

CITY CENTER GATEWAY

SWC Mission Boulevard & A Street
Hayward, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

CITY CENTER GATEWAY



City Center Gateway is anchored by Lucky grocery store and features two multi-tenant buildings at the high traffic intersection of Mission and A Street, proximate to City Hall and the main Hayward BART station. This exciting, pedestrian-friendly project includes Panda Express, Subway, Cold Stone Creamery, Metro by T-Mobile, and recently added Teriyaki City Grill. The shopping center had 1.3 million visits from 237,900 customers over the last 12 months.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
34,414	121,334	231,053
POPULATION		



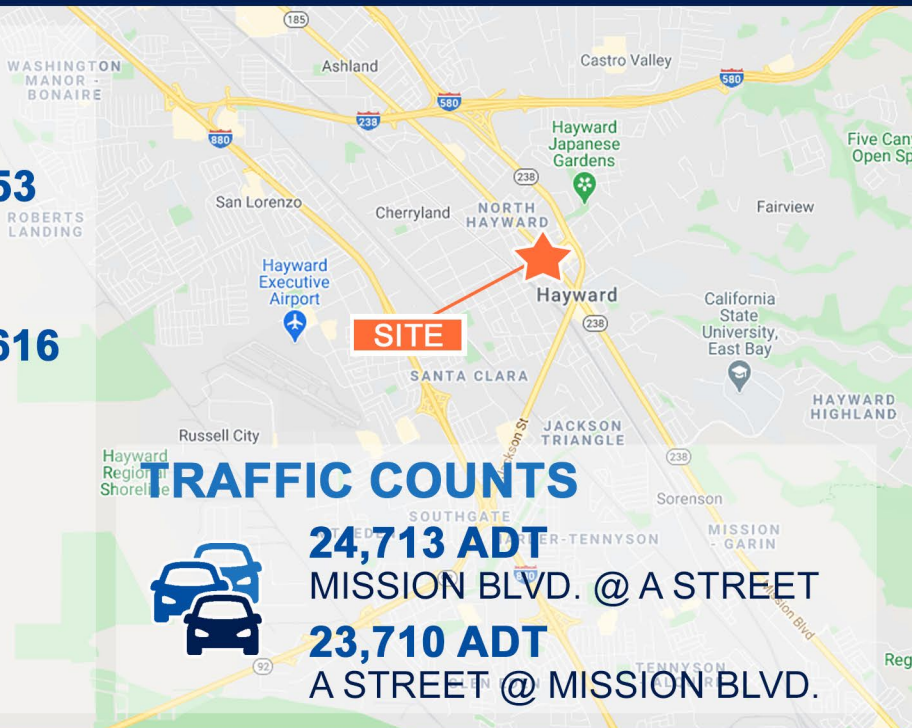
1-Mile	2-Mile	3-Mile
\$136,371	\$133,907	\$141,616
AVG. HH INCOME		



158,729
CITY OF HAYWARD POP.



65,714
CITY DAYTIME POPULATION



TRAFFIC COUNTS
24,713 ADT
MISSION BLVD. @ A STREET
23,710 ADT
A STREET @ MISSION BLVD.

