

SAN FRANCISCO
BUSINESS TIMES

ADVERTISING SUPPLEMENT



Speedway at Bayfair
A CENTER FOR INNOVATION



San Leandro

Creating What's Next

COVER PHOTO BY STAN OLSZEWSKI

What Makes San Leandro Stand Out

Our accessible location, strong infrastructure, broad labor pool, community and recreation amenities, and business-friendly processes set San Leandro apart.

San Leandro combines the community of a small town with the diversity and accessibility of an urban hub. Our neighborhoods weave a tapestry of cultures and backgrounds. Our restaurants offer dozens of different cuisines, creating opportunities to both enjoy classics and find new favorites. Our history as a design and manufacturing city means we have the physical infrastructure, talent pool, and accessibility that enables the growth of both legacy and startup businesses.

San Leandro has a bold Economic Development Strategy that positions our city as a hub for innovation and sustainable growth. We are supportive of key industries—such as advanced manufacturing, clean tech, and life sciences—that align with our economic strengths and regional opportunities. By fostering partnerships with private industry, educational institutions, and workforce development organizations, we are creating an ecosystem where businesses can innovate, scale, and thrive.

A top priority in our strategy is the continuous improvement of City processes to enhance transparency, efficiency, and responsiveness. As a mid-sized city, San Leandro is nimble.

Our staff are accessible and our processes clear. We recognize that time is money and uncertainty impedes growth. We stand ready to assist businesses to *Get Things Done*.

We are implementing land use policies that support housing development and allow flexibility for modern manufacturing and research and development. We are strengthening our retail sector by promoting innovative and engaging placemaking, and supporting experiential uses and the creative economy.

San Leandro's staff prides itself on providing responsive, solution-oriented service and building strong relationships with our business community. We connect startups and entrepreneurs with tools, training, and financial resources. We collaborate with workforce service providers to help businesses to access the talent they need to grow.

San Leandro is centrally located in the Bay Area, accessible via two freeways, two airports, two BART stations and the Port of Oakland. San Leandro boasts lively neighborhoods, excellent public amenities, award-winning schools, and a variety of shopping, food, and cultural activities. With 23 community parks, our community spans from the hills to the bay. Businesses that move here find that their employees have a place to call home.



Janelle Cameron
City Manager



Helping You Get Things Done

ABOUT THE SUPPLEMENT

For personalized assistance to launch or expand a business in this appealing community, San Leandro's Economic Development team is at your service.

ECONOMIC DEVELOPMENT

San Leandro's Economic Development team supports businesses and developers by providing a point of contact, applications for new construction and tenant improvements, and concierge assistance with navigating the City's process. The team also provides information about valuable business resources, such as free technical assistance, funding opportunities, and hiring assistance.

BUSINESS INCENTIVES PROGRAM

San Leandro's Business Incentive Program provides eligible business and property owners in commercial districts with 1:1 matching forgivable loans to help with interior and exterior improvements. For details, please visit www.sanleandro.org/Business-Incentives

SAN LEANDRO NEXT BLOG

San Leandro Next is an initiative of the City of San Leandro Community Development Department providing local business news and updates on economic development and innovation. Follow us at www.sanleandronext.com.



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Stories by: Lauren Lawley Head

About the cover: Property owners and tenants pose in front of Speedway at Bayfair, a vibrant center for innovation that epitomizes the entrepreneurial spirit and showcases the transformative power of local investment. (Story on page 8)



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City of **BY THE NUMBERS**


Total Population
89,000

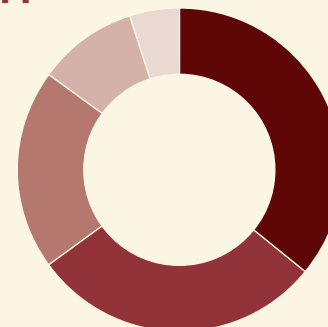

Households
30,903


Number of Jobs
46,043


Median Household income
\$111,000

DEMOGRAPHICS & DIVERSITY

● Asian/Pac. Islander	36%
● Hispanic/Latino	29%
● Caucasian	20%
● African American	10%
● Other	5%



QUALITY OF LIFE - SMALL TOWN COMMUNITY WITH VIBRANCY OF URBAN HUB

Average single-family home value
\$875,000.00

Average monthly rent \$2,100

Sales tax per capita \$424

Annual Sales Activity over \$3B

23 Parks

Monthly Downtown Events & Festivals

700 Library programs/year

140+ Park Programs/year



TOP EMPLOYERS: INDUSTRY & TECH

ACCO Eng. Sys. - Building Equipment

Ariat - Clothing

Aveva - Software

Coca-Cola - Food & Beverage

Georgia Pacific - Building Materials

Ghirardelli - Food & Beverage

PCC Structurals - Precision Parts

Torani - Food & Beverage



LOCATION, LOCATION, LOCATION

Conveniently located between Interstate Highways 580 and 880

Two rail lines

Two BART stations: San Leandro and Bay Fair

One bridge crossing from Silicon Valley

Oakland International Airport 3.7 miles

San Francisco International Airport 27.8 miles

Port of Oakland

9.6 miles

Port of San Francisco

21.8 miles



STRAIGHTFORWARD DEVELOPMENT PROCESS

HIGH VOLUME:

38	Planning permits issued in FY2024
3,320	Building permits issued in FY2024
88.5%	Building plan checks within 10 days
80%	Planning applications processed within 3 or fewer cycles

TOP 5 RECENT VENTURE CAPITAL RECIPIENTS

Air Protein - \$75M - FoodTech (Alt. Protein)

Coreshell Tech. - \$24M - CleanTech (Batteries)

ZymoChem - \$21M - CleanTech (Batteries)

Fuse - \$17M - CleanTech (Fusion Power)

C-Crete - \$10.4M - CleanTech (Sust. Materials)

COMMERCIAL SPACE

Industrial space & rent
28.4 million sf — \$0.83-\$1.14/sf

Retail space & rent
6.2 million sf — \$2.00-\$2.33/sf

Office space & rent
2.3 million sf \$2.42 — \$2.78/sf

Industrial Infrastructure: Heavy power, heavy water, affordable lease rates, access to talent



Downtown San Leandro: Accessible, Enjoyable, Livable

Downtown San Leandro is a vibrant and diverse community with unique restaurants, places to pamper yourself, and a wide variety of shops and services. Just three short blocks from BART, Downtown San Leandro is easy to access — with a walkability score of 97 and ample surface and garage parking. Young people and families meet up for lunch, boba, and casual outdoor dining. Public art and flowers brighten the landscape, and free public Wi-Fi lets visitors stay in touch.

"The diversity in our community is off the charts," said Executive Director of the Downtown San Leandro Community Benefit District, Morgan Mack-Rose. "And downtown is where it all comes together."

CENTRO CALLAN CREATES NEW DOWNTOWN DESTINATION

The newest transformation in Downtown San Leandro is Centro Callan, a mixed-use development that has turned the former CVS/Longs Drug property into a showpiece for the neighborhood.

