

MEDICAL/OFFICE BUILDING

\$1,849,000

24700 Calaroga Ave, Hayward, CA

POSSIBLE OWNER/USER SPACE

\$1,849,000



— 24700 Calaroga Avenue —

Property Description

Building Sq Ft:	7,632 RSF
Possible Available Space:	2,193 RSF
Number of Suites:	5
Parking Spaces:	29
Lot Size Sq Ft:	17,157
Year Built:	1973
Zoning:	CO & RS
Price:	\$1,849,000



PAUL MADER, CCIM
Broker Associate
(510) 206-3156
paul@paulmaderccim.com

MIKE TANZILLO
Broker
510-889-9157
mtcre@sbcglobal.net

PROPERTY SUMMARY

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545



Property Summary

Building SF:	7,632
Suites:	5
Parking:	29
Lot Size SF:	17,157
Year Built:	1973
Zoning:	CO & RS
Price:	\$1,849,000

Property Overview

The Calaroga Medical/Office Building is a 7,632+/- square foot building with subterranean and onsite parking for 29 vehicles. The multi-tenant building features 5 suites ranging from 550+/- to 2,193+/- rentable square feet in size.

Suite 101, possible owner/user dental space of 2,193 rentable square feet. Consists of 6 operatories, reception desk, waiting room, private office, 2 restrooms, breakroom and lab room.

NOTE: ADA/Ramp access modifications required. Call for additional information.