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CITY CENTER GATEWAY

MIXED USE

1.654 NEW UNITS

32513 MISSION BLVD MISSION VILLAGE
14 CONDOS 72 TOWNHOMES

LINCOLN LANDING 966 B STREET
476 APARTMENTS 30 APARTMENTS

MAPLE & MAIN 238 PARCEL 3 & 4
314 APARTMENTS 179 SINGLE FAMILY

SOHAY 400 TOWNHOMES
72 APARTMENTS

LEGACY @ HAYWARD
97 APARTMENTS

RESIDENTIAL

1,066 NEW UNITS

27287 PATRICK AVE. 10 UNITS PIMENTAL PLACE 57 APARTMENTS

21339 OAK ST. SEQUOIA GROVE
40 TOWNHOMES 10 SINGLE FAMILY

MISSION PARADISE	TRUELIFE - MOREAU
42 SENIOR	42 TOWNHOMES
34 NON-SENIOR	9 CONDOS

HAYWARD	MIZRA - TRUE LIFE
MISSION FAMILY	123 TOWNHOMES
140 APARTMENTS	66 CONDOS

24764-56 MOHR DRIVE 29495 DIXON ST.
12 SINGLE FAMILY 64 APARTMENTS

603 A ST. BUNKER HILL
80 SENIOR HOMES 74 SINGLE FAMILY

