

\$2,750,000 - 1639 Washington Avenue, San Leandro

MLS® #425068187

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Land on 0.52 Acres

N/A, San Leandro, CA

We are excited to present a rare opportunity to acquire a 0.52-acre development site in downtown San Leandro. Located at 1659 & 1693 Washington Ave, the property features a level 22,702 SF lot with full utility access, offering immediate development potential. Situated in a vibrant and expanding East Bay submarket, the site is zoned and ideally suited for high-density residential projects. It was previously entitled for a 60-unit multifamily development, giving developers the chance to revive those entitlements or pursue a new plan aligned with current market demand and planning goals. This prime downtown San Leandro location is walkable, lively, and transit-connected with direct access to the Greater Bay Area. Both parcels are currently on month-to-month rental agreements and can be delivered vacant. The commercial property is leased to an auto repair business, while the residential property includes a modest single-family home built in 1926. If the buyer prefers to assume the rental agreements while securing entitlements, the auto repair building generates \$5,500 monthly, and the house brings in \$2,200, totaling \$7,700 in monthly rental income. APNs: 75661 & 75651



Essential Information

MLS® #	425068187
Price	\$2,750,000

Bathrooms	0.00
Acres	0.52
Type	Land
Sub-Type	Industrial
Status	Active

Community Information

Address	1639 Washington Avenue
Area	San Leandro
Subdivision	N/A
City	San Leandro
County	Alameda
State	CA
Zip Code	94577

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	August 25th, 2025
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Listing Details

Listing Agent	Haili Wu
Listing Office	Kidder Mathews

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