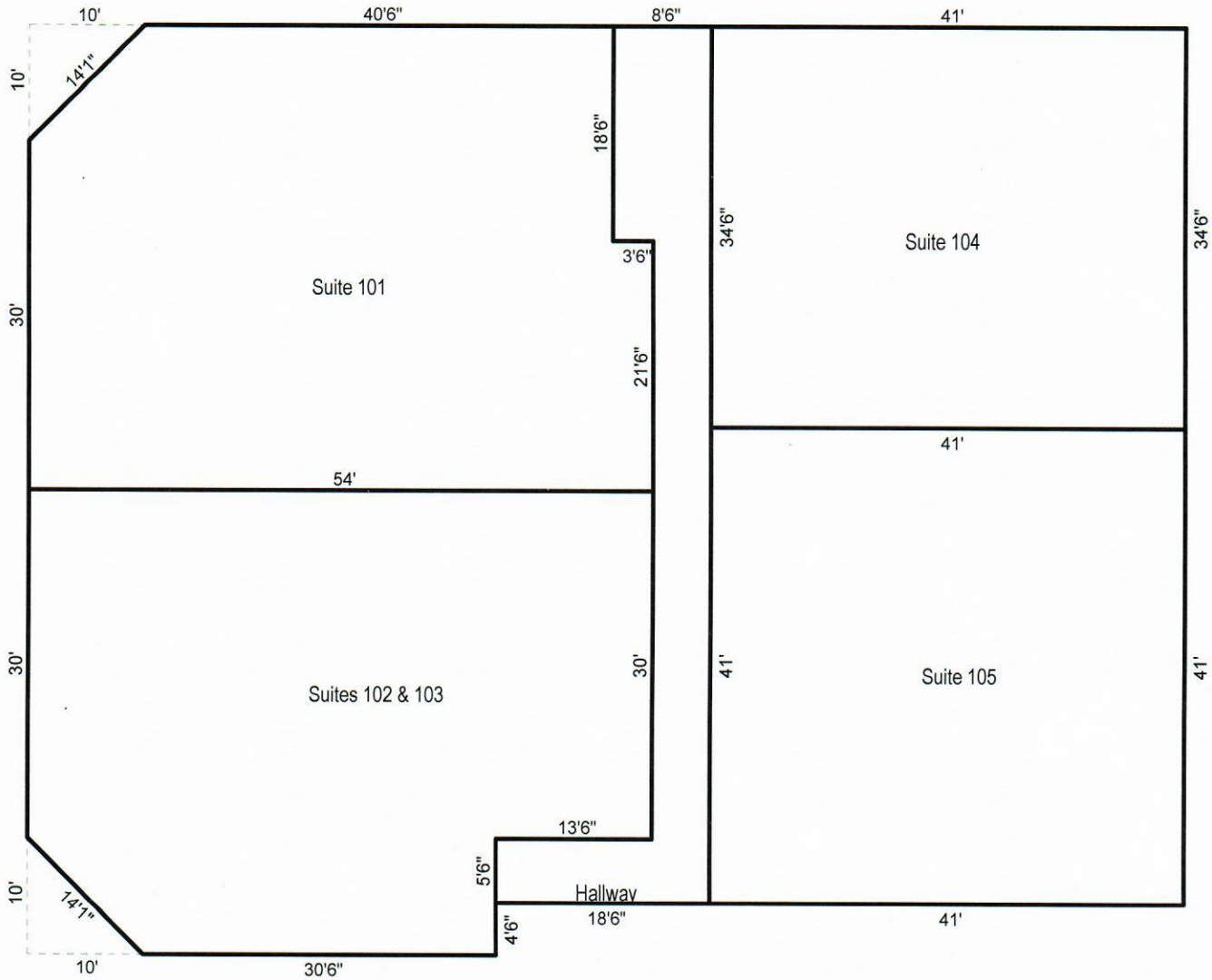
Location Overview

The multi-tenant office building is situated on a corner site adjacent to the Southland Shopping Mall in Hayward. While commercial uses are to the north, residential uses adjoin the subject property to the south.

A new project of 47 homes is being developed across the street by DR Horton on the former Burlington Coat Factory property.

FLOORPLAN

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545



Dimensions Taken From Plans

LEASE RENT ROLL

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545

Tenant	Suite	Size	Start	Expires	\$/RSF	Renewal Term
Possible for New Owner	101	2,193			\$0.00	N/A
Dr Ha Thai DDS	104	1,518	07/01/14	08/31/28	\$34.62	1 year
Loly Cronin	105	1,803	08/01/05	07/31/25	\$22.60	5 years
Regenerative Pain Ctr	102&103	2,118	10/01/21	09/30/24	\$23.08	3 years

PRO FORMA SUMMARY

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545

Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$142,176	\$18.63	\$195,576	\$25.63
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
Effective Gross Income	\$142,176	\$18.63	\$195,576	\$25.63

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Parts/Supplies	\$703	\$0.09	\$703	\$0.09
Maintenance	\$521	\$0.07	\$521	\$0.07
Independent Contractors	\$1,100	\$0.14	\$1,100	\$0.14
Landscaping	\$3,980	\$0.52	\$3,980	\$0.52
Insurance	\$10,212	\$1.34	\$10,212	\$1.34
Electricity	\$6,452	\$0.85	\$6,452	\$0.85
Gas	\$4,021	\$0.53	\$4,021	\$0.53
Water	\$2,054	\$0.27	\$2,054	\$0.27
Sewer	\$1,143	\$0.15	\$1,143	\$0.15
Trash/Dump Fees	\$9,886	\$1.30	\$9,886	\$1.30
Taxes & Licenses	\$9,382	\$1.23	\$22,077	\$2.89
Management Fees	\$7,050	\$0.92	\$7,050	\$0.92
Total Expenses	(\$56,504)	(\$7.40)	(\$69,199)	(\$9.07)
Net Operating Income	\$85,672	\$11.23	\$126,377	\$16.56

