

# 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)

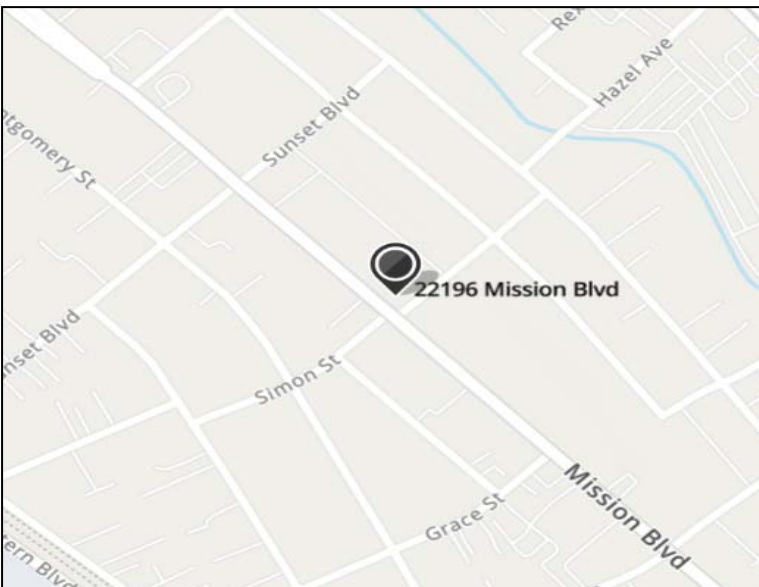


**MTC Commercial Real Estate Brokerage  
20980 Redwood Rd. Suite 210  
Castro Valley CA 94546**

**Contact: Mike Tanzillo 510 889-9157  
DRE# 00688066**

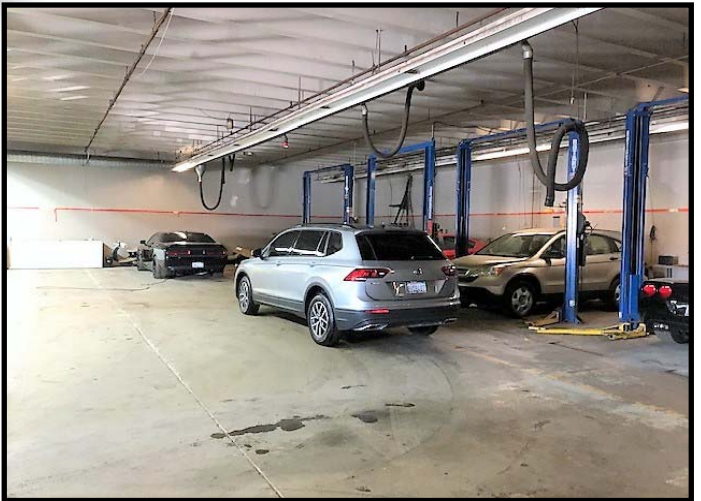
**Contact: Paul Mader 510 206-3156  
DRE# 00795784**