LA PLAYA COMMONS 22422 ROCKAWAY LN.
47 SINGLE FAMILY 30 APARTMENTS

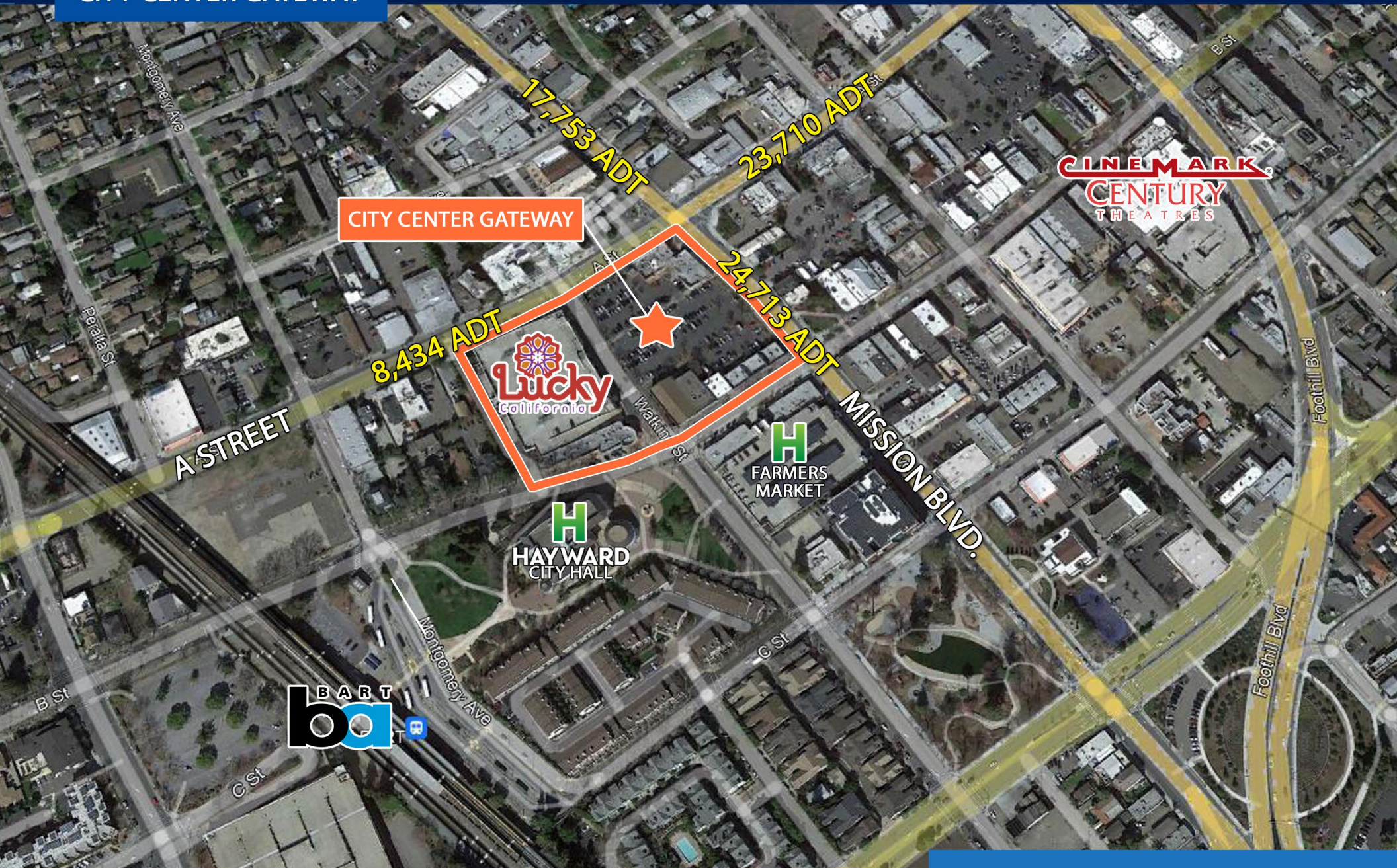
**BELLARA 22872 MAIN ST.
157 SENIOR HOMES 12 TOWNHOMES**

22810 ATHERTON ST.
14 TOWNHOMES



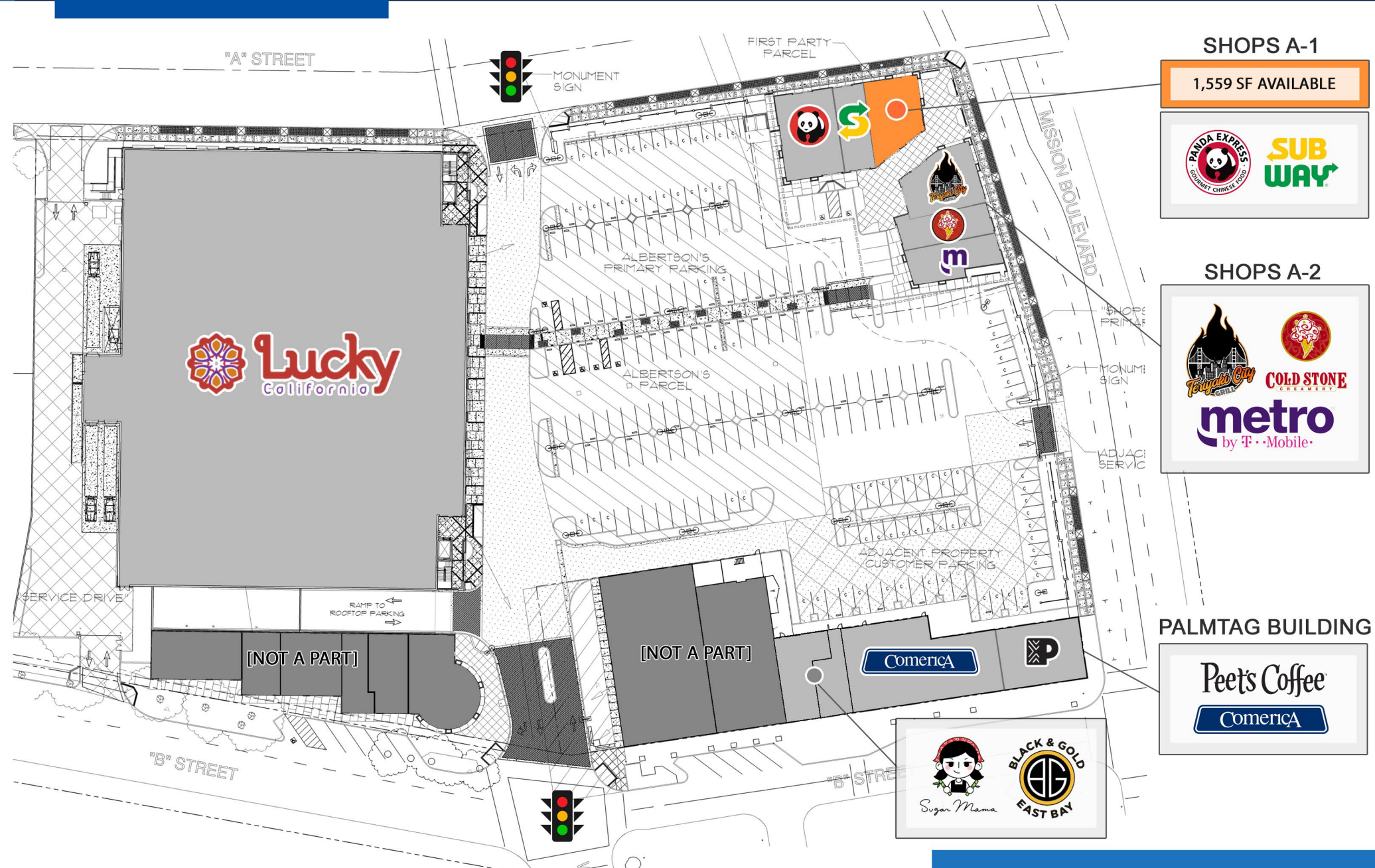
DEVELOPMENT PIPELINE

CITY CENTER GATEWAY



RETAIL AERIAL

CITY CENTER GATEWAY



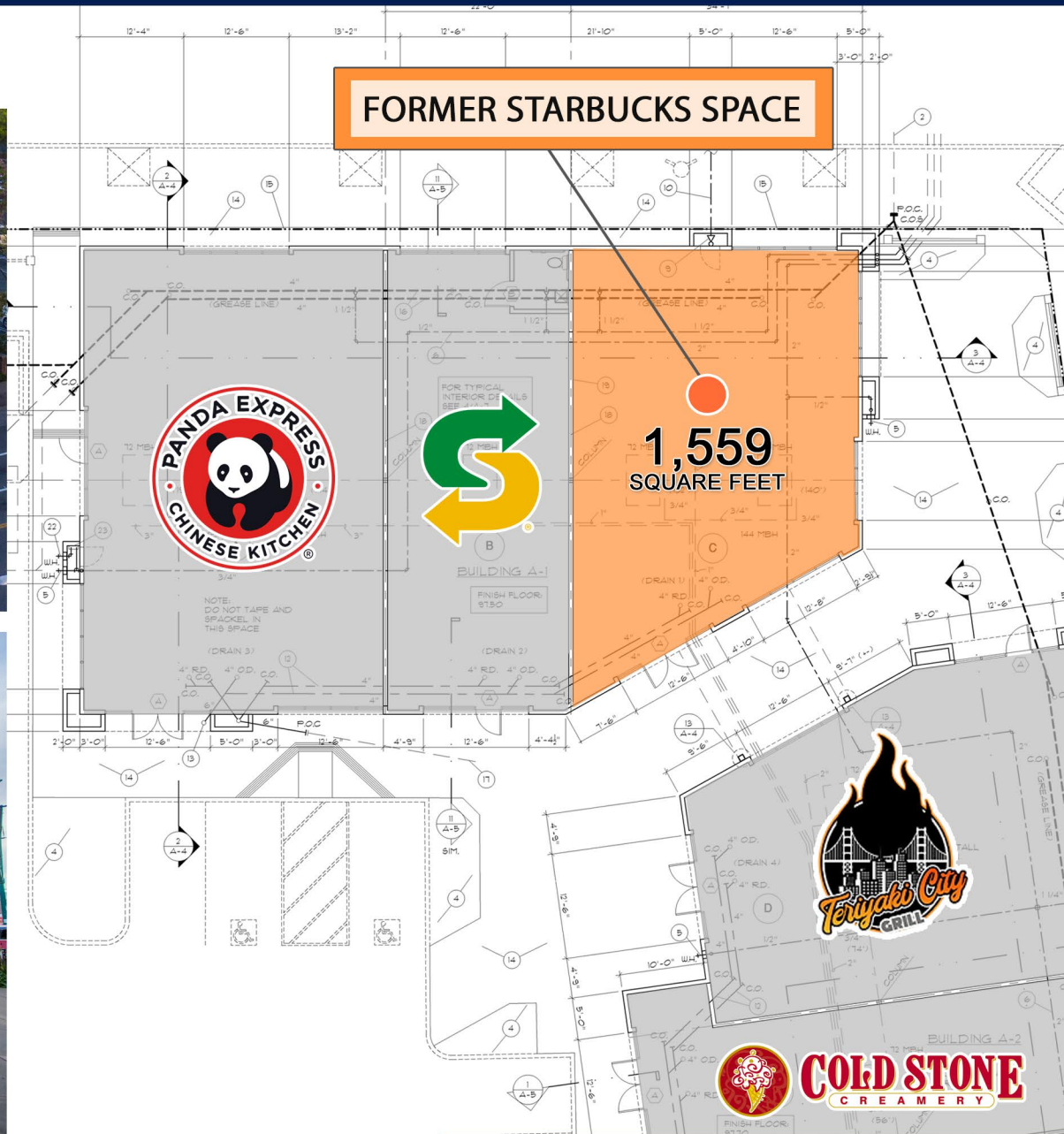
SITE PLAN

CITY CENTER GATEWAY

RARE HARD CORNER AVAILABILITY



FORMER STARBUCKS SPACE

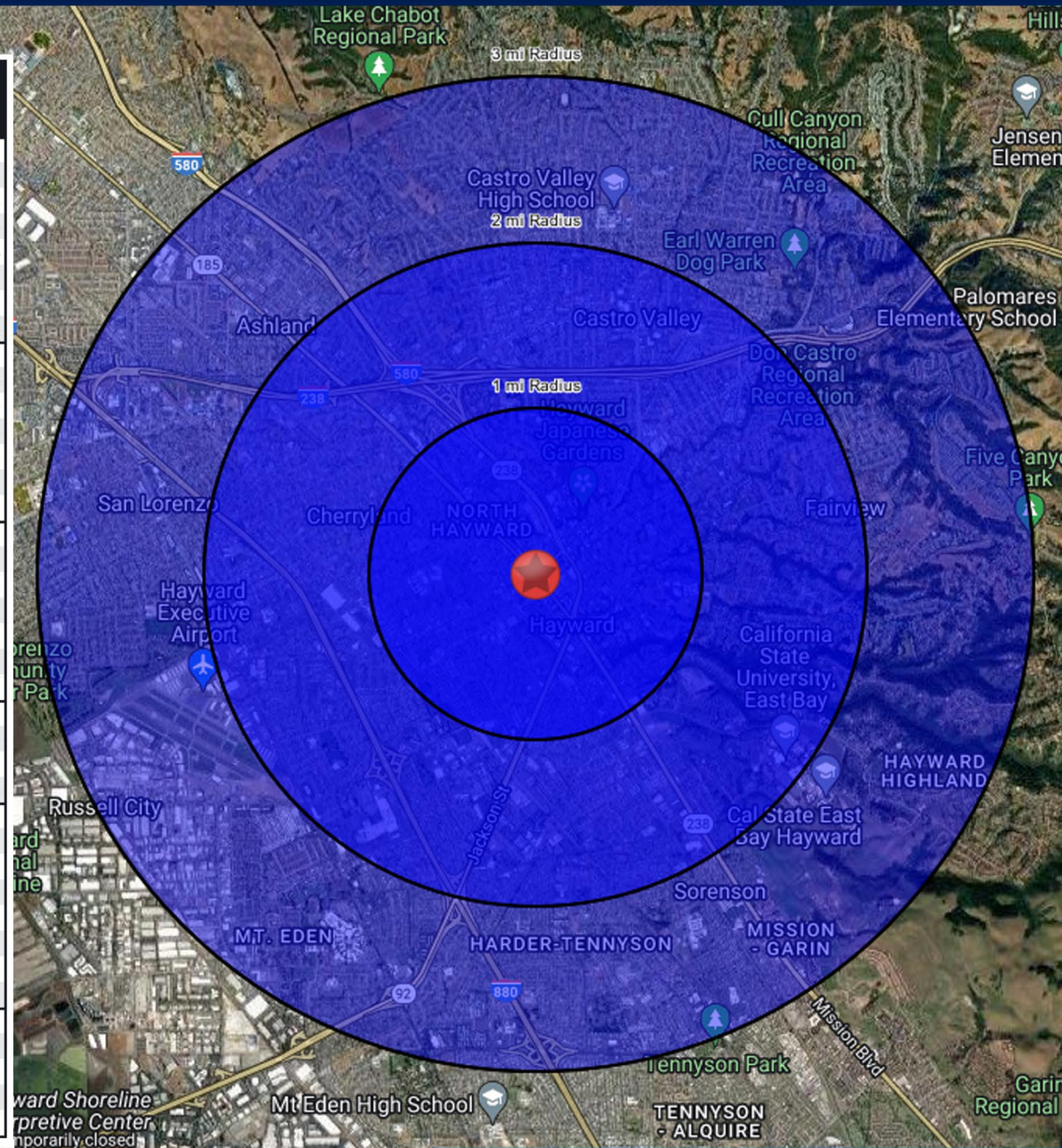


FLOOR PLAN

CITY CENTER GATEWAY

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	34,414	121,334	231,053
2030 Projected Population	33,359	115,083	218,156
2020 Census Population	34,626	123,541	237,654
2010 Census Population	29,637	111,758	216,225
Projected Annual Growth 2025 to 2030	-0.6%	-1.0%	-1.1%