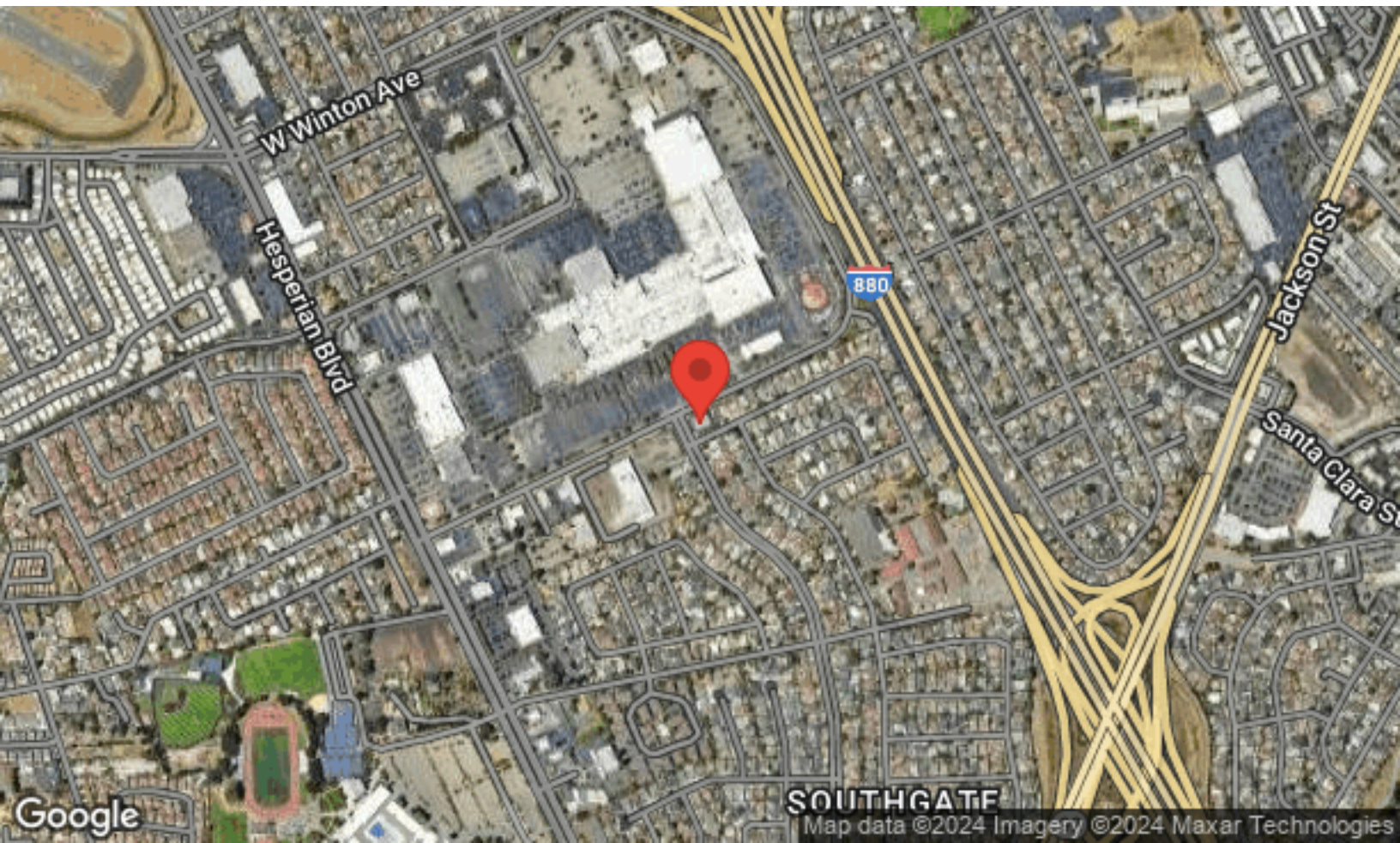
