



5 Service/Retail Units

Avg Unit 491+/- Sq Ft

Downtown Hayward

Month-To-Month
Tenants

5 COMMERCIAL UNITS
22531 MAIN STREET

HAYWARD, CA 94541

Price: \$610,000

MTC

Michael Tanzillo & Co.
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Sales and Leasing

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PROPERTY SUMMARY

22531 MAIN STREET | HAYWARD, CA 94541

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Property Summary

Address1:	22531 Main Street
Address2:	Hayward, CA 94541
Price:	\$610,000
Building SF:	2,455
Price / SF:	\$248.47
Tenants/Units:	5
Occupancy:	5 MTM Tenants
Construction Type:	Concrete Block
Lot Size:	3,349 SF
Parking:	Free Public Lot
Year Built:	1966
APN:	428-56-54-3
Zoning:	DT-MS: Downtown Main Street

Property Overview

Five-unit retail/service property consisting of 2,455+/- square feet situated on a 3,349+/- sq ft lot. The concrete block building was constructed in 1966 and the units average 491 in sq ft. There is a common hallway at the rear and two restrooms. The spaces are occupied by hairstylists, waxing business and jewelry repair. All of the tenants are on month-to-month terms.

AVAILABLE TO NEW OWNER: 22539 Main Street, former hair salon, just vacated.

Location Overview

The property is tucked behind 22561 and 22567 Main Street and fronts a public city parking lot with free parking. Downtown Hayward location between A and B Streets with 4 points of access to the public parking lot. BART is several blocks to the west and all shopping services are convenient.

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PROPERTY PHOTOS

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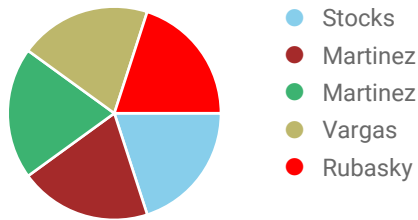
TENANT MIX REPORT

22531 MAIN STREET | HAYWARD, CA 94541

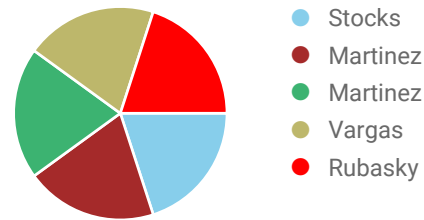
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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Market	Monthly
22531	Stocks	491	\$1,102	\$1,102	\$1,102	\$1,102
22533	Martinez	491	\$551	\$551	\$1,000	\$1,000
22535	Martinez	491	\$605	\$605	\$1,000	\$1,000
22537	Vargas	491	\$750	\$750	\$1,000	\$1,000
22539	Rubasky	491	\$743	\$743	\$1,000	\$1,000
5		2,455		\$3,751		\$5,102

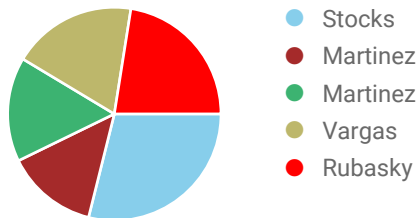
TENANT MIX



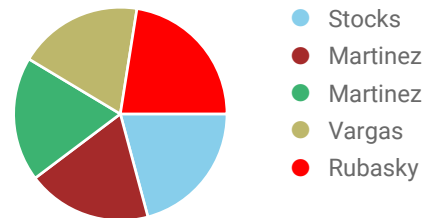
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



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PRO FORMA SUMMARY

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Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$45,012	\$18.33	\$61,224	\$24.94
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
+ Misc. Income	\$2,424	\$0.99	\$2,421	\$0.99
Effective Gross Income	\$47,436	\$19.32	\$63,645	\$25.92

