

# 22101

**Hesperian Boulevard**  
HAYWARD, CALIFORNIA

**GROUND LEASE AVAILABLE**

**DRIVE THROUGH JUST APPROVED**  
BY CITY OF HAYWARD



**2,345 SF**  
**GROUND FLOOR**

**Located next to new Home2 by Hilton Hotel**

**CBRE**

# 22101

## Hesperian Boulevard

HAYWARD, CALIFORNIA

GROUND LEASE AVAILABLE

RETAIL PAD BUILDING WITH  
DRIVE-THROUGH APPROVED



Next to NEW Home2 Suites by Hilton

### PROPERTY HIGHLIGHTS



2,345 SF ground floor  
drive-through cafe approved  
by the City of Hayward\*



Directly in front of the  
Hayward Airport



Outdoor patio area(s)



Ample retail tenants  
in the area



Next to brand new hotel  
“HOME2 SUITES” by Hilton: 131  
rooms, pool, and fitness

\*A fully entitled site is available for ground lease, offering the opportunity to construct a four-story building. The approved plans include a ground-floor drive-thru and second-floor office space. Ideal for a developer or tenant seeking a build-to-suit opportunity.

### AREA DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	22,373	198,542	351,749
Average HH Income	\$108,388	\$101,897	\$113,497
Daytime Population	21,451	174,605	319,919

### SUMMARY

The proposed project features a two-story mixed-use building containing a 2,345-square-foot Starbucks coffee shop with drive-through facility on the ground floor and a 1,912-square-foot second floor which can be divided up to four parts containing four small office suites ranging in size from 365 to 425 square feet.