Centro Callan's developer, The Martin Group, worked closely with the City throughout the project. It embraces San Leandro's vision for transit-oriented development by situating a combination of retail and high-density residential housing just a 10-minute walk from the San Leandro BART station.

The development is adding 196 new residential units, 30,000 square feet of retail and a new public plaza at the busiest intersection in San Leandro. Tenants began to arrive in June 2025. A Sprouts grocery store is slated to open in the third quarter of 2025, and Philz Coffee will open in the coming months.

The Martin Group Co-Managing Principal Justin Osler anticipates that more development will come to Downtown San Leandro by 2030. The Town Hall Square development is approved for 180 residential units directly across the street, and hundreds more units are approved near BART.

"We expect to see fully activated retail and additional housing driven by the rapid expansion of San Leandro's hard



PHOTO BY STAN OLSZEWSKI

Centro Callan features vibrant mural art by Oakland artist Jet Martinez and will shortly be home to Sprouts Farmers Market and Philz Coffee.

science start-ups that are making San Leandro the place to be for emerging technology," Osler said.

BUILDING AN EXPERIENTIAL DOWNTOWN

The City also is heavily involved in promoting Downtown San Leandro and creating opportunities for residents and visitors to experience the neighborhood's vibrant culture and character.

Every Wednesday from April through early October, the parking lot of the San Leandro Public Library at 300 Estudillo Avenue becomes a bustling hub of activity as it transforms into the Downtown San Leandro Farmers' Market. Featuring up to 30 vendors, live music, and an inviting atmosphere, the market isn't just a place to shop for fresh produce; it's a space where the community comes together to connect

and celebrate.

The second Friday of every month brings another lively event as the Downtown San Leandro Community Benefit District teams up with West Coast Makers for a vendor market that blends food, unique goods, and cultural experiences, infusing the area with energy and creativity.

Seasonal celebrations further enrich the downtown calendar. Signature events like the It's a Wonderful Night holiday celebration, San Leandro Cherry Festival, MexiPino Fiesta, Okdroberfest, and San Leandro Pride offer something for everyone, drawing residents and visitors alike into the heart of the city.

It's all part of a community-wide effort to position downtown as an ideal gathering place. Public art is abundant — with bright art on utility boxes, mosaics on

planters, and bold murals on buildings. Recent improvements include turning breezeways and small plazas into inviting places to relax and socialize. Safety ambassadors are on hand, providing support for merchants and visitors while ensuring the area is easy to explore. Looking ahead, downtown will soon showcase augmented reality art installations, inviting people to engage with interactive works that come alive through their mobile phones.

"Shared experiences create community, and that creates resilience," Mack-Rose said. "If we come from different backgrounds but we're experiencing the same physical environment or event, that gives us something that we can connect to each other on."

Continued on page 6



PHOTOS COURTESY OF CITY OF SAN LEANDRO

The Downtown San Leandro Farmers' Market is a lively weekly gathering filled with fresh produce, local goods, live music, and delicious street food. Held every Wednesday, it's a vibrant community hub where neighbors connect and support local farmers and artisans.



PHOTOS BY STAN OLSZEWSKI

Visitors flock to Downtown San Leandro for the Juneteenth Celebration. The event, arranged by the Downtown San Leandro Community Benefit District and West Coast Makers, included food trucks, vendors, community resources, a DJ, and live performances. It is one of many community events that turn Downtown into a vibrant gathering place.

Continued from page 5

YOUR OPPORTUNITY TO TASTE THE WORLD

Downtown San Leandro is home to approximately 60 eateries representing a wide variety of cuisines. Visitors can explore authentic dishes from different cultures or enjoy a comforting favorite — from a Hong Kong-style café, to Korean wings, to taquerias and vintage diners.

Downtown San Leandro is also the place to check out popular California-born restaurant concepts that are growing across the country. Some of the newcomers include:

- **Dave's Hot Chicken** (1495 E. 14th St.), Nashville-style hot fried chicken, from a chef and his childhood friends in LA
- **Ike's Love and Sandwiches** (155 Parrott St.), a varied sandwich menu with vegetarian, vegan, halal, and gluten-free options, from a sandwich lover in San Francisco
- **Nick the Greek** (1509 E. 14th St.), a modern take on Greek street food, from three cousins in San Jose
- **Slice House by Tony Gemignani** (135 Parrott St.), four styles of brick oven pizza, from the pizza

champion in San Francisco

- **Smack Burgers** (160 W. Juana Ave.), smashburgers, fries and milkshakes from a popular Bay Area popup that is moving into permanent storefronts

With San Leandro known for making 'Sausages and Suds,' Downtown San Leandro is also highlighted by its brewery-inspired dining. The Sons of Liberty Alehouse, located at 150 W. Juana Ave., offers beer, cocktails, and elevated pub fare (think duck carnitas tacos) in a cozy rustic dining room and outdoor patio. Fieldwork

Brewing Company's San Leandro Taproom & Beer Garden, at 100A W. Juana Ave., offers over 20 beers, craft non-alcoholic beverages, pizzas, and small plates in a bright indoor/outdoor space.

"Fieldwork has such a unique space with the roll-up doors and outdoor seating," said Emily Griego, president and CEO of the San Leandro Chamber of Commerce. "It's been a great hotspot, and the fact that it's right next to Sons of Liberty, which also has a really cute patio, has been a game changer. Everybody loves being in that area."

Savor Diversity

These Asian eateries are redefining flavor

San Leandro has become a culinary hotspot, with its diverse and innovative Asian restaurant scene leading the way. From authentic Vietnamese Phở to inventive Cantonese dim sum, the city is home to a diverse range of cuisines that reflect the creativity and flavors of multiple cultures. Whether you're craving flavorful Hainanese chicken, bold Korean BBQ, or fusion dishes with a modern twist, San Leandro's restaurants cater to every palate. Here's a guide to some of the city's must-visit Asian dining spots.



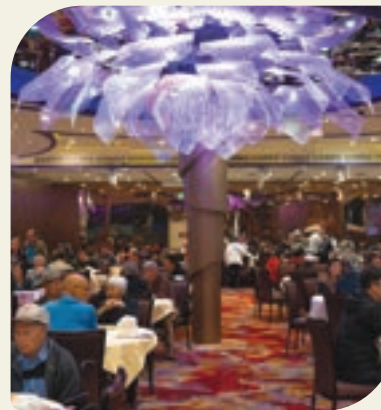
AOI TERIYAKI & RAMEN (14799 Washington Ave.) is a hip, chef-run restaurant offering modern Japanese flavors. The menu features Nagasaki Champon soup along with more common dishes like tonkotsu ramen in various styles, teriyaki chicken boxes, and popular sides.

BABY CAFÉ (13708 Doolittle Dr.) is a Hong Kong-style bistro known for its traditional Cantonese flavors with Western-style cuisine and other creative twists. Signature items include Hainan chicken with seasoned rice, baked Portuguese chicken over rice, and baked Tom Yum shrimp spaghetti. The café also serves beverages such as Hong Kong-style milk tea and fruit teas.



