

# For Lease Automotive Dealership Property



**22196 Mission Blvd. Hayward CA**

## Property Features:

- 20,034 +/- sq. ft. two story automotive building
- 28,000 +/- sq. ft. adjacent sales lot
- Retail showroom
- 7,504 +/- repair area with 3 grade level doors
- 2 offices in repair shop area
- 7,323 +/- warehouse on second floor with 1 grade level door
- Former national brand dealership
- 3 first floor offices in showroom, 3 second floor offices
- Monument sign
- High visibility location
- Heavy power (parties to verify)
- Monthly Rent: \$39,500.00 NNN, Op Ex +/- \$0.20 (rate based on building size)

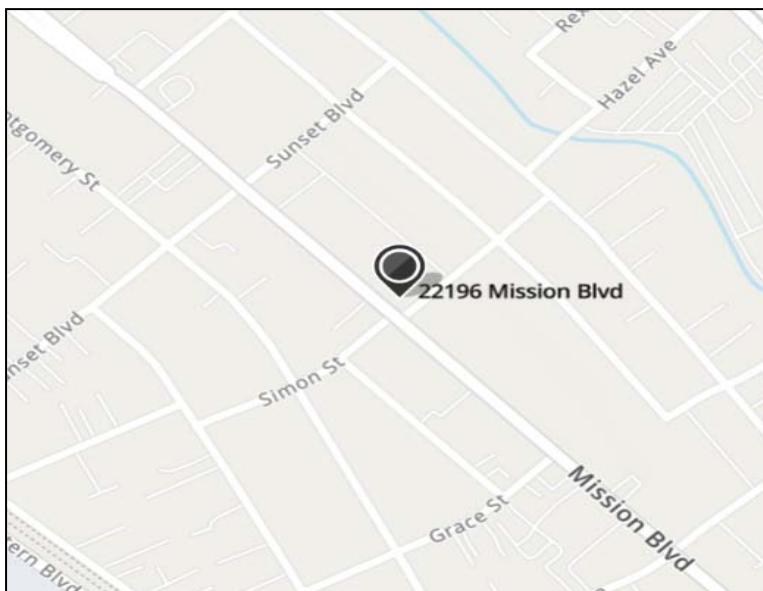


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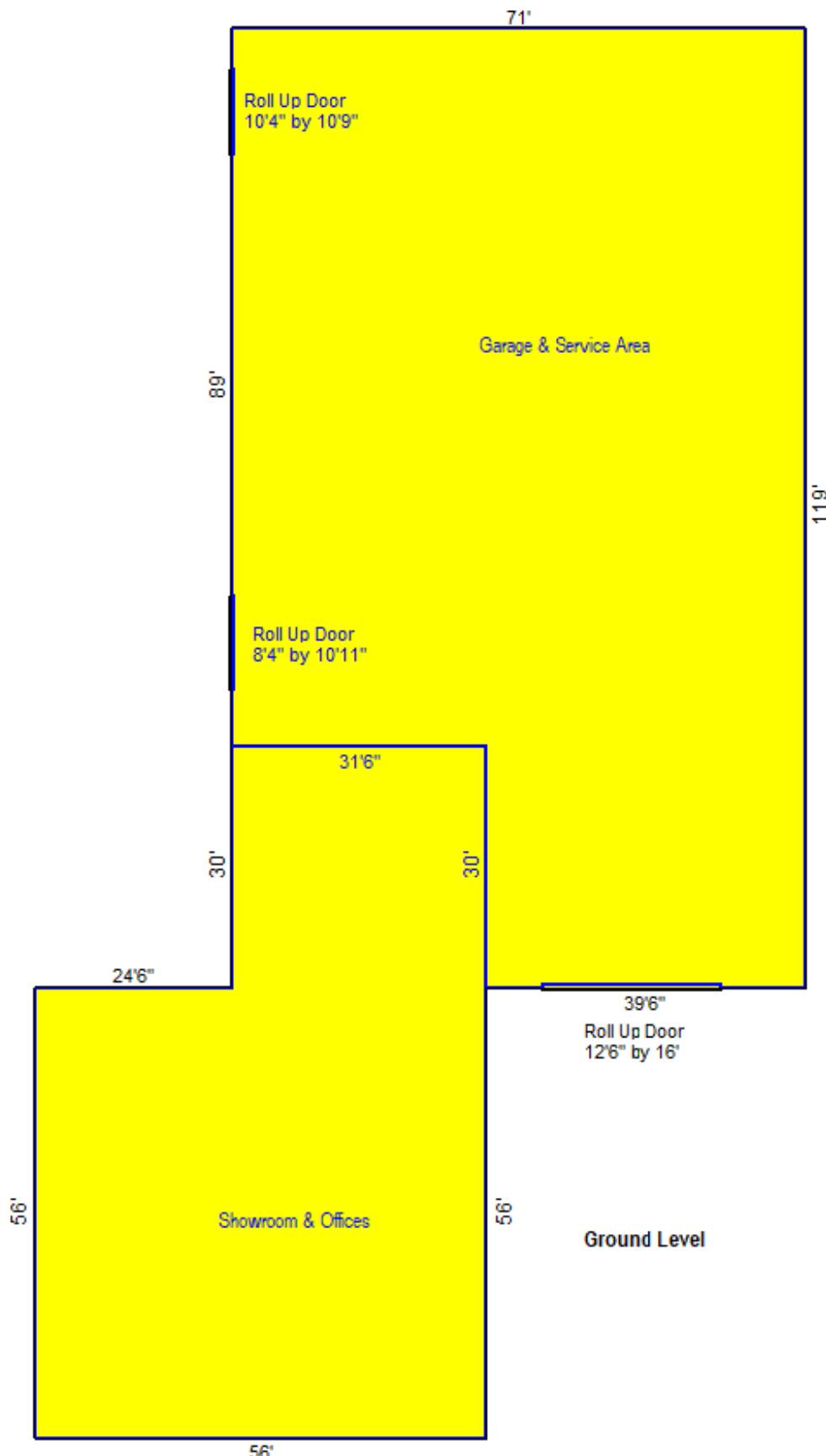
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#### Ground Level