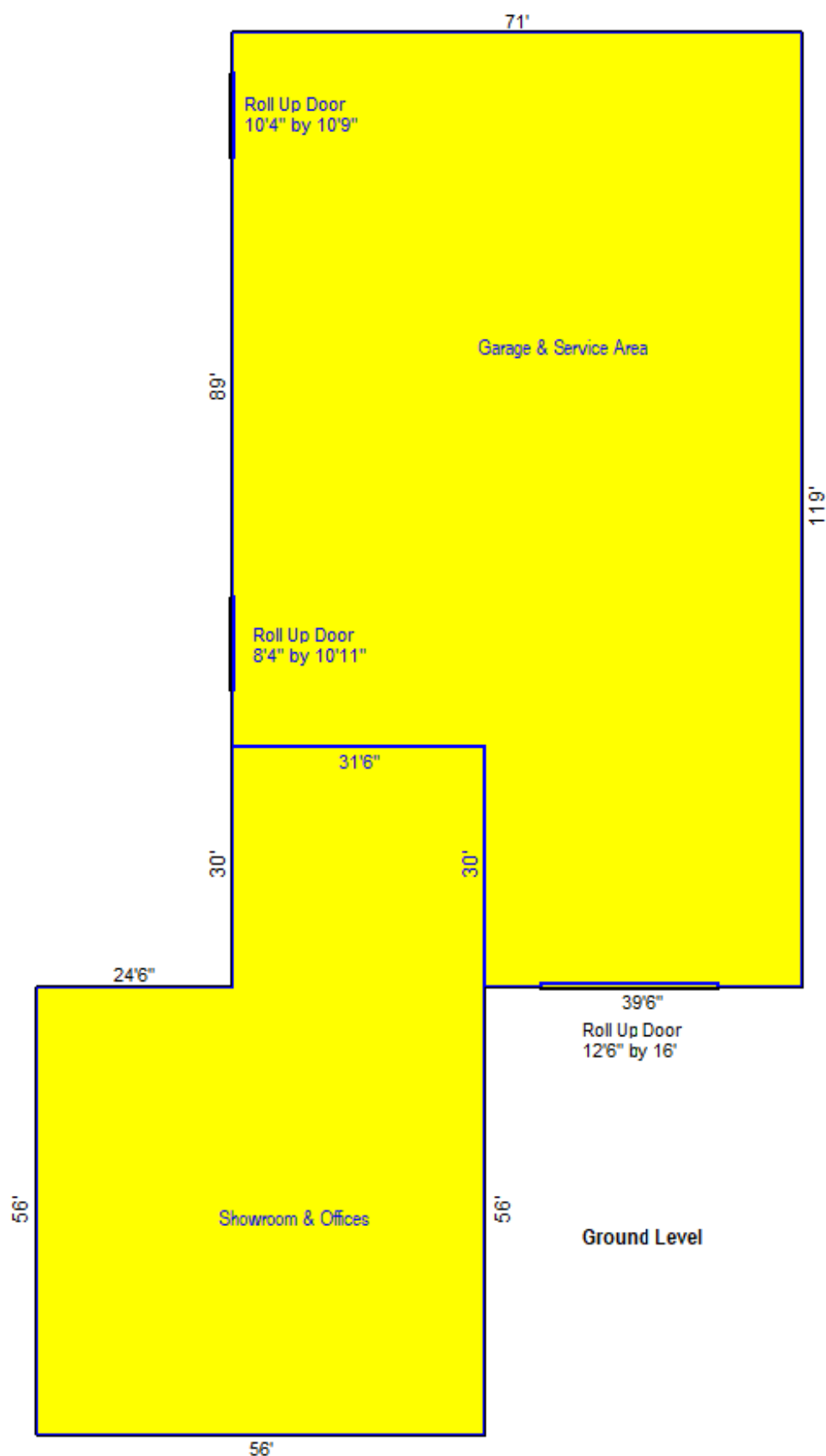
**Email: [mtcre@sbcglobal.net](mailto:mtcre@sbcglobal.net)  
Email: [paul@paulmaderccim.com](mailto:paul@paulmaderccim.com)  
[www.mtccommercial.com](http://www.mtccommercial.com)**