BROTHER'S BBQ (1292 Davis St.) offers an authentic Korean dining experience, focusing on high-quality meats and traditional dishes. It specializes in Korean BBQ, featuring items like galbi (grilled short ribs), bulgogi (thinly sliced marinated beef), and spicy pork, all served with an array of complementary banchan (side dishes). The menu also includes comforting soups and popular dishes like bibimbap (rice bowls) and cold buckwheat noodles.

CHINESE BAKERY & DELI (981 Manor Blvd.) is a beloved neighborhood spot known for its traditional Chinese baked goods and deli-style offerings, including BBQ pork buns, egg tarts, pineapple buns, and steamed custard buns. Customers also enjoy savory options like fried fish sandwiches and dim sum, with many items available for takeout.



FUSION DELIGHT (699 Lewelling Blvd.) offers a modern take on traditional Cantonese cuisine. The banquet-style restaurant is renowned for its inventive dim sum, including specialties like piggy buns and durian puffs, which have become Instagram favorites. The consistent line out the door is a testament to the quality and popularity of the restaurant, where friends and family gather to enjoy good food.

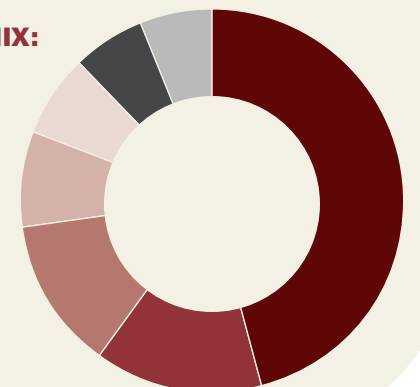
PISTAHAN (967 Manor Blvd.) is a vibrant Filipino restaurant with a popular weekend buffet and a welcoming atmosphere. It offers a variety of traditional favorites such as lechon kawali (pork belly), pork sisig (minced pork), kare-kare (stew with peanut sauce), and sinigang (sour soup). Pistahan is a go-to spot for those craving authentic Filipino cuisine in the East Bay.

SAIGON HOUSE (15001 Farnsworth St.) offers a warm and casual setting for authentic Vietnamese cuisine, featuring favorites like phở (beef and noodle soup), banh mi (baguette sandwich), garlic noodles, and vegetarian options. Known for generous portions, reasonable prices, and friendly service, it's a go-to spot for locals craving bold, comforting flavors.

SPECIAL HAINAN CHICKEN (699 Lewelling Blvd.) is a cozy eatery specializing in traditional food from the Hainan Province of China. The restaurant is renowned for its signature Hainan Chicken over rice, featuring tender, poached chicken served with flavorful oil rice and a side.

SAN LEANDRO'S RESTAURANT MIX:

● American	94
● Mexican	27
● Chinese	25
● Japanese	17
● Other Asian	14
● Vietnamese	12
● Other	12



Speedway At Bayfair Turns Former Shopping Mall Into a Center for Innovation

Gerris Wilkinson grew up in East Oakland and remembers buying his first pair of jeans at the Macy's department store in the Bayfair Center mall. As he walks through the property today, Wilkinson says it is surreal to think of it as the place where he and his friends would hang out as kids.

Wilkinson is leading a massive redevelopment of the mall on behalf of B3 Investors, which purchased the property in 2022. Similar to its adaptive reuse project at Gate510 (see story, page 12), B3 Investors is converting much of the mall's former retail space into a flexibly designed research and development campus. In an example of creative reuse, the building now has bright new tenant spaces, tenant amenities and an entry lobby.

Now known as Speedway at Bayfair, a nod to the site's use as a racetrack prior to the construction of the mall, the property offers 400,000 square feet of



PHOTO BY STAN OLSZEWSKI

Berkeley Yeast CEO and Co-founder Charles Denby (from left) joins B3 Investors Asset Manager Gerris Wilkinson, Berkeley Yeast Co-founder Rachel Li and Reforge Robotics Founder Nosa Edoimioya in the common area of Speedway at Bayfair.

studio, production and laboratory space with 16 megawatts of heavy power. Its early tenants include startup and early-

stage companies in a variety of industries that are using the space to prove their technologies and scale production.

"It's pretty wild," Wilkinson said, adding that he loves to bring people to the property who haven't been there for a few years. "To see how excited other people are when they see what we've been working on is one of the things I enjoy a lot."

Speedway at Bayfair fits with the City of San Leandro's transit-oriented development plan for the area around the Bay Fair BART station. Adding employment-generating businesses not only brings jobs, but also supports the development of housing and enhances the retail customer base. Tenants have a five-minute walk to catch BART, which is a big plus, Wilkinson said, and the City has helped expedite the permitting process for tenants.

"The City of San Leandro has been very, very easy to work with," he said. "That's been a major plus because most of our tenants are startups, and startups have to move fast to keep raising money and keep growing their businesses."

BERKELEY YEAST Scientists Bring Bioengineering To Brewing

The first tenant to move into Speedway at Bayfair was Berkeley Yeast, a bioengineering company that is shaking up the brewing industry.

Co-founders Rachel Li, Charles Denby, and Nick Harris were on the hunt for new space after outgrowing their Oakland headquarters and research facility, which was also owned by B3 Investors. They signed a 9,500-square-foot lease, transforming an old comic book store into a blend of office space, a research and development laboratory, and a pilot brewery for testing new yeast strains.

"Having that relationship with them, knowing us as landlords, how we operate, and the type of projects that we like to do, gave them the trust and confidence to be the first tenant to move into the new space," said B3 Investors Asset Manager Gerris Wilkinson.

In the new space, Berkeley Yeast



Berkeley Yeast was the first tenant to move into Speedway at Bayfair. The company has lab space for creating new yeast strains and a pilot brewery for testing them in beer.

works on creating and testing new yeast strains that enable brewers to precisely control the flavor profile of their beers at a cost-effective rate. The company has experienced significant growth since its founding in 2017, now employing 25

staff members and serving customers nationwide.

"B3 Investors built out this great space for us that is exactly what we wanted," Li said. "Also, we have employees who live all around the Bay. Being in San Leandro



PHOTOS COURTESY BERKELEY YEAST

means no one has a terrible commute." Working with the City of San Leandro also has been easy, she said. The permitting process was smooth, and City staff showed support at the company's opening event.

REFORGE ROBOTICS

Startup Aims To Expand Affordable Precision Manufacturing

A small team in San Leandro is working to transform metal manufacturing, making it possible for companies to replace industrial-grade CNC machining equipment with significantly lighter and cheaper robot arms.

Nosa Edoimioya founded Reforge Robotics in February 2024, building off the groundbreaking work he did in his Ph.D. program.

Although the technology is complex, the concept is relatively simple. Robotic arms can cut metal but traditionally have lacked the precision required to compete with larger, more expensive CNC machines because they vibrate too much as they operate. Reforge Robotics designs software that counteracts this unwanted movement, allowing robotic arms to compete with CNC machines.

