# MEDICAL/OFFICE BUILDING

# \$1,849,000

24700 Calaroga Ave, Hayward, CA

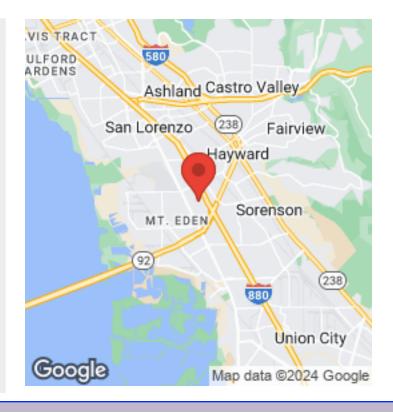
# POSSIBLE OWNER/USER SPACE



# - 24700 Calaroga Avenue

## **Property Description**

Building Sq Ft:	7,632 RSF
Possible Available Spa	ce: 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





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#### **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**

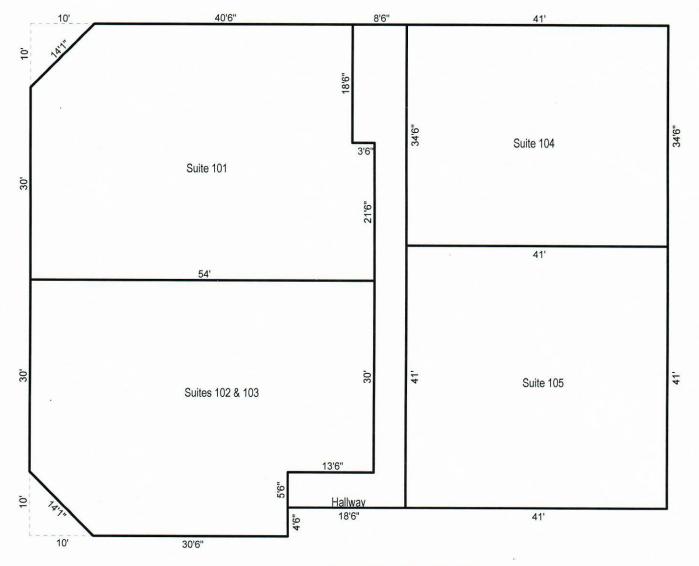
The multi-tenant office building is situated on a corner site adjacent to the Southland Shopping Mall in Hayward. While commercial uses are to the north, residential uses adjoin the subject property to the south.

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

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**Dimensions Taken From Plans** 

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## LEASE RENT ROLL

Medical Office Building

24700 Calaroga Avenue | Hayward, CA 94545

Tenant	Suite	Size	Start	Expires	\$/RSF	<b>Renewal Term</b>
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	l 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

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



### **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	\$O	\$0.00	\$O	\$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
Landscapting	\$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

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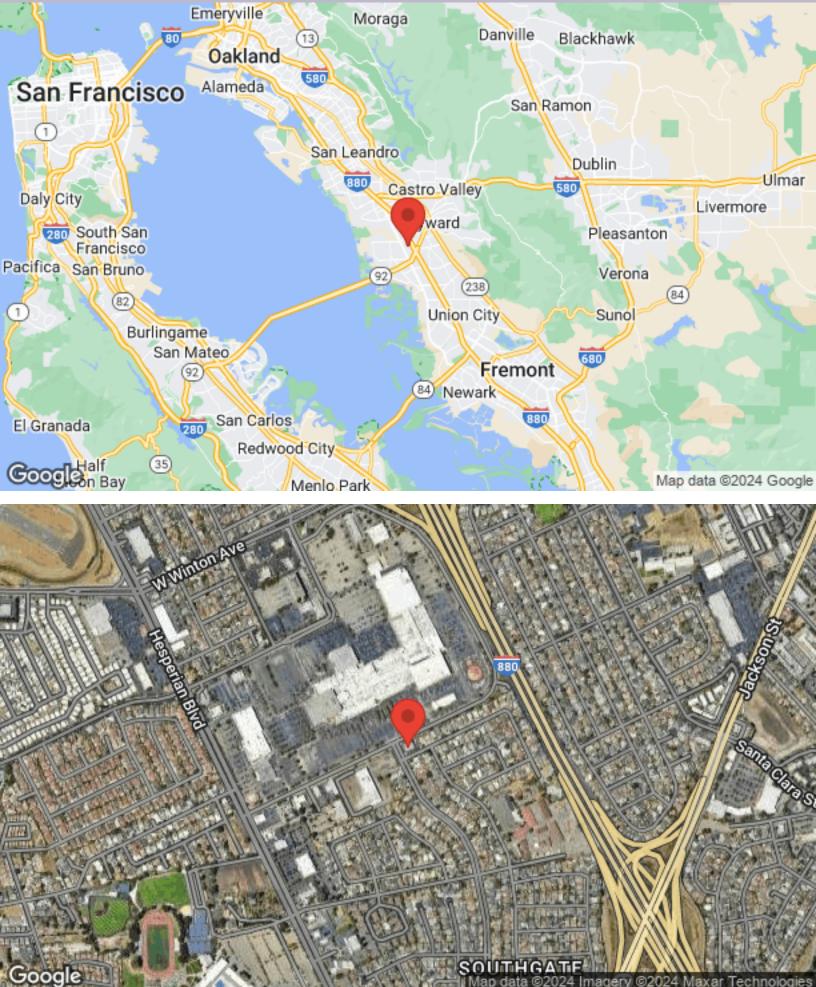
## **PROPERTY PHOTOS** Medical Office Building 24700 Calaroga Avenue | Hayward, CA 94545