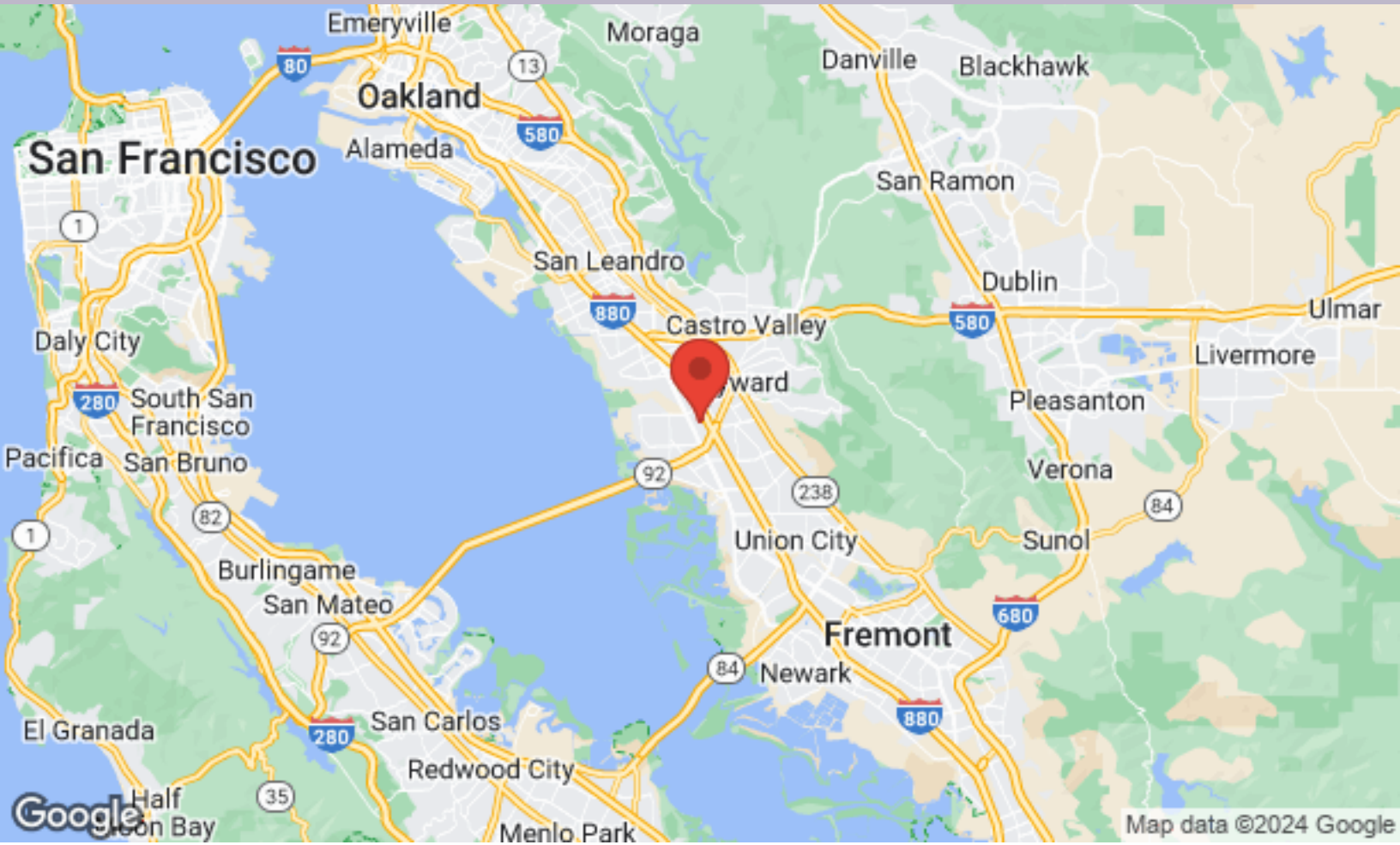
PROPERTY PHOTOS