"You're talking about a 10X difference in cost," Edoimioya said. "Our North Star is that ability to give a lot of people in the world access to affordable manufacturing."

To refine its software, Reforge Robotics needed space with thick concrete floors to mount the robotic arms for testing. It found just the right spot at Speedway at Bayfair, where it leased 1,000 square feet and had strong support from the City of San Leandro.

"The City is really accommodating to businesses," Edoimioya said, adding that the company's advisors have been impressed with the speed of the permitting process and other approvals in San Leandro. "The Economic



PHOTO COURTESY REFORGE ROBOTICS

Reforge Robotics Software Advisor Travis Woodrow (from left), CTO Iago Alves Pereira and Founder and CEO Nosa Edoimioya stand with a robotic arm used to test the company's software.

Development staff reached out and said, 'If you need anything, let us know.' The City goes a long way in making you feel comfortable around building your business here and wanting to stay here."

The company's next milestones include completing a manufacturing demonstration, adding two more customers for additional market validation, and raising its seed funding

round. Reforge Robotics is already working to move into a larger space at Speedway at Bayfair, and Edoimioya expects to remain in San Leandro as the company grows.

"There is a lot of manufacturing here in San Leandro," he said. "It's a great part of the economy, and it feels like people and the City want us to be here, so why would we leave?"

City Moves

What's next for the Bayfair Redevelopment Plan

The City of San Leandro has been working in partnership with Alameda County, Bay Area Rapid Transit (BART), and private property owners for years to reimagine the 150-acre area surrounding the Bayfair BART station. The goal: to create a walkable, transit-oriented community hub that offers a mix of retail, services, housing, office space, and gathering spaces.

The City's Bay Fair plan calls for concentrating housing, jobs, and amenities near the BART station by reimagining the underutilized Bayfair Center mall and surrounding area to attract new commercial uses, support local businesses, and generate long-term economic activity.

To accelerate this effort, the City secured more than \$1.8 million in competitive grant funding from the Metropolitan Transportation Commission's Priority Development Area program. Current Bayfair planning activities include:

Laying the groundwork for new development:

The City is in the process of preparing a Development Plan for Sub-Area 1, the 72-acre core of the Bay Fair area. Outcomes will include a parcelization plan and development framework that aligns land use, transit access, and infrastructure investments, including a new complete street crossing over the Estudillo Canal to connect more directly to the BART station.

Improving transit access:

The City is collaborating with Alameda County and various transportation partners to develop a Bay Fair Community-Based Transportation Plan. This plan will identify transportation challenges across the broader Bay Fair area and prioritize solutions.

"The City of San Leandro has been very, very easy to work with. That's been a major plus because most of our tenants are startups, and startups have to move fast to keep raising money and keep growing their businesses."

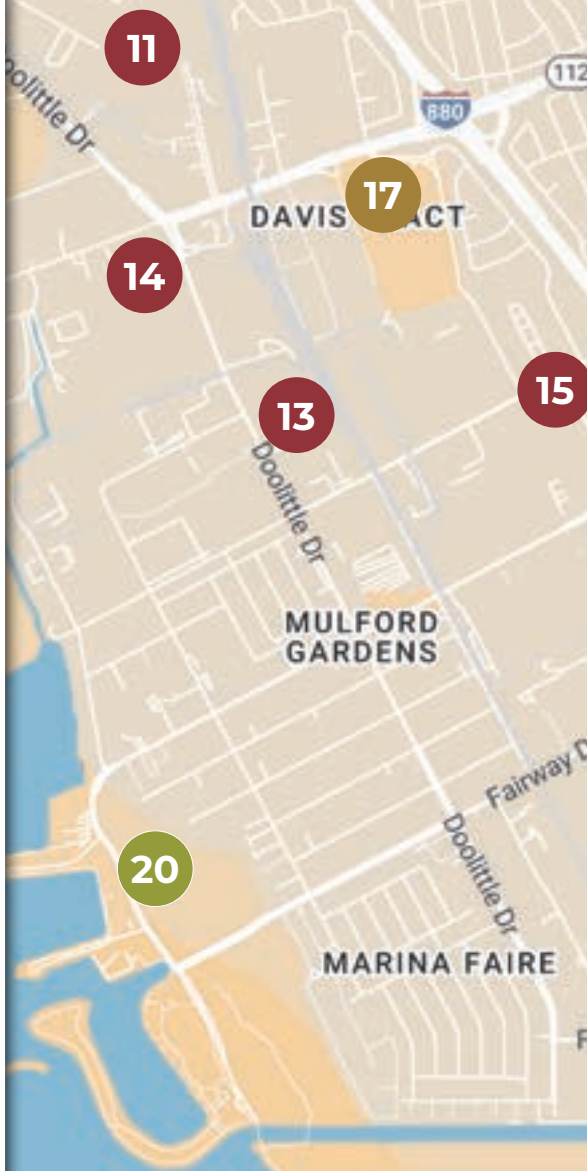
— B3 Investors Asset manager, **Gerris Wilkinson**

SAN LEANDRO DEVELOPMENT MAP

PROJECT NAME	ADDRESS	STATUS	DESCRIPTION
MIXED USE & RESIDENTIAL			
1. 14341 Bancroft	14341 Bancroft Avenue	Proposed	20 townhouses
2. San Leandro Tech Campus - Residential	601 Parrott St	Approved	197 multi-family units
3. Alvarado-Antonio Apartments	899 Alvarado Street	Approved	687 multi-family units
4. Bancroft Housing	1388 Bancroft Avenue	Approved	42 multi-family units
5. Bay Fair Apartments	15693 E. 14th Street	Approved	481 multi-family units
6. Washington Ave. Apartments	15101 Washington Avenue	Approved	72 affordable units
7. Town Hall Square	1199 E. 14th Street	Approved	180 multi-family units
8. Poppy Lane	2824 Halcyon Drive	Construction	18 single-family homes
9. Centro Callan	1188 East 14th Street	Complete	196 multi-family units, Retail
INDUSTRIAL			
10. 3199 Alvarado	3199 Alvarado Street	Proposed	252,000 sf
11. 880 Doolittle	880 Doolittle Drive	Approved	245,000 sf
12. 14143 Washington	14143 Washington Avenue	Approved	52,500 sf
13. 1700 Doolittle	1700 Doolittle Drive	Approved	71,000 sf
14. Prologis Nexus	1345 Doolittle Drive	Complete	264,000 sf
15. Torani Building #2	1919 Williams Street	Complete	221,000 sf
RESEARCH & DEVELOPMENT			
16. Speedway at Bayfair	100 Speedway Drive	Construction	400,000 sf, divisible, 75,000 sf available
17. Gate510	Davis Street, 2010 & 2020 Williams Street	Available	225,000 sf /30+ spaces available
HIGH-GROWTH AREAS			
18. Kaiser North Site	Marina & I-880	Opportunity	25 acres
19. Bay Fair Transit-Oriented Development	Bay Fair BART Area	Opportunity	150 acres (plan area)
20. Monarch Bay Shoreline Development	Monarch Bay/Marina	Approved	Housing, Hotel, Restaurants (75 acres)



14. PROLOGIS NEXUS





Investments Support The Next Generation Of Industry



PHOTO COURTESY PROLOGIS

At 1345 Doolittle Drive, Prologis Nexus is the first building of its kind in the Bay Area.