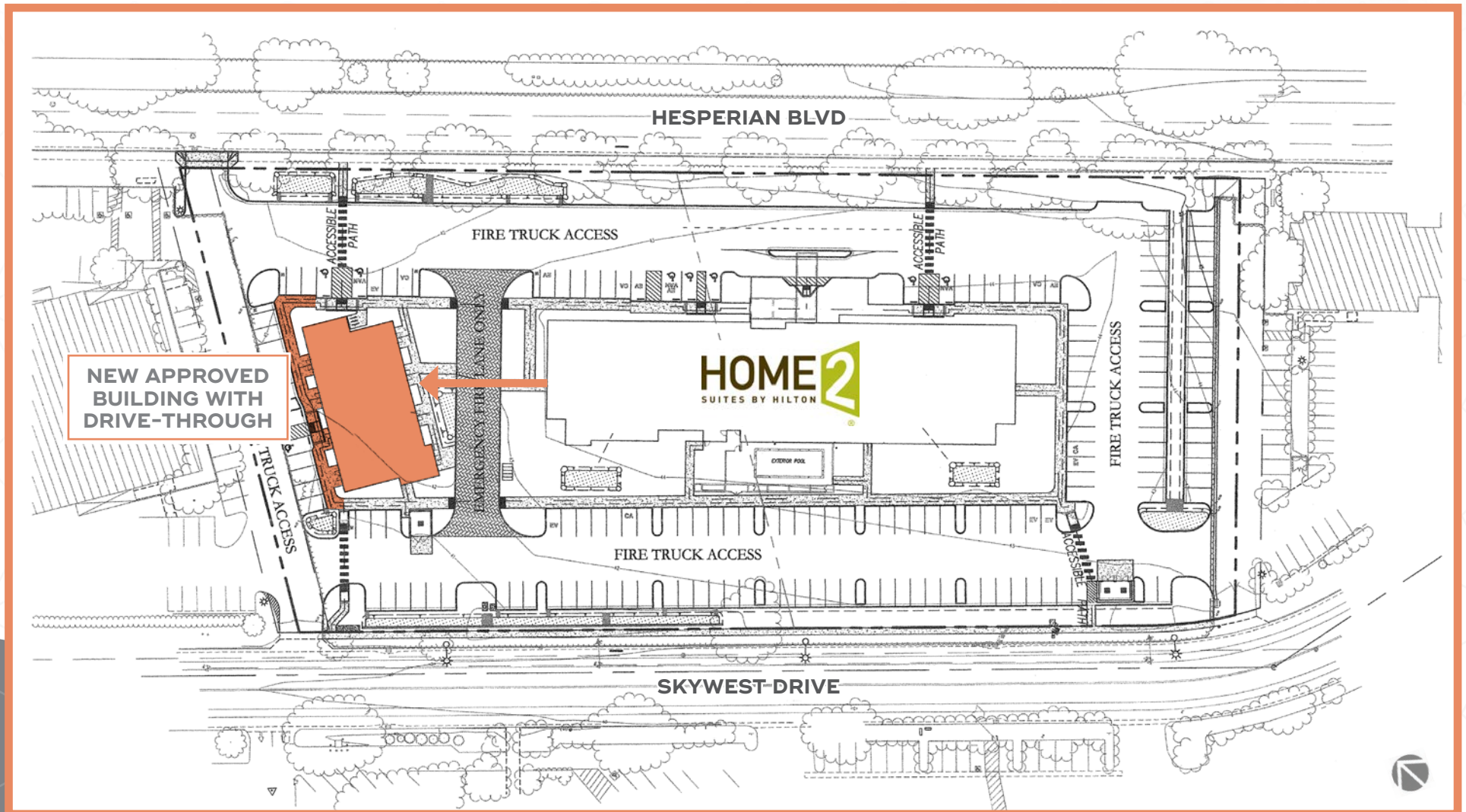


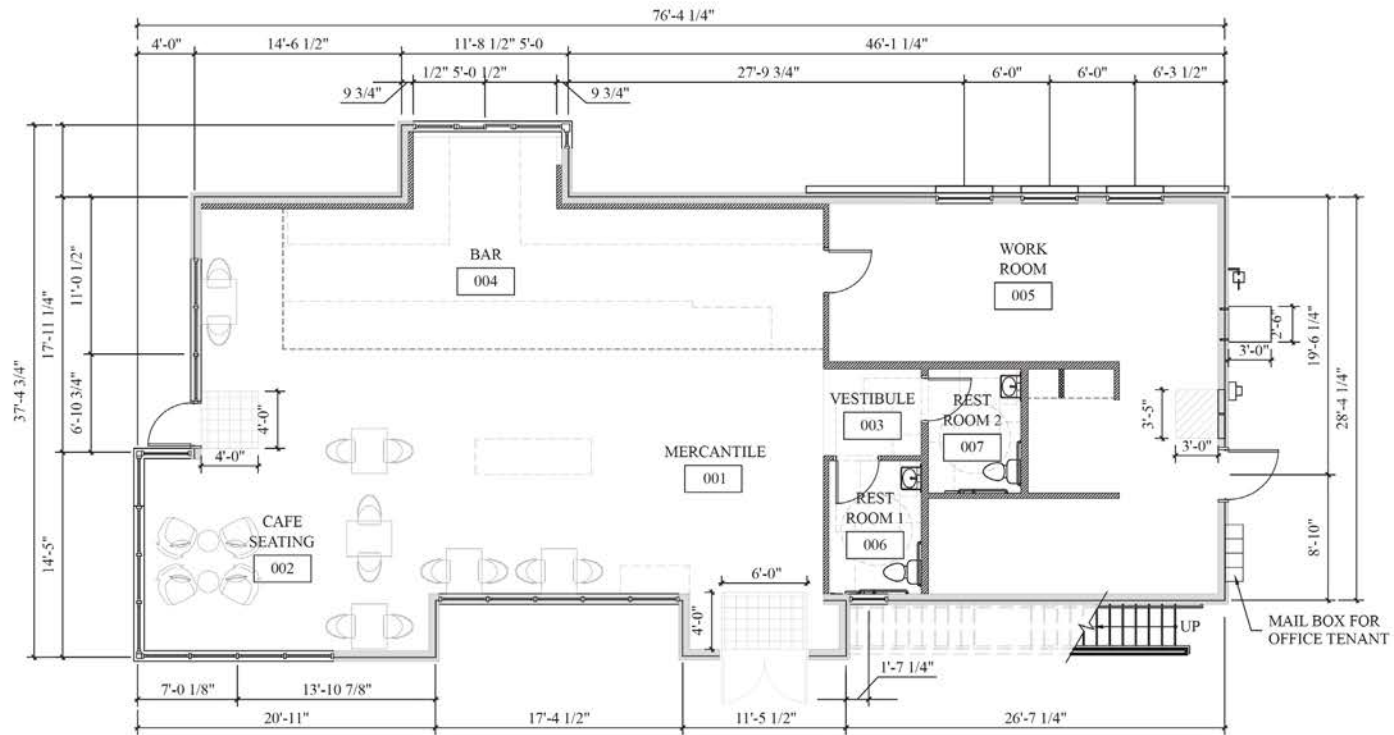
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## Hesperian Boulevard