Operating Expenses

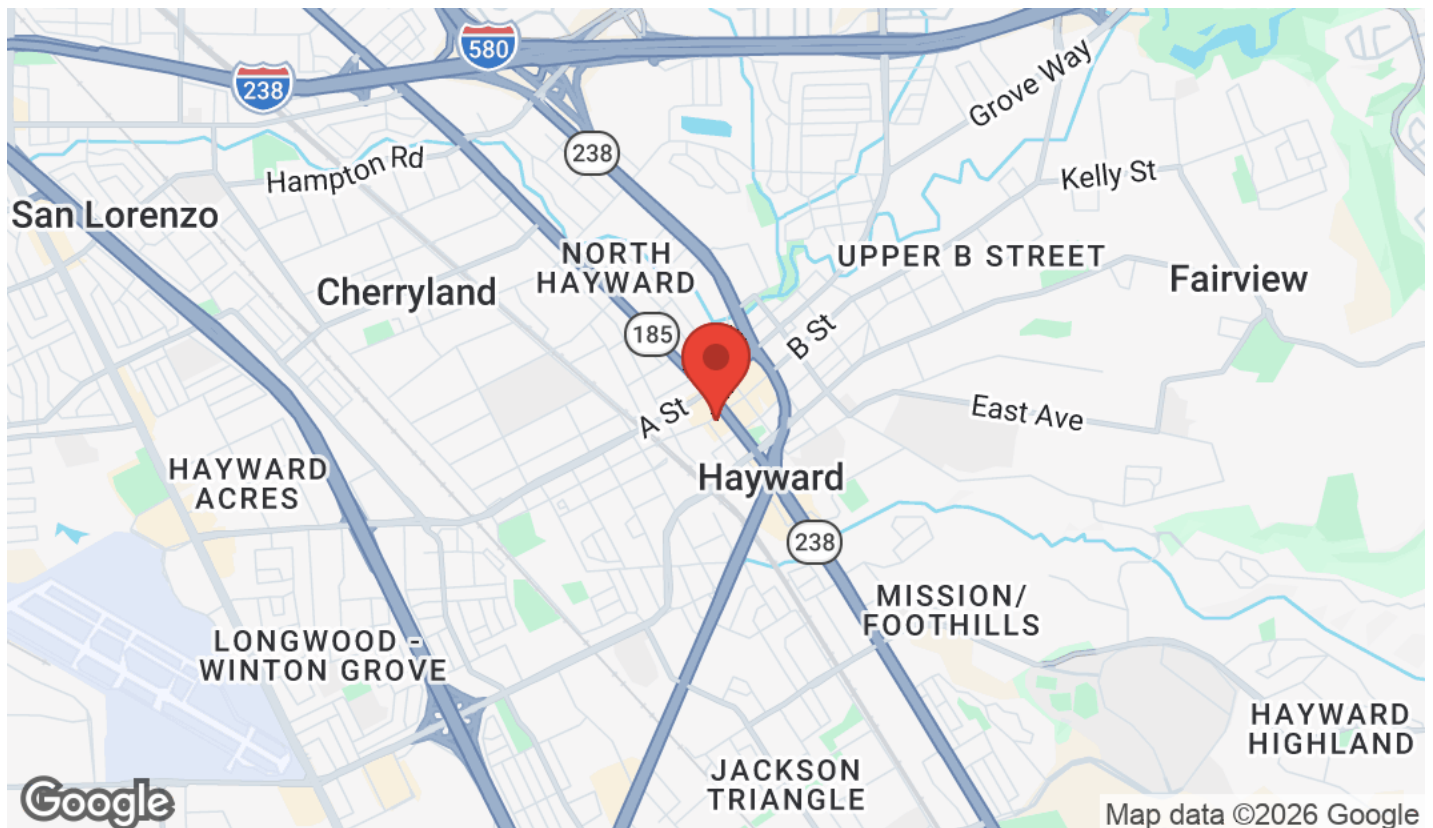
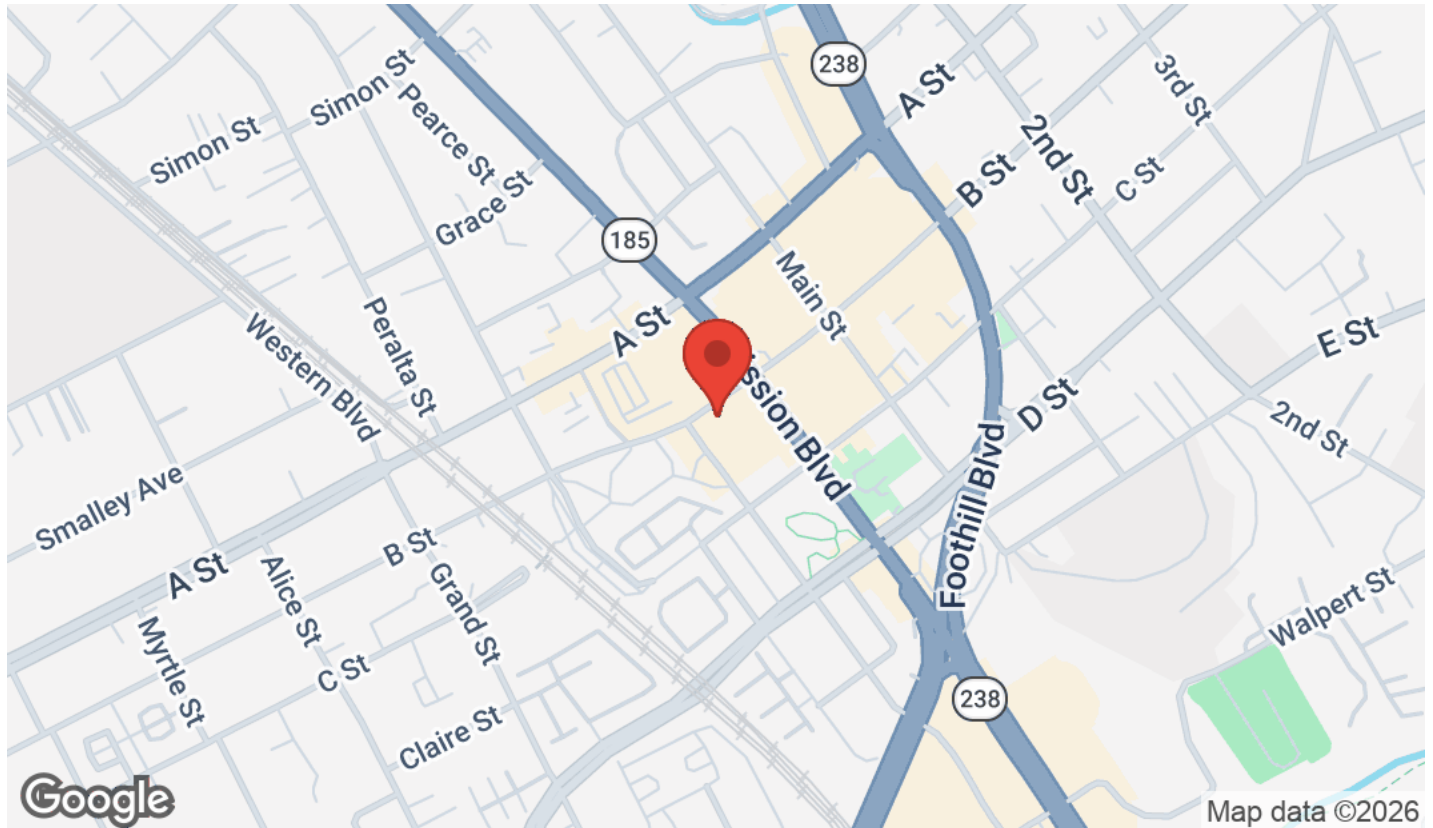
Description	Actual	Per SF	Market	Per SF
Building Insurance	\$400	\$0.16	\$5,000	\$2.04
Cleaning	\$5,129	\$2.09	\$3,000	\$1.22
Maintenance & Repair	\$2,142	\$0.87	\$2,142	\$0.87
Miscellaneous	\$100	\$0.04	\$100	\$0.04
RE Taxes	\$3,421	\$1.39	\$7,152	\$2.91
Special Assessments	\$0	\$0.00	\$1,056	\$0.43
Water & Sewer	\$2,810	\$1.14	\$2,810	\$1.14
Total Expenses	(\$14,002)	(\$5.70)	(\$21,260)	(\$8.66)