Manufacturing and industry have been driving forces throughout San Leandro's more than 150-year history. Tractor engines, canned goods, calculators, and breakfast cereals are among the many products made here over the years, and the city's industrial areas remain the backbone of its local economy.

Recognizing this, San Leandro's economic development strategy includes goals to preserve its industrial districts and support new construction and investments in infrastructure. Continued investment in the industrial area helps to attract and retain vital value-add businesses and support the jobs, transportation, and services of today and tomorrow.

PROLOGIS AND THE POWER OF INNOVATION

Among the key players contributing to this vision is Prologis, a leading logistics real estate company with more than 30 properties in San Leandro. Recently, it has been working with the City to redevelop an outdated, 60-year-old building at 1345 Doolittle Drive, transforming it into a future-forward

industrial facility known as Prologis Nexus.

"The property offers excellent access to major transportation corridors as well as a strong workforce and customer base, making it ideal for industrial and manufacturing businesses," said Prologis Vice President and Investment Officer Janet Galvez. "Further, with a clear entitlement process, Prologis was able to quickly transform the underutilized building into a LEED Platinum-certified, Class A industrial facility. The modern design meets the requirements of today's tenants, supporting the San Leandro business community and creating local jobs."

By building on the existing foundation and using walls and other features of the prior building, as well as other sustainable building practices, the project reduced embodied carbon emissions by 45% compared to what would occur with a completely new building. The lot has 14 electric vehicle chargers and has the infrastructure in place to add more than 100 additional chargers. It is solar-ready, utilizes LED lighting with dynamic controls, and has

low-carbon concrete throughout.

The revamped Nexus facility spans 266,000 square feet, roughly 3.5 times larger than the average industrial building footprint in San Leandro, and also includes 9,500 square feet of Class A office space. This makes it ideal for businesses seeking not only more space but also the ability to consolidate their operations under one roof. Another key highlight is its above-market power capacity.

"The building retained 6,200 amps of power, significantly above the typical 4,000 amps found in new construction," Galvez said. "This enhanced power capacity is especially valuable for businesses in the food processing, cold storage, manufacturing, and automated distribution sectors."

GATE510 TURNS STORAGE SPACE INTO STARTUP ENGINE

When Blackstone Group and B3 Investors acquired the two-story Westgate Center along Davis Street in San Leandro, it was the property's existing retail tenants that had the most obvious appeal. Home Depot, Ross, and

Burlington were among the established tenants anchoring the first floor of the site's main building.

The second floor, on the other hand, was crying out for a new plan, said B3 Investors Asset Manager Sean Martin. More than three football fields long, it was segmented into over 100 suites with 10,000 amps of power, housing artists, manufacturing, and office tenants, as well as warehouse and storage space.

"We knew we had something special," Martin said. "It was an opportunity to convert many of the legacy warehouse spaces into higher-density uses perfect for R&D startups." Fast forward to today, and the second floor of that building is the focal point of a trailblazing adaptive reuse project.

Now known as Gate510, the property was built in the 1940s as a Chrysler Dodge manufacturing plant. In the 1960s, Caterpillar began making tractors there. In the 1980s, it became a shopping center. In 2014, thanks in part to San Leandro's Lit San Leandro fiber optic network, the transformation began toward providing incubator and maker spaces for a wide range of scientists, creators, and visionaries. In 2019, B3 Investors bought 1933 Davis St. and later the two adjacent buildings, making a 1.1 million-square-foot advanced manufacturing and R&D campus with retail amenities.

Today, the three-building campus is home to a diverse community of industries. The second floor of 1933 Davis St. now houses an entrepreneurial ecosystem with businesses working in such fields as material science, robotics, clean tech, biotech, and more. The buildings at 2010 and 2020 Williams St. offer larger footprints for tenants in production, such as 21st Amendment Brewery, Coreshell, Lyten, and Air Protein.

Bringing Gate510 to life required more than just vision and investment. The City of San Leandro played a pivotal role in supporting the project.

"There is a lot of TLC that goes into buying a building that is 70 to 80 years

Continued on page 15

The Future of Innovation Starts Here

GROW YOUR BUSINESS IN SAN LEANDRO

Designed for bold thinkers and dynamic teams, our spaces flex to fit start-ups, scale-ups, established enterprises and industry leaders alike.



NOW LEASING:
Lab, Office, Production

Spaces Available:
1,000—100,000 SF



GATE 510

INNOVATIVE TECH AND BIOTECH CAMPUS

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GATE510.COM



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Building A Greener, Smarter Future

Meet 3 companies advancing sustainable technology in San Leandro

San Leandro's Gate510 campus has quickly become a hub for companies shaping the future of multiple industries. Air Protein, Coreshell and Lyten are among the innovators leveraging the infrastructure and support for makers in San Leandro. Read on to discover how they're redefining what's possible.

AIR PROTEIN

NASA-inspired research drives sustainable food production

A food production facility that once made such American breakfast innovations as Eggo Waffles and Pop-Tarts is aiming to change the way we eat once again, this time with a sustainable twist.

Air Protein opened its first Air Protein Farm on San Leandro's Gate510 campus in 2023, where it does just what its name suggests: make high-quality protein out of particles in the air.

Co-founders Lisa Dyson and John Reed were inspired by research from the early days of NASA, which explored ways astronauts could produce food on long space journeys. They built on that work, creating a method for growing protein in cultures, similar to the production of yogurt, cheese, and wine. The result is a neutral-tasting protein flour that can be turned into or used in any food.

"We and our investors believe we've cracked the code on making functional ingredients that have a great cost profile,"

Dyson said. "Many companies are also looking for ingredients that are resource-efficient, and that's what we do. We help CPG [Consumer Packaged Goods] companies make great products for consumers."

In choosing San Leandro, Air Protein put the company's headquarters in a location with a history of food manufacturing. Dyson said the Air Protein project team and the landlord worked closely with the City throughout the process to obtain the necessary permits for building out the facility.

"With this particular site and location, there is fermentation happening with other companies around us," Dyson said. These include 21st Amendment Brewery and Drake's Brewing. "That made this more appealing than some other options."

The San Leandro Air Protein Farm produces samples of its protein in large



PHOTO COURTESY OF AIR PROTEIN

Co-founder Lisa Dyson (inset) leads the charge at Air Protein, which captures carbon from the air to create sustainable protein.

enough quantities for food product companies to use in their product development. Next up will be a larger commercial facility to support full-scale use of Air Protein in food for grocery shelves.

"That's the most exciting thing about 2025," Dyson said. "We're turning the science innovation that NASA started in the 1960s and 1970s, completing the mission and making it a reality."