HAYWARD, CALIFORNIA

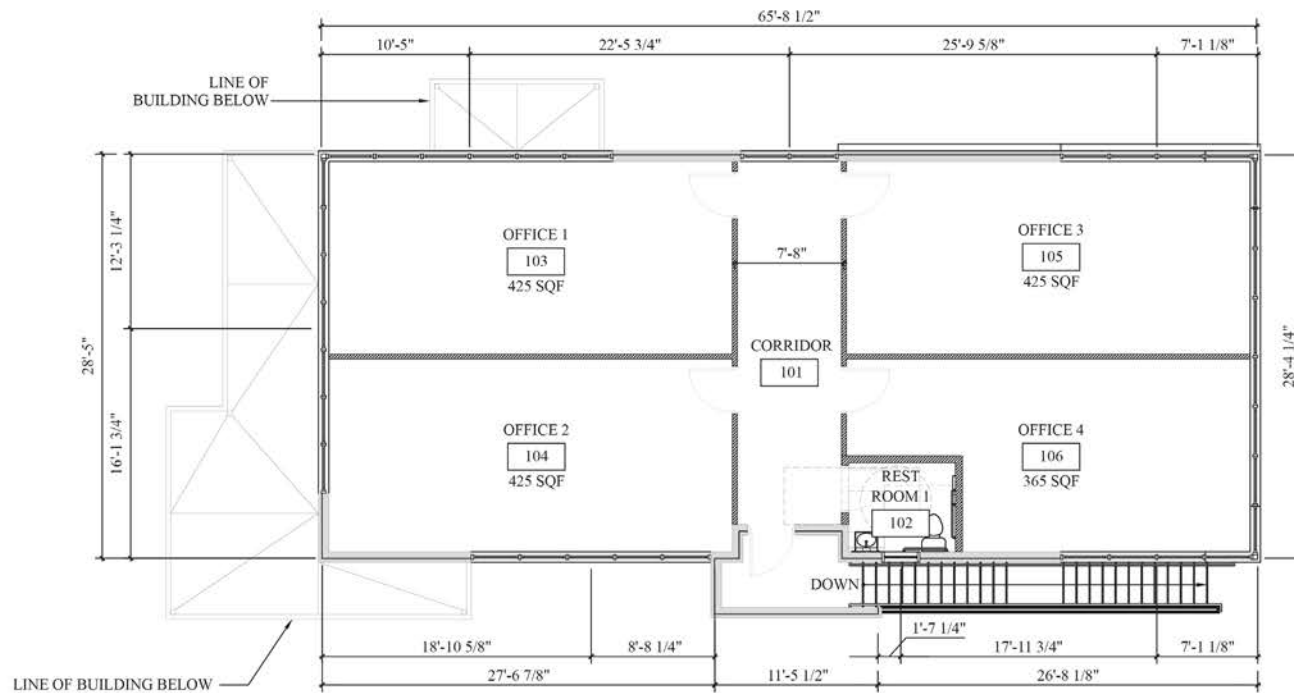
### Site Plan





# 1 CONCEPTUAL 1ST FLOOR PLAN 1/8" = 1'-0" TOTAL AREA: 2,345 SF

This is conceptual site plan only. Do not purchase site until reviewed by local planner & civil engineer. Your civil engineer must verify the zoning, setbacks, utility location and sizes, green space requirements parking requirements, landscape requirements and grading for ADA accessibility with the city/county/state prior to getting started with engineering.



