

MTC COMMERCIAL REAL ESTATE BROKERAGE

Mike Tanzillo
Broker
(510) 559-9152
mtcre@sbcglobal.net
Lic: 00688066



21739 Mission Blvd.
Hayward, CA 94541



CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map
Parcel Map
Property Images

03 Rent Roll

Rent Roll

Exclusively Marketed by:

Mike Tanzillo

Broker
(510) 889-9157
mtcre@sbcglobal.net
Lic: 00688066

The logo for MTC, consisting of the letters 'MTC' in a white, serif font, centered within a dark blue square.

OFFERING SUMMARY

ADDRESS	21739 Mission Blvd. Hayward CA 94541
COUNTY	Alameda
BUILDING SF	9,700 SF
LAND ACRES	0.47
LAND SF	20,647 SF
APN	428-6-110 & 428-6-109

FINANCIAL SUMMARY

OFFERING PRICE	\$1,975,000
PRICE PSF	\$203.61

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	31,118	227,765	363,613
2020 Median HH Income	\$79,990	\$86,022	\$89,466
2020 Average HH Income	\$98,433	\$110,176	\$116,427

- The Subject Property is one story retail automotive building. The improvements consist of approximately 9,700 rentable square feet. (Interested parties should verify the square footage). The existing layout is an L shape. Star Auto Glass business consists of 3 service bays (2 doubles and 1 single), a show room/waiting room, service, parts/storage an office area. The motorcycle repair consists of a large service area with an office and storage area. The property has one gas, electrical and water meter. Per the seller, the tenants have an arrangement with each other on splitting the costs of utilities. Perfect for Buyer wishing use all or part of the property.

- The property is located on Mission Blvd. near the corner of Sunset Blvd. Mission Blvd. is a heavily traffic thoroughfare that travels through the city. There is easy access to the San Mateo Bridge (Highway 92) via Jacksons Street which is less than two miles from the site.

Hayward is centrally located in the County of Alameda approximately 25 miles southeast of San Francisco, 14 miles south of Oakland and 26 miles north of San Jose. Serviced by an extensive network of freeways and bus lines, Hayward has two BART stations and the Hayward Executive Airport with easy access to San Francisco, Oakland and San Jose airports/

Regional Map



Locator Map



PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	9,700
LAND SF	20,647
LAND ACRES	0.47
# OF PARCELS	2
ZONING TYPE	MB-CN
TOPOGRAPHY	Flat
NUMBER OF PARKING SPACES	24
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1





