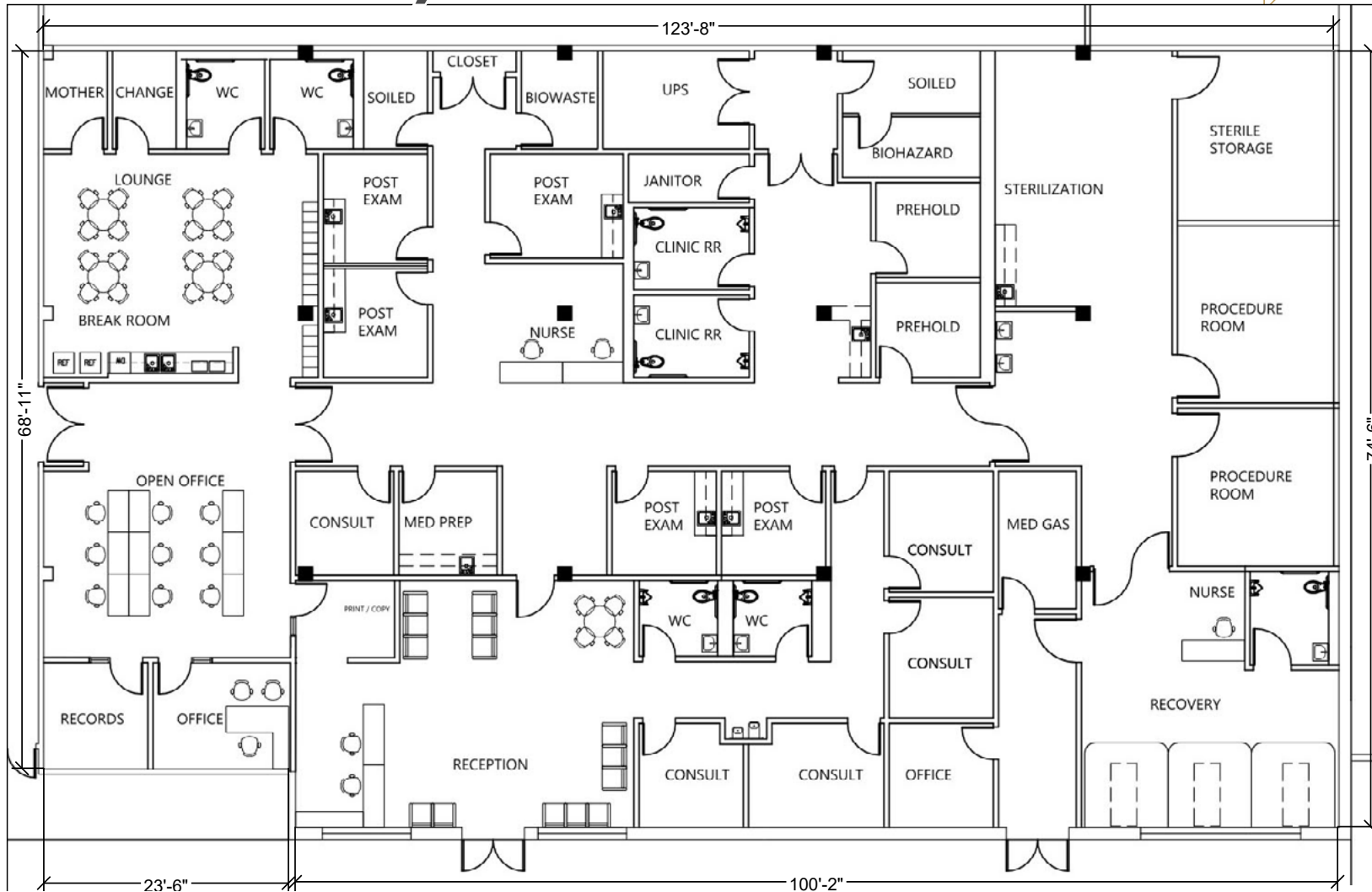
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# TEST FIT: ±9,188 SF