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545



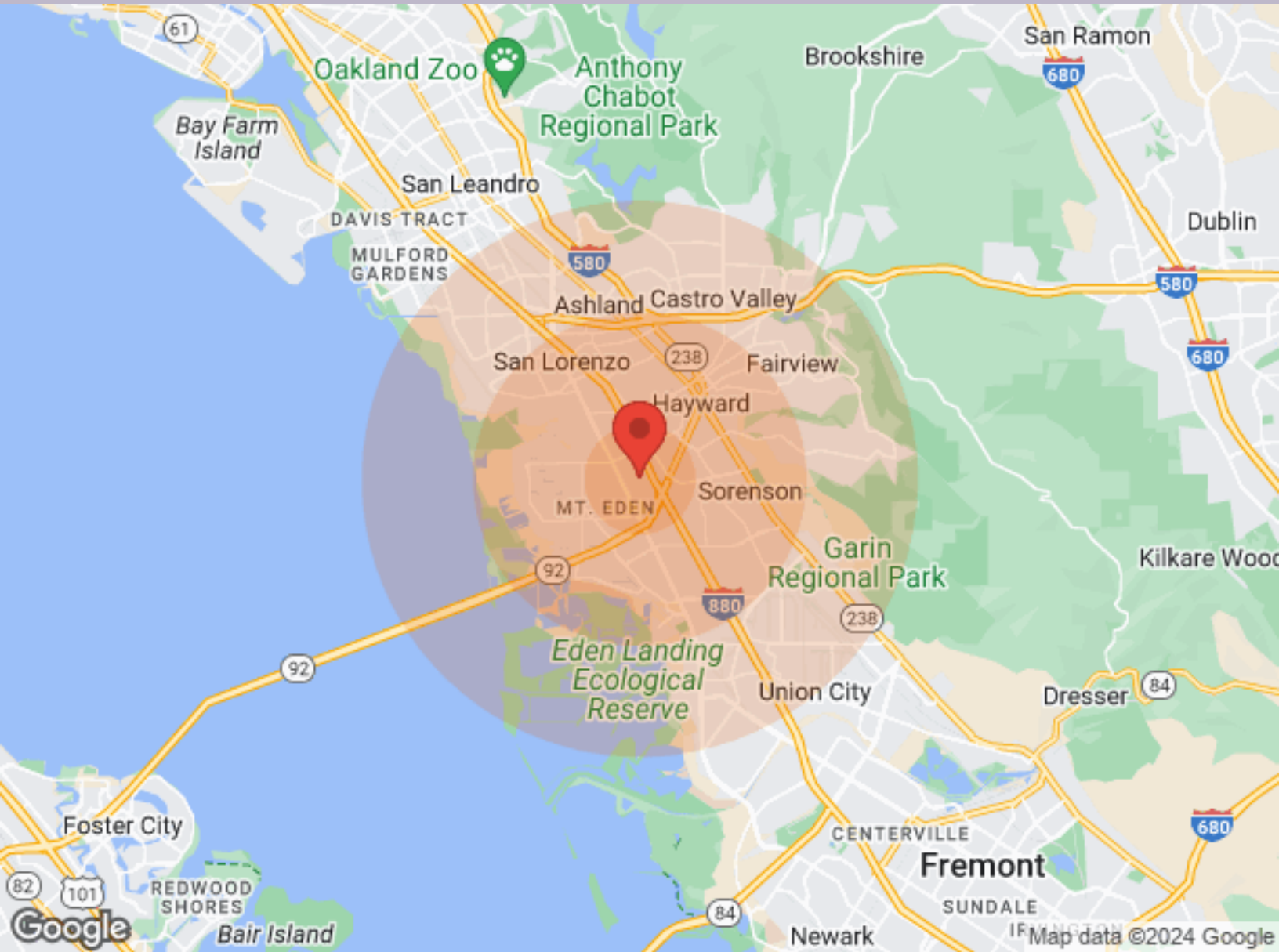
LOCATION MAPS

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545



DEMOGRAPHICS

Medical Office Building
24700 Calaroga Avenue | Hayward, CA 94545



<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Income</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Male	13,710	86,910	171,646	Median	\$58,919	\$56,595	\$65,663
Female	13,442	89,303	176,478	< \$15,000	819	5,408	9,848
Total Population	27,152	176,213	348,124	\$15,000-\$24,999	949	5,182	9,462
				\$25,000-\$34,999	898	5,446	9,800
				\$35,000-\$49,999	1,164	7,962	14,793
				\$50,000-\$74,999	1,549	11,869	22,443
				\$75,000-\$99,999	1,088	7,600	16,060
				\$100,000-\$149,999	1,800	8,448	18,892
				\$150,000-\$199,999	442	2,404	7,358
				> \$200,000	156	1,244	4,360
<u>Race</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>Housing</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
White	9,770	64,574	129,294	Total Units	9,405	59,430	120,736
Black	2,524	16,837	32,579	Occupied	8,974	55,908	114,447
Am In/AK Nat	109	571	789	Owner Occupied	5,231	27,973	65,250
Hawaiian	519	3,399	4,256	Renter Occupied	3,743	27,935	49,197
Hispanic	12,808	87,683	134,598	Vacant	431	3,522	6,289
Multi-Racial	16,530	116,868	183,462				