##### Garage & Service Area

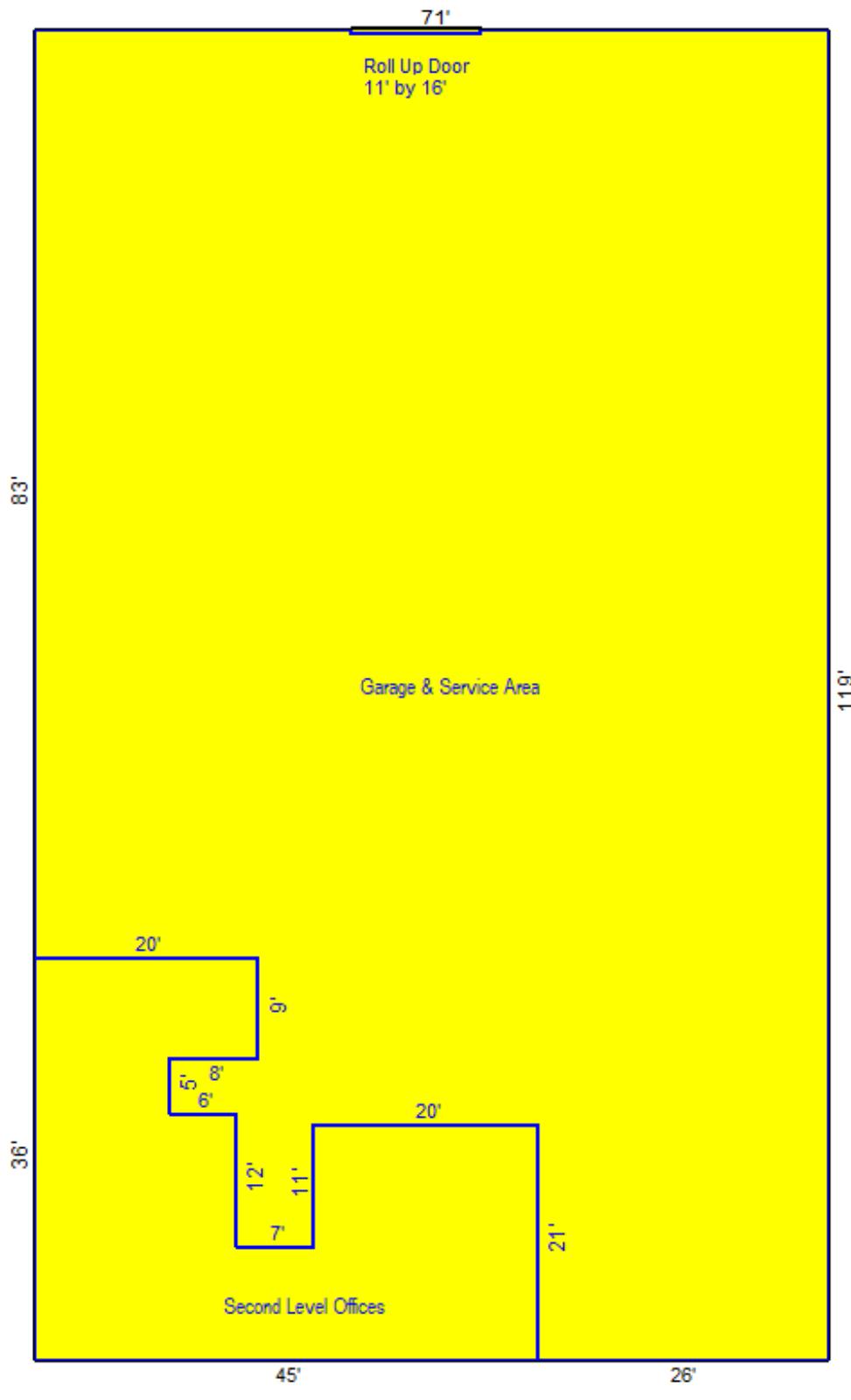
31.5	$\times$	89	=	2803.5
39.5	$\times$	119	=	4700.5
				Subtotal
				7504 SF

##### Showroom & Offices

24.5	$\times$	56	=	1372
31.5	$\times$	86	=	2709
				Subtotal
				4081 SF

Total	11585	SF
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Total OTHER	11585	SF
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### Second Level

#### Garage & Service Area

20	$\times$	83	=	1660
6	$\times$	5	=	30
2	$\times$	17	=	34
5	$\times$	109	=	545
20	$\times$	98	=	1960
26	$\times$	119	=	3094

Subtotal 7323 SF

#### Second Level Offices

9	$\times$	20	=	180
5	$\times$	12	=	60
12	$\times$	18	=	216
11	$\times$	20	=	220
10	$\times$	45	=	450

Subtotal 1126 SF

Total 8449 SF

Total OTHER 8449 SF