Historical Annual Growth 2010 to 2025	1.1%	0.6%	0.5%
2025 Median Age	35.8	36.5	37.5
Households			
2025 Estimated Households	12,303	41,530	76,954
2030 Projected Households	12,127	39,953	73,689
2020 Census Households	11,772	40,906	76,485
2010 Census Households	10,430	38,261	71,692
Projected Annual Growth 2025 to 2030	-0.3%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	1.2%	0.6%	0.5%
Race and Ethnicity			
2025 Estimated White	22.6%	24.2%	25.1%
2025 Estimated Black or African American	13.0%	11.3%	10.7%
2025 Estimated Asian or Pacific Islander	26.0%	26.5%	29.8%
2025 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.3%
2025 Estimated Other Races	36.9%	36.6%	33.1%
2025 Estimated Hispanic	40.9%	40.7%	36.4%
Income			
2025 Estimated Average Household Income	\$136,371	\$133,907	\$141,616
2025 Estimated Median Household Income	\$112,595	\$109,179	\$116,363
2025 Estimated Per Capita Income	\$48,956	\$46,020	\$47,376
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	9.4%	10.2%	9.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.7%	6.9%
2025 Estimated High School Graduate	24.0%	24.9%	24.2%
2025 Estimated Some College	18.2%	19.1%	19.2%
2025 Estimated Associates Degree Only	8.0%	7.6%	8.0%
2025 Estimated Bachelors Degree Only	21.4%	20.4%	21.6%
2025 Estimated Graduate Degree	11.3%	10.1%	10.3%
Business			
2025 Estimated Total Businesses	1,478	4,113	6,770
2025 Estimated Total Employees	9,877	27,950	48,732
2025 Estimated Employee Population per Business	6.7	6.8	7.2
2025 Estimated Residential Population per Business	23.3	29.5	34.1



DEMOGRAPHICS