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## LOCATION MAPS

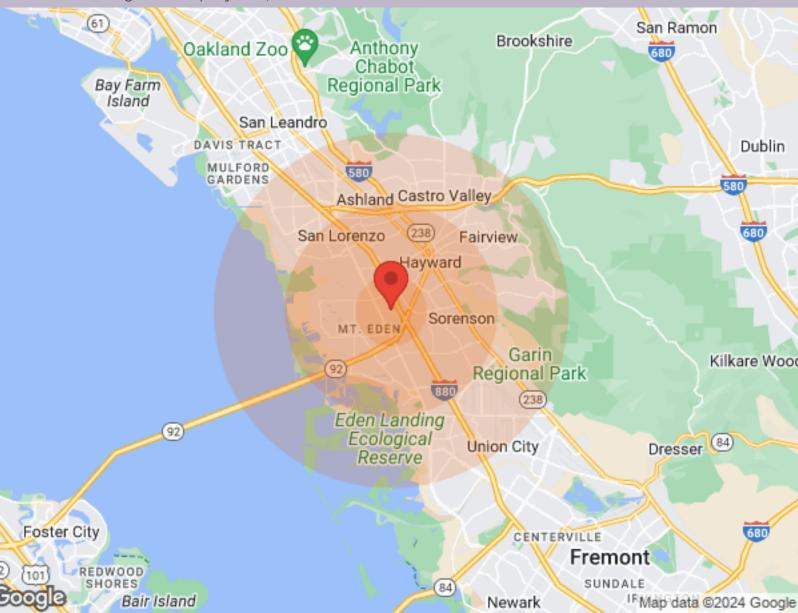
Medical Office Building 24700 Calaroga Avenue | Hayward, CA 94545



Map data ©2024 Imagery ©2024 Maxar Technologies

### DEMOGRAPHICS

Medical Office Building 24700 Calaroga Avenue | Hayward, CA 94545



Population	1 Mile	3 Miles	5 Miles
Male	13,710	86,910	171,646
Female	13,442	89,303	176,478
Total Population	27,152	176,213	348,124
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,520	37,182	70,652
Ages 15-24	3,484	23,099	45,543
Ages 25-54	11,404	76,211	145,066
Ages 55-64	3,071	19,249	41,097
Ages 65+	3,673	20,472	45,766
Race	1 Mile	3 Miles	5 Miles
White	9,770	64,574	129,294
Black	2,524	16,837	32,579
Am In/AK Nat	109	571	789
Hawaiian	519	3,399	4,256
Hispanic	12,808	87,683	134,598
Multi-Racial	16,530	116,868	183,462

Income	1 Mile	3 Miles	5 Miles
Median	\$58,919	\$56,595	\$65,663
< \$15,000	819	5,408	9,848
\$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
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,405	59,430	120,736
Occupied	8,974	55,908	114,447
Owner Occupied	5,231	27,973	65,250
Renter Occupied	3,743	27,935	49,197
Vacant	431	3,522	6,289

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