LYTEN

San Leandro lands new battery cell production facility

Every once in a while, an opportunity comes along that is just too good to pass up.

That's what happened to Lyten, a San Jose-based company specializing in supermaterial applications, which focuses on commercializing lithium-sulfur batteries as a high-performance, low-cost alternative to lithium-ion technology.

The company was in the process of planning a gigafactory in Nevada and thinking about its next major production facility outside California when the perfect location popped up in San Leandro, said Chief Battery Technology Officer Celina Mikolajczak. A lithium-metal battery maker had closed, leaving behind a manufacturing space and equipment that was immediately of interest. Lyten snapped up the

equipment and 119,000-square-foot lease at Gate510 that November. Mikolajczak expects to have a 100-megawatt-hour production line in San Leandro up and running in 2026.

"We were planning and tooling for a big factory, and then the opportunity to take over the lease in San Leandro occurred," she said. "We said, 'Wow, that's a big enough space. There's enough dry room capability there. There's enough power. We could get one high-volume production line running there and learn a hell of a lot and get a jump on being ready for a bigger factory.'"

Lyten's San Leandro site will deliver lithium-sulfur battery cells for multiple types of energy storage customers, including defense and drone applications. In doing so, the company



PHOTO BY STAN OLSZEWSKI

Scott Bruner, Director, Facility Development, and Celina Mikolajczak, Chief Battery Technology Officer, of Lyten.

will help U.S. manufacturers keep more of their supply chain close to home.

"With lithium-sulfur, we can develop

the technology and commercialize it in the U.S. and be part of creating the next wave of manufacturing in this country," Mikolajczak said.

CORESHELL

New battery anodes boost domestic supply chain

Batteries have quickly become a crucial component in efforts to transition from fossil fuels to sustainable forms of energy. But the batteries most widely used in electric vehicles and other key applications today come with limitations.

San Leandro-based Coreshell is one of the innovators working to change this. The company has developed a battery anode that uses 100% domestically sourced metallurgical silicon instead of graphite, allowing it to store significantly more energy without relying on a risky supply chain.

“We’re replacing something that is produced only in China with silicon that is produced widely here in the United States and in Europe,” said Co-founder and CEO Jonathan Tan. “It can be even more cost-effective.”

Founded in 2017, Coreshell relocated its development work to the Gate510 campus in 2020 and opted to remain in the city when it was time to expand into the first stages of production in 2024. It moved across the street to another building on the

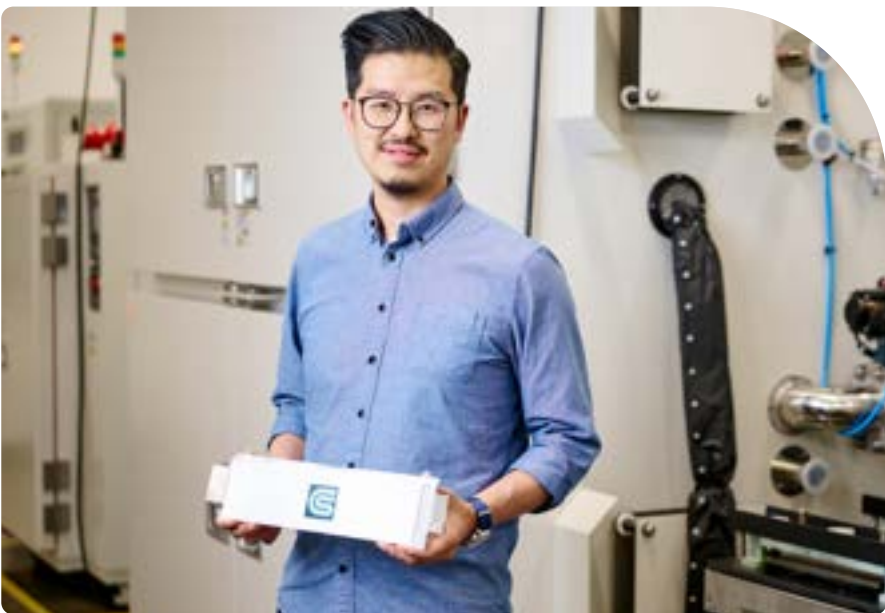


PHOTO BY STAN OLSZEWSKI

Jonathan Tan, Coreshell CEO and Co-founder.

Gate510 campus, where a team of approximately 50 people has a four megawatt-hour pilot production facility that produces its first battery cells ready for commercialization in electric vehicles.

“We’re proposing a foundational change in battery chemistry by replacing graphite — one of the largest single materials in a battery — with silicon,” Tan said. “It is imperative that we show the market how that will

help people power their daily lives.”

San Leandro was ideal because it offered a combination of the necessary infrastructure — including access to the heavy power Coreshell needs for manufacturing — and efficient permitting and other City support, Tan said. A San Leandro headquarters also gives Coreshell access to a strong talent pipeline from throughout the Bay Area’s growing battery expertise.

San Leandro Mayor Juan Gonzalez, and members of the City staff visited with Coreshell this spring. It was an opportunity for Tan and his team to share more about their work and talk about how the City can support the company’s future growth.

“To have a receptive audience with the Mayor, the City Manager’s office and others in San Leandro, it shows that they are invested in helping companies like Coreshell grow and be successful,” Tan said. “We value that partnership and how they are actively working to find ways to support the success and growth of companies like ours.”

Continued from page 12

old,” Martin said. “The City was on board with the value-add proposition of what we were trying to do. We had a clear path of communication for getting permits signed off on. Having a transparent relationship with the City has really been helpful in getting these spaces built and getting tenants moved in on time.”

One of the defining characteristics of Gate510’s adaptive reuse is its cohesive design, which unites three separate buildings into a seamless campus.

The structures maintain their original exterior facade, preserving the architectural character of the neighborhood. But step through the front doors, and the real magic of the redevelopment reveals itself in interiors featuring high ceilings, bright open spaces, and configurations perfect for research labs, clean rooms, and all sorts of creative pursuits.

Tenants benefit from the flexibility to grow their businesses within Gate510, whether they are newly spun-out



PHOTO COURTESY B3 INVESTORS

The Gate510 campus has a Town Center where tenants can mingle, collaborate, and network during business or social events.

ventures from academic institutions or seasoned companies transitioning to full-scale manufacturing. Companies can start in as little as 1,000 square feet and add on as their business evolves.

“From a real estate investment perspective, we’re not trying to tear a building down and, build a new one, and charge ridiculous rents,” Martin said. “There is value in keeping that

architectural vintage look in these buildings and then repurposing them.”

LOOKING AHEAD

With partners like Prologis and B3 Investors, the City continues to chart a path for preserving industrial districts and enhancing infrastructure.

In the coming years, the City plans to conduct an assessment of major

industrial opportunity sites to help prepare them to for future development. It also is looking to partner with industrial developers, tenants, and property owners to plan for the future electrical infrastructure needs of key industrial sites — a key need of growing businesses — and jointly advocate for increased electrical service to meet projected electrical demand.