# 1 CONCEPTUAL 2ND FLOOR PLAN

1/8" = 1'-0"

TOTAL AREA: 1,912 SF

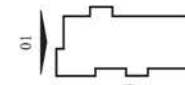
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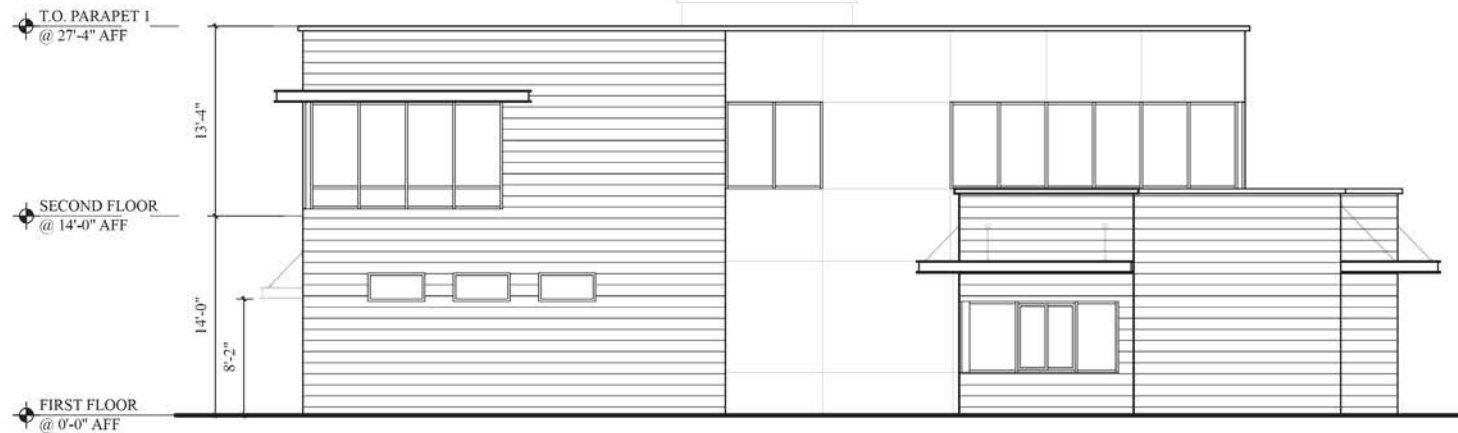
2 CONCEPTUAL ELEVATION  
1/8" = 1'-0"



1 CONCEPTUAL ELEVATION  
1/8" = 1'-0"



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2

## CONCEPTUAL ELEVATION

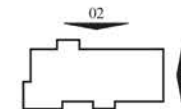
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1

## CONCEPTUAL ELEVATION

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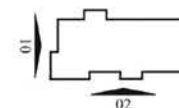




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2

## CONCEPTUAL ELEVATION

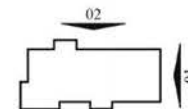
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1