Net Operating Income	\$33,434	\$13.62	\$42,385	\$17.26
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LOCATION MAPS

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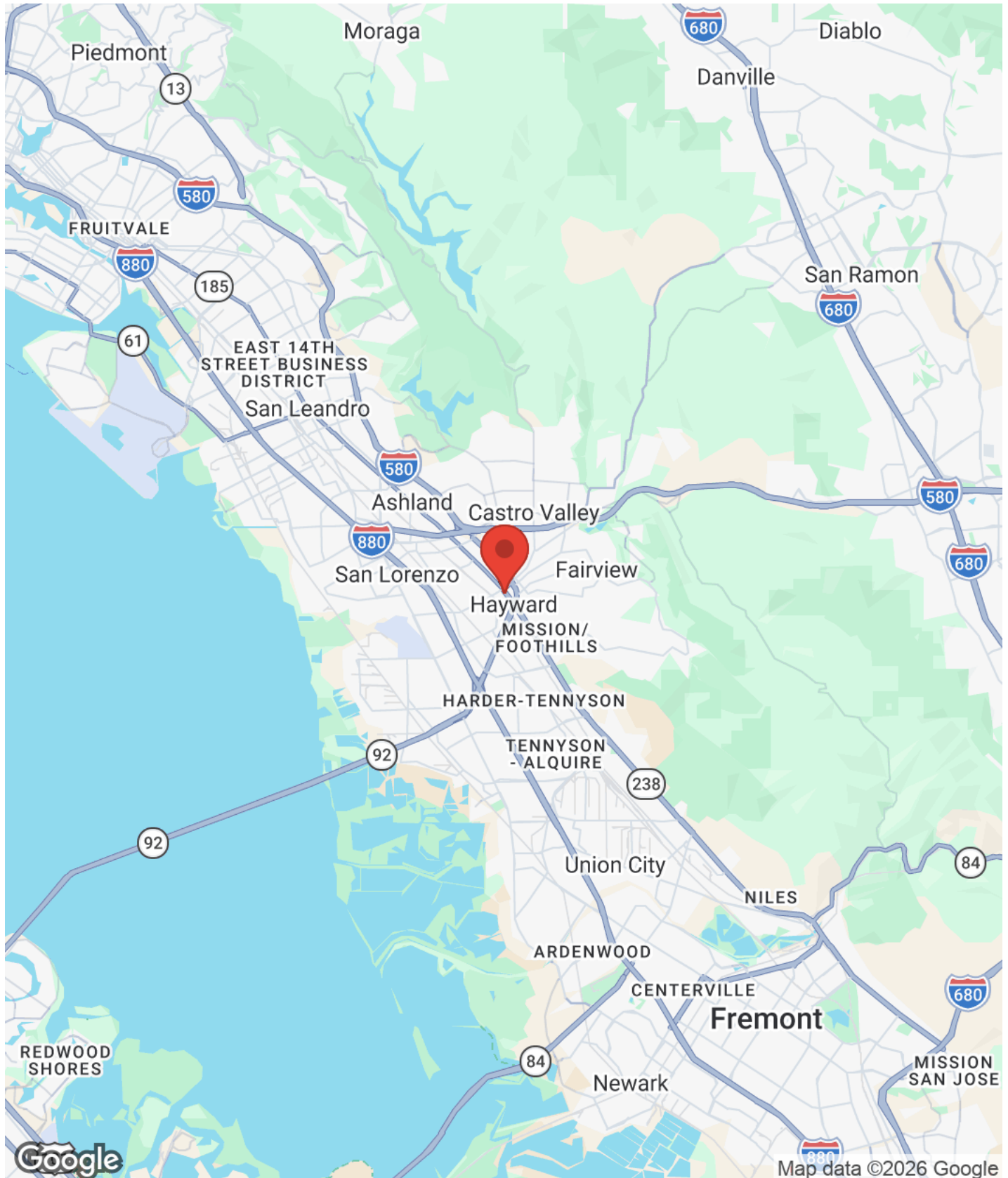
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REGIONAL MAP