ASSESSOR'S MAP 428

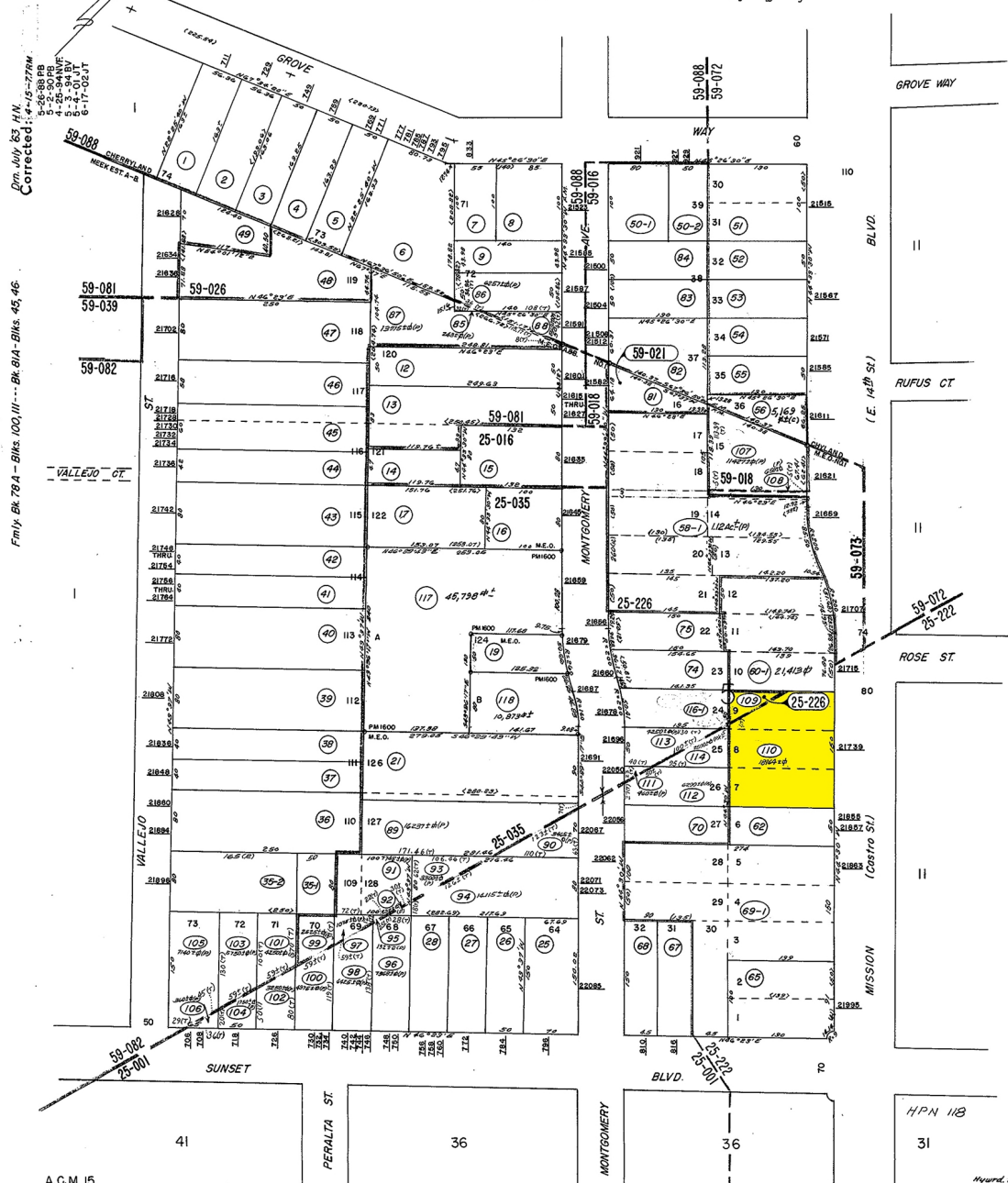
6

Scale 1"=100'

NO. 1 MEEK ESTATE ORCHARDS-SUB. BLKS. 1-8 (Bk. 26 Pg. 60)
CHERRYLAND (Bk. 26 Pg. 18)
P.M. 1600 (Bk. 87 Pg. 15)

Code Area Nos.
25-001 59-016 59-026 59-081
25-016 59-018 59-072 59-082
25-035 59-021 59-073 59-083
25-222
25-226

B O O K 4 1 4



Err. July 83 H.N. Corrected: 4-15-87 RM 5-22-89 RB 4-25-84 MF 1-2-81 UT 1-4-81 UT 6-17-02 VT

Fmly. Bk. 79 A - Blks. 100, III - Bk. 61 A - Blks. 45, 46

A.C.M. 15

Myrd. a.





Tenant Name	Square Feet	% of GLA	Lease Term			Rental Rates				Options/Notes	
			Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		Lease Type
Auto glass						\$3,980		\$47,760		Gross	Month to Month Term
Motorcycle repair						\$2,838		\$34,056		Gross	Month to Month Term
Totals	0							\$0			



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MTC Commercial Real Estate Brokerage and it should not be made available to any other person or entity without the written consent of MTC Commercial Real Estate Brokerage .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MTC Commercial Real Estate Brokerage . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MTC Commercial Real Estate Brokerage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MTC Commercial Real Estate Brokerage has not verified, and will not verify, any of the information contained herein, nor has MTC Commercial Real Estate Brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Mike Tanzillo

Broker
(510) 889-9157
mtcre@sbcglobal.net
Lic: 00688066

The logo for MTC Commercial Real Estate Brokerage, consisting of the letters "MTC" in a white, serif font centered within a dark blue square.