Commitment To Workforce Development Drives Torani's Sweet Success

Torani's handcrafted syrups have delighted tastebuds for a century, as the company's flavors have become an iconic presence in cafés and kitchens around the world.

Perhaps even more striking is the way Torani has combined its growth and talent strategies. The company has achieved double-digit annual growth for the past 34 years and is currently doubling in size every four and a half years — all without a single layoff in its 100-year history.

"We put people first in every decision," said General Manager, International Stacy Cooper Dent. "The fact that we've been able to be 100 years old without ever having a layoff shows that there is a connection between good business and caring deeply for people."

HOW SAN LEANDRO BECAME TORANI'S GLOBAL BASE FOR FLAVOR

Torani got its start in 1925 when Rinaldo and Ezilda Torre brought the recipes for five handcrafted syrups back to their North Beach neighborhood after visiting family in Italy. It remained a small business for many years until the 1980s, when Torani's vanilla syrup was used in the first flavored latte. The specialty coffee industry took off, and Torani grew along with it.

When space began to run out at its South San Francisco facility in 2017, Torani started exploring options for expansion. Outsiders encouraged the company to leave California in favor of a state that offered lower costs of real estate and labor along with tax incentives and other business benefits.

"The answer was absolutely not," Cooper Dent said. "We're a Bay Area company. We are going to remain a Bay Area company."

The Torani team then mapped the home location of each of its then-200 employees and drew a circle around the area. That became the start of the company's real estate search.

Ultimately, it chose San Leandro, where it built a state-of-the-art manufacturing, distribution and headquarters facility on Marina Boulevard. In addition to



PHOTOS COURTESY TORANI

High school students (top) visit Torani's Flavor Factory to learn more about careers in manufacturing and food innovation.

being a central hub for employees, San Leandro allowed the company to stay in the heart of the Bay Area and join a city with an active and growing community of innovative food companies. Torani took out a loan to self-fund the biggest expansion in company history.

THAT'S WHEN THINGS GOT INTERESTING.

The moving trucks were scheduled to start taking items from Torani's old building to the new property in San Leandro in March 2020. When the stay-at-home orders began, its inventory was split between the two locations. There was one operational line in the new building, but the people who were scheduled to train the team on the new equipment were stuck in Germany and South America. Cafés that used Torani syrups were closed.

"Business took a nosedive in those first few weeks," Cooper Dent said. "We came together and said, 'If we have a 50% drop

in sales, how do we do these financials so that we make sure every single person keeps their job?'"

It took six months — instead of the planned six weeks — to complete the move and get the new flavor factory up and running, but once that work was complete, business began to grow. Torani has expanded into two additional buildings in San Leandro since then and has a team of 400 people across 600,000 square feet of operational space in the city.

When it opened its new distribution center in May 2025, the City helped facilitate necessary easements that allowed the company to create an efficient system for moving inventory between the buildings. That's just one example of how the City supports business growth, Cooper Dent said.

"This is a community of makers," she said. "The City and its officials have a vision for expansion and diversification

and value that foundation of making things."

A TALENT STRATEGY THAT DELIVERS

A strategic focus on talent attraction, retention and development supports Torani's growth. The company hired 60 people in 2024 and is on pace to hire another 60 in 2025. It also has single-digit turnover, virtually unheard of in a manufacturing and distribution business, Cooper Dent said.

The company is working to build relationships with several area universities, including California State University, East Bay, and the University of California, Berkeley. It also is expanding its work with local community colleges, including Ohlone College.

But a big portion of Torani's workforce development effort is focused on in-house programs. More than 30 years ago, Torani created Career Mixology, an internal training and development



Torani Manufacturing Team Member Michelle Echulase (top) works on a labeling machine at the company's San Leandro facility.

Photos of Torani employees hang on the family wall (bottom) in the lunchroom at the company's San Leandro headquarters.

program designed to encourage employees to cross-train and pursue different careers within the company.

More recently, it began working with local schools and nonprofit organizations to help people start a career with Torani. These programs typically involve inviting students, justice-impacted youth, and others who may be disconnected from school or work to spend a half-day at Torani, exploring the types of jobs available and the skills required.

"We believe businesses should be creating more opportunities for people economically," Cooper Dent said. "We think a lot about how to make sure there is a pathway to quickly get up to a living wage and well beyond."

WORKFORCE DEVELOPMENT BENEFITS GO BEYOND THE FACTORY

Torani also is working with East Bay Innovations, a nonprofit that provides services to help individuals with

disabilities live as independently as possible. The company recently completed a pilot project in which it worked with East Bay Innovations to train four people as baristas. The training included technical and soft skills, as well as operating a mock café in Torani's lobby. Once complete, Torani helped place the participants in three-month paid internships in cafés around San Leandro.

"The idea was to build something that could be scalable," Cooper Dent said. "It has been such a fun program for us to think about as an opportunity to start to make an impact with jobs not just in San Leandro but potentially across the country."

Torani has even mixed its commitment to workforce development into its 100th-anniversary celebration. The company debuted Diamond Syrup as its "flavor of the century," dedicating 100% of the proceeds to nonprofit

Talent Support

San Leandro businesses find a variety of resources to help them find, train and develop their employees.

HIRING INCENTIVES

The City was pleased to collaborate with diverse companies like C-Crete, Coreshell, and Torani to help their successful bids for state grants and federal tax credits for expansion. San Leandro can also assist businesses looking to bring new employees up to speed using on-the-job training funds and retrain existing staff through an employment training panel (ETP). Connect with the City's Economic Development Team for more information about using training and other incentives to expand in San Leandro, such as California Competes tax credits like those awarded to San Leandro businesses Ariat and Fuse.

ADVANCED MANUFACTURING DAY

The San Leandro Chamber of Commerce, Eden Area Regional Occupational Program and the San Leandro Unified School District work together to give hundreds of local students a chance to tour various manufacturing businesses and learn about programs to help them start their careers and build the industry's future workforce.

JOB FAIRS

The City of San Leandro partners with the San Leandro Chamber of Commerce to host job fairs throughout the year, connecting hundreds of job seekers with dozens of employers annually.

SUMMER INTERNSHIPS

Employers interested in offering summer internships can also connect with the Chamber of Commerce and the school district to connect with bright students looking to build their skills.

"San Leandro is a community of makers. That was part of what drew us there."

— **Stacy Cooper Dent, general manager, international, Torani**

organizations creating first jobs for people across the country.

In the first quarter of 2025 alone, sales of the vanilla/champagne flavored syrup funded five \$10,000 grants.

Through it all, Torani remains committed to its roots. Lisa Lucheta, Rinaldo and Ezilda Torre's

granddaughter, serves as the company's chairperson of the board and still personally hands out paychecks to employees the way her father, Harry Lucheta, did.

"We are still fiercely independent," Cooper Dent said. "We're deeply people-first and are on track to reach \$1 billion dollars by 2030."