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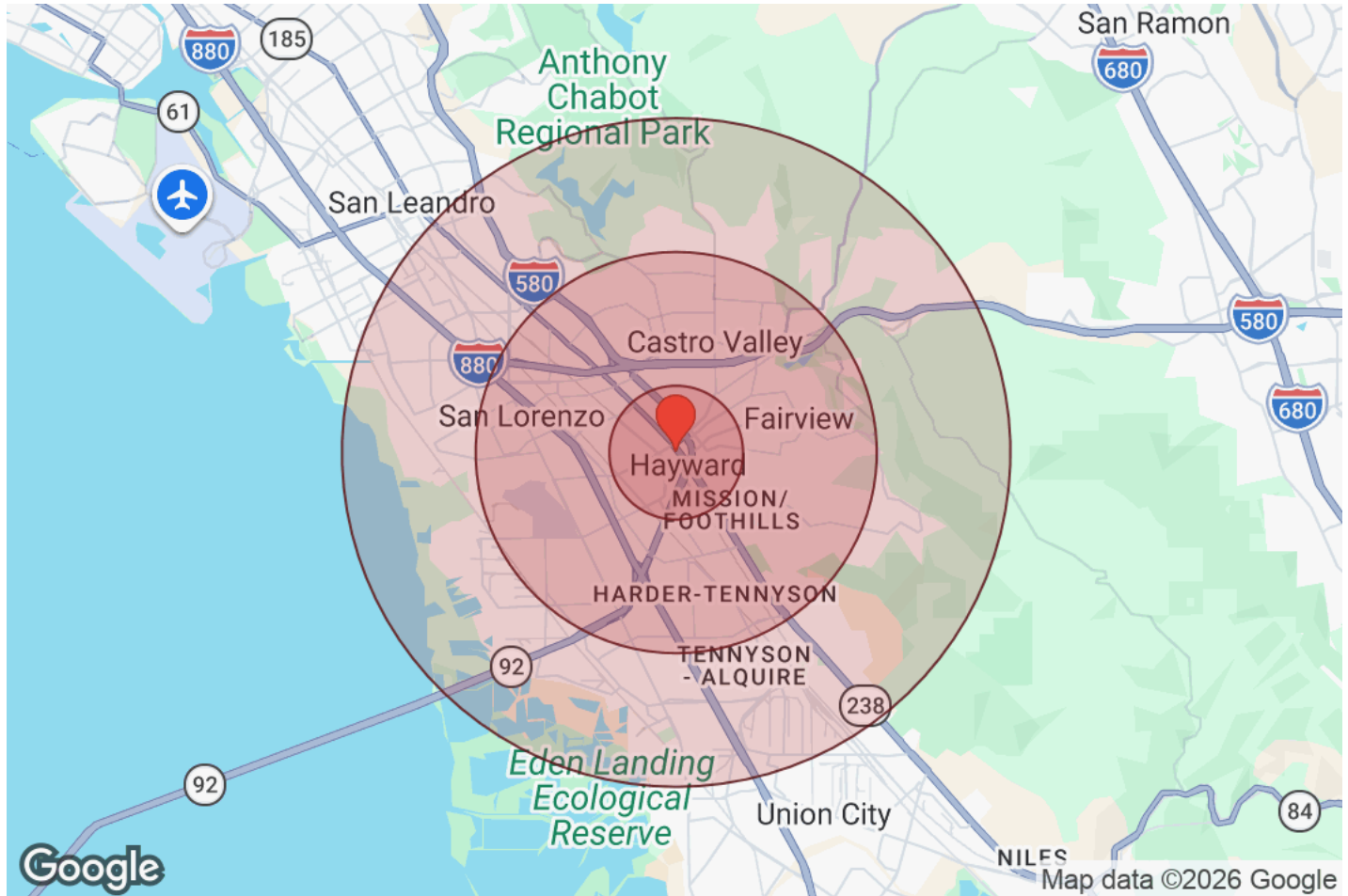
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	16,839	112,867	172,975
Female	17,376	116,597	179,856
Total Population	34,215	229,464	352,831

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,162	46,398	70,954
Black	4,174	22,487	32,637
Am In/AK Nat	48	344	494
Hawaiian	455	2,937	4,269
Hispanic	13,635	82,745	113,541
Asian	8,485	65,237	117,034
Multiracial	1,204	8,766	13,055
Other	51	551	847

Housing	1 Mile	3 Miles	5 Miles
Total Units	13,470	82,684	128,162
Occupied	12,416	77,065	119,630
Owner Occupied	4,677	39,267	66,968
Renter Occupied	7,739	37,798	52,662
Vacant	1,054	5,620	8,532

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	5,696	38,506	56,837
Ages 15 - 24	4,189	29,358	42,710
Ages 25 - 54	15,977	100,451	152,205
Ages 55 - 64	3,868	27,872	45,415
Ages 65+	4,486	33,278	55,663

Income	1 Mile	3 Miles	5 Miles
Median	\$113,195	\$117,581	\$119,454
Under \$15k	917	4,695	7,196
\$15k - \$25k	368	2,853	4,758
\$25k - \$35k	493	2,916	4,513
\$35k - \$50k	860	5,115	7,792
\$50k - \$75k	1,577	8,697	12,584
\$75k - \$100k	1,429	9,073	14,021
\$100k - \$150k	2,189	14,423	21,619
\$150k - \$200k	1,558	9,732	14,792
Over \$200k	3,026	19,561	32,357

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DISCLAIMER

22531 MAIN STREET

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