# For Lease Automotive Dealership Property





### Ground Level

#### Garage & Service Area

$$31.5 \times 89 = 2803.5$$

$$39.5 \times 119 = 4700.5$$

Subtotal 7504 SF

#### Showroom & Offices

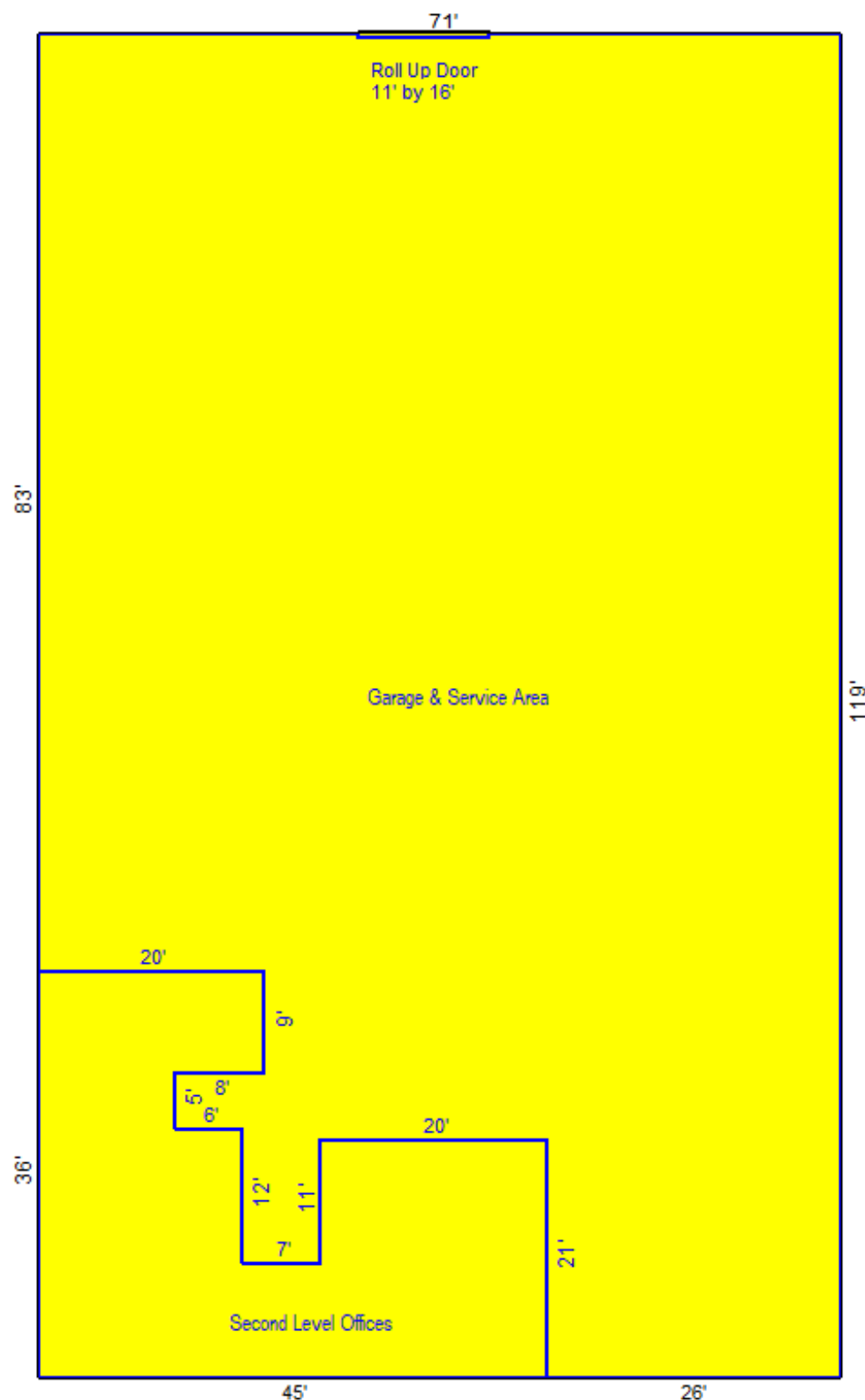
$$24.5 \times 56 = 1372$$

$$31.5 \times 86 = 2709$$

Subtotal 4081 SF

Total 11585 SF

Total OTHER 11585 SF



## Second Level

### Garage & Service Area

|    |   |     |   |      |
|----|---|-----|---|------|
| 20 | x | 83  | = | 1660 |
| 6  | x | 5   | = | 30   |
| 2  | x | 17  | = | 34   |
| 5  | x | 109 | = | 545  |
| 20 | x | 98  | = | 1960 |
| 26 | x | 119 | = | 3094 |

Subtotal 7323 SF

### Second Level Offices

|    |   |    |   |     |
|----|---|----|---|-----|
| 9  | x | 20 | = | 180 |
| 5  | x | 12 | = | 60  |
| 12 | x | 18 | = | 216 |
| 11 | x | 20 | = | 220 |
| 10 | x | 45 | = | 450 |

Subtotal 1126 SF

Total 8449 SF

Total OTHER 8449 SF