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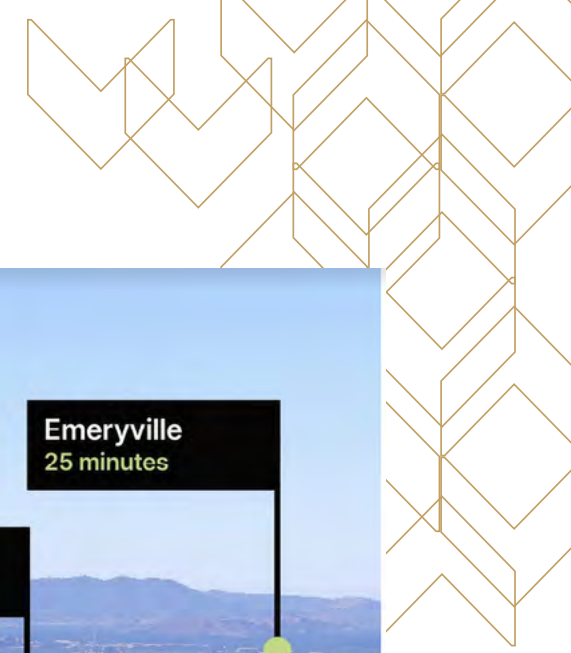
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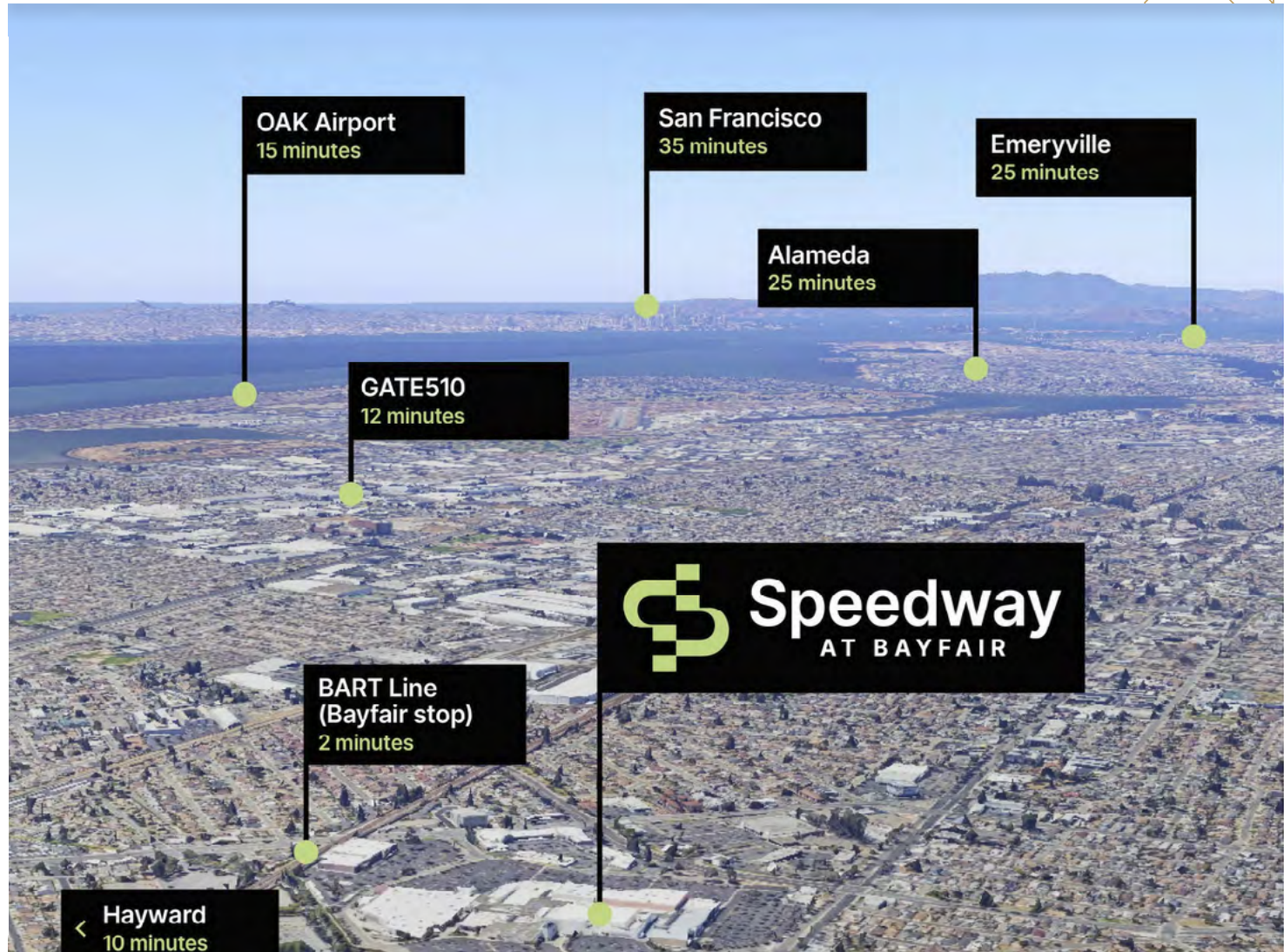
**Convenient Access**

  
ADJACENT TO BAYFAIR BART STATION

  
NUMEROUS PUBLIC TRANSIT OPTIONS

  
MINUTES FROM INTERSTATE 580 AND 880

  
ABUNDANT PARKING



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