City Earns Top Marks for California Housing

Prohousing Designation Opens Funding Options



PHOTO COURTESY OF THE CITY OF SAN LEANDRO

In a time when communities across California are struggling to provide ample housing, San Leandro has set itself apart as a place that welcomes new housing development.

Here, developers find such housing-friendly initiatives as:

- A streamlined approval process for housing developments that eliminates the need for public hearings through ministerial review.
- Zoning rules that offer increased floor area ratios and building heights for infill housing in the City's two major transit-oriented development areas.
- Review of impact fees to determine whether current fee rates impact development feasibility.

At the same time, San Leandro has worked to ensure people of all income levels have access to housing. It adopted an Inclusionary Zoning Ordinance in 2006 that sets aside 15% of units in new residential development projects for moderate-, low-, and very low-income households. It also established tenant relocation and rent review programs.

The City has done so much to demonstrate its commitment to dismantling barriers to housing development at all income levels that the California Department of Housing and Community Development awarded it the Prohousing Designation in 2024. At the time of the award, San Leandro was one of just 50 California communities to earn the Prohousing title and was tied for the

fourth-highest score in the state.

Being designated a Prohousing city is important not just as a bragging right but because it comes with significant financial benefits. The designation unlocks access to the state's Prohousing Incentive Program, or PIP, grants, as well as priority access to funding for housing and associated infrastructure.

"It demonstrates to the development community that the City is receptive to housing development and is proactively taking steps to encourage housing and facilitate the process to get housing built," said City of San Leandro Planning Manager Wayland Li. "That gives developers a higher level of comfort in moving forward with projects."

Even before the designation, developers had taken note of San Leandro's approach. Downtown's new Centro Callan development includes 196 apartments, and nearly 1,700 units are either approved or under construction across the city.

"San Leandro has really jumped ahead in the past 15 to 20 years, with a City Council that has been very supportive of growth in a responsible, equitable way," said City of San Leandro Community Development Director Tom Liao. "The Prohousing Designation tells the development community, both for-profit and nonprofit, that we are a good place to build. You can build efficiently and effectively, and we are a partner in that process."



PHOTO BY STAN OLSZEWSKI

LA BOMBONERA INDOOR SOCCER

Ricardo Guerra (pictured above) and Adrian Garcia Del Real established La Bombonera Indoor Soccer to create a place where people of all ages can come together to experience the joy of soccer. Their facility, located at 14307 East 14th Street, offers a welcoming environment for all ages and skill levels. La Bombonera collaborates with the San Jose Earthquakes and is focused on community engagement to grow the sport at the grassroots level ahead of the FIFA World Cup in 2026.

"I am grateful to the City of San Leandro, as they have provided the support needed to start our business and grow our customer base. They have been helpful and accessible, providing guidance and resources such as site security improvements and funding to beautify our facility."

— **Ricardo Guerra, Co-founder,**
La Bombonera Indoor Soccer



THE LEAP CENTER

When Adesuwa Idehen (pictured left) decided to start a community-based organization to provide after-school programs and social activities for children with developmental disabilities, she found plenty of support in San Leandro. The City provided The Leap Center with a grant to improve the façade of a building at 311 MacArthur Boulevard, allowing the nonprofit to create a beautiful, inviting

exterior that enhances the neighborhood and reflects the organization's care, warmth, and commitment to excellence.

"Starting a business is never easy, especially as a small, emerging nonprofit. The administrative, bureaucratic, and financial challenges can often feel overwhelming. Gratefully, the Community Development Team in San Leandro truly stepped up to support us in our journey to open The Leap Center. Through a grant, the Economic Development Team invested in our business at a time when securing capital through traditional means was tough."

— **Adesuwa Idehen, executive director, The Leap Center**

5 Resources for Business Growth in San Leandro

San Leandro isn't just open for business; it links arms with entrepreneurs and small business owners to help them start and grow their operations. Whether you're navigating permits, securing funding, or building a skilled workforce, San Leandro offers tools to boost business success. Here are five key resources to explore:

1

BUSINESS CONCIERGE SERVICE

San Leandro's Economic Development staff offers personalized concierge services to guide businesses through the City's permitting process. They serve as a central point of contact, helping business owners efficiently navigate zoning, building, and planning requirements. By coordinating with relevant departments, providing clear timelines, and addressing potential challenges early, the staff aims to deliver a smoother and faster permitting experience tailored to each business's specific needs.

2

TECHNICAL ASSISTANCE WORKSHOPS

The City offers a number of workshops for small businesses. These events cover City programs, including planning and building permits and selling goods and services to public agencies. Through increasing partnerships with technical assistance providers, workshops are offered on a wide range of topics, including crime prevention, hiring and developing employees, and statewide assistance resources.

3

BUSINESS INCENTIVES PROGRAM

The City of San Leandro offers a comprehensive Business Incentive Program that provides up to \$45,000 in matching funds to help property and business owners enhance the exterior and interior of existing commercial buildings. Funds can go towards improvements to façade and signage, restaurant buildouts, outdoor dining and more.

4

SITE ASSISTANCE

Economic Development staff provide site search assistance services to help businesses and developers identify suitable real estate for their projects. Staff use access to real-time real estate listings to provide a list of potential properties and contacts. This service connects stakeholders with market-appropriate locations that align with their operational needs and local land use regulations, streamlining the site selection process and supporting successful project development.

5

WORKFORCE RECRUITMENT AND TRAINING

The City assists in identifying employment candidates through partnerships with the San Leandro Chamber, educational institutions, and other organizations that hold job fairs and post job openings. The City also connects businesses with programs that will pay for on-the-job training of new employees or retraining of current personnel and engages with organizations.



PHOTO COURTESY OF THE CITY OF SAN LEANDRO

An employee serves some of Koolfi Creamery's exciting flavors.

KOOLFI CREAMERY

In 2018, Priti Narayanan and Madhuri Anji launched their Indian ice cream fusion business with a small, rolling ice cream cart that brought treats to weddings and other events. Today, Koolfi Creamery slow-churns all of its ice creams at its San Leandro storefront at 599 MacArthur Boulevard, where guests can taste complex Indian flavors like kulfi, with saffron, cardamom, rosewater, and nuts, combined with the smooth taste and texture of ice cream.

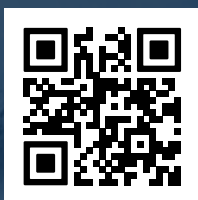
"The staff of San Leandro is genuinely invested in the success of your project. They are good at explaining the necessary regulations and changes, facilitating a streamlined and quick review process, and working with you to identify solutions to any challenges you may encounter. The City is consistently seeking ways to support small businesses. If you are considering establishing a small business, particularly in the food sector, I highly recommend coming to San Leandro!"

— Priti Narayanan, founder and ice cream engineer, Koolfi Creamery



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of energy expenses saved by
our customers annually

43.6 MILLION
CUBIC METERS

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with our energy recovery technology

22.5 MILLION
METRIC TONS

of carbon emissions avoided by
our customers annually