## CONCEPTUAL ELEVATION

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LOUVERED ALUMINUM SUNSHADE



WIRE MESH STEEL RAILING; BLACK

2

## CONCEPTUAL ELEVATION

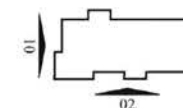
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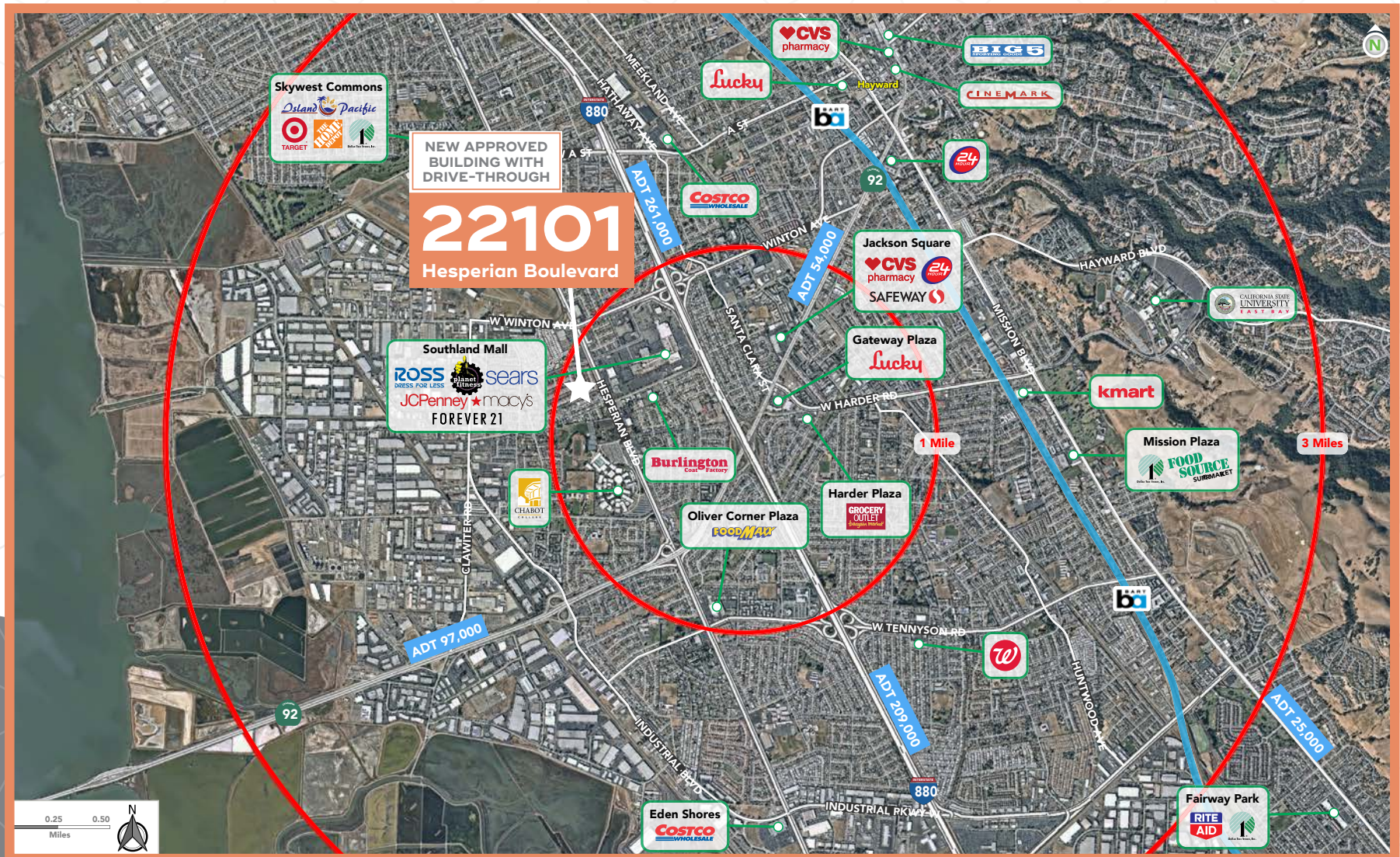
# Hayward

## The HEART OF THE BAY

Hayward is the epicenter of the dynamic Bay Area: 25 miles southeast of San Francisco, 14 miles south of Oakland, 26 miles north of San Jose and 10 miles west of the valley communities surrounding Pleasanton. Doing business in Silicon Valley? Get there fast via the seven-mile Hayward/San Mateo Bridge. People throughout the Bay Area and beyond are quickly discovering what makes Hayward such an exceptional place to live, work and play. From the shoreline to the hills, Hayward is a vibrant community at the center of it all.

### HAYWARD AIRPORT:

The Hayward Executive Airport is a hub for everything from charter flights to traffic monitoring, medical transport to courier service. Today the airport serves radio and television stations, businesses, and those interested in flying for fun. The airport is used for a variety of commercial enterprises today.





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**GROUND LEASE AVAILABLE FOR  
NEW RETAIL/RESTAURANT/FOOD  
DRIVE-THROUGH BUILDING WITH  
2ND FLOOR OFFICE SPACE**

HAYWARD, CALIFORNIA



### CONTACT:

**MARIE ANDERSON**, CBRE, Inc.

First Vice President | CBRE | Brokerage Services

225 West Santa Clara Street, 12th Floor | San Jose, CA 95113

T: 408 453 7468 F: 408 437 3170 C: 408 221 2717

marie.anderson@cbre.com | www.cbre.com

Lic. 00919144

**THOMAS SPILSBURY**, TS Commercial

Senior Vice President/Partner

T: 408-892-5212

Lic. 00602715

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