

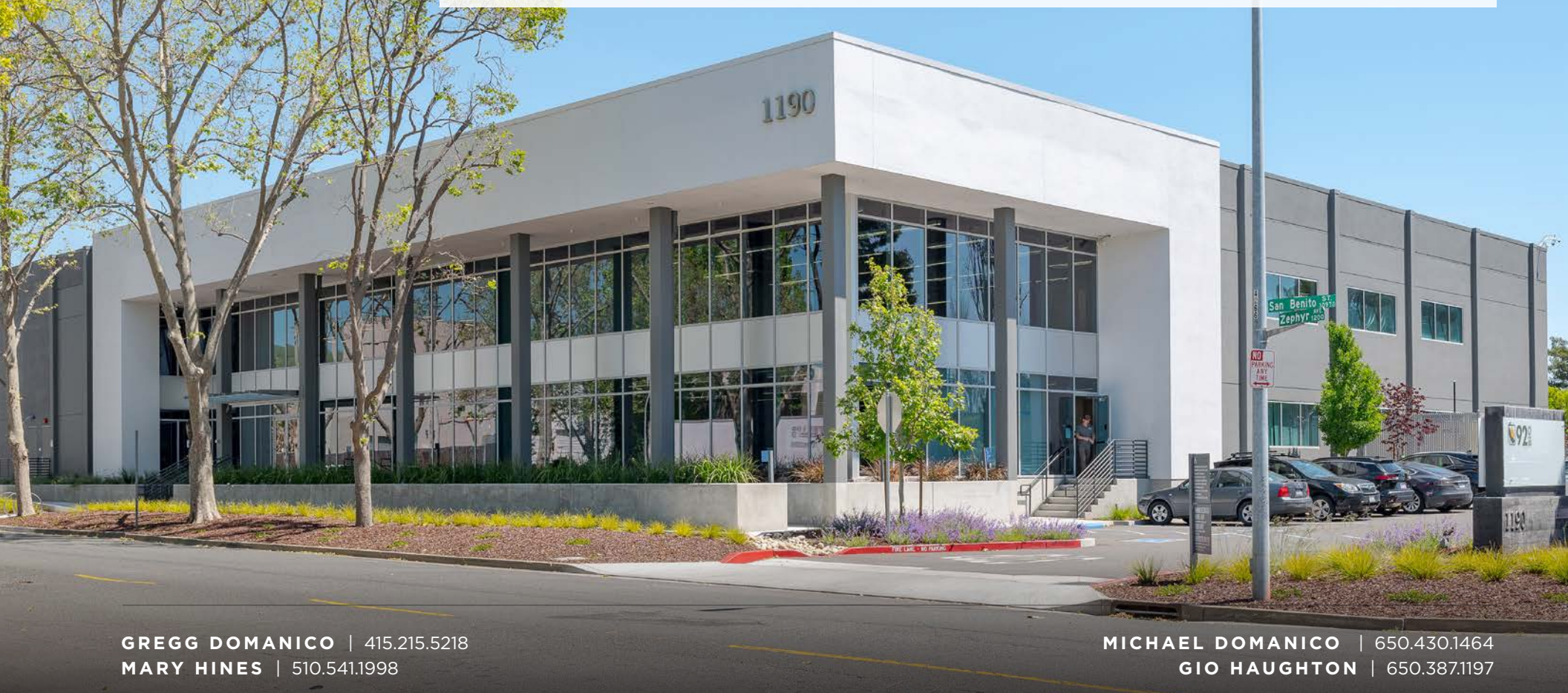


1190 ZEPHYR

A V E N U E

HAYWARD, CALIFORNIA

±40,987 SF of Available Life Science Space
(Divisible to ±12,287 SF Suite)



GREGG DOMANICO | 415.215.5218
MARY HINES | 510.541.1998

MICHAEL DOMANICO | 650.430.1464
GIO HAUGHTON | 650.387.1197

CBRE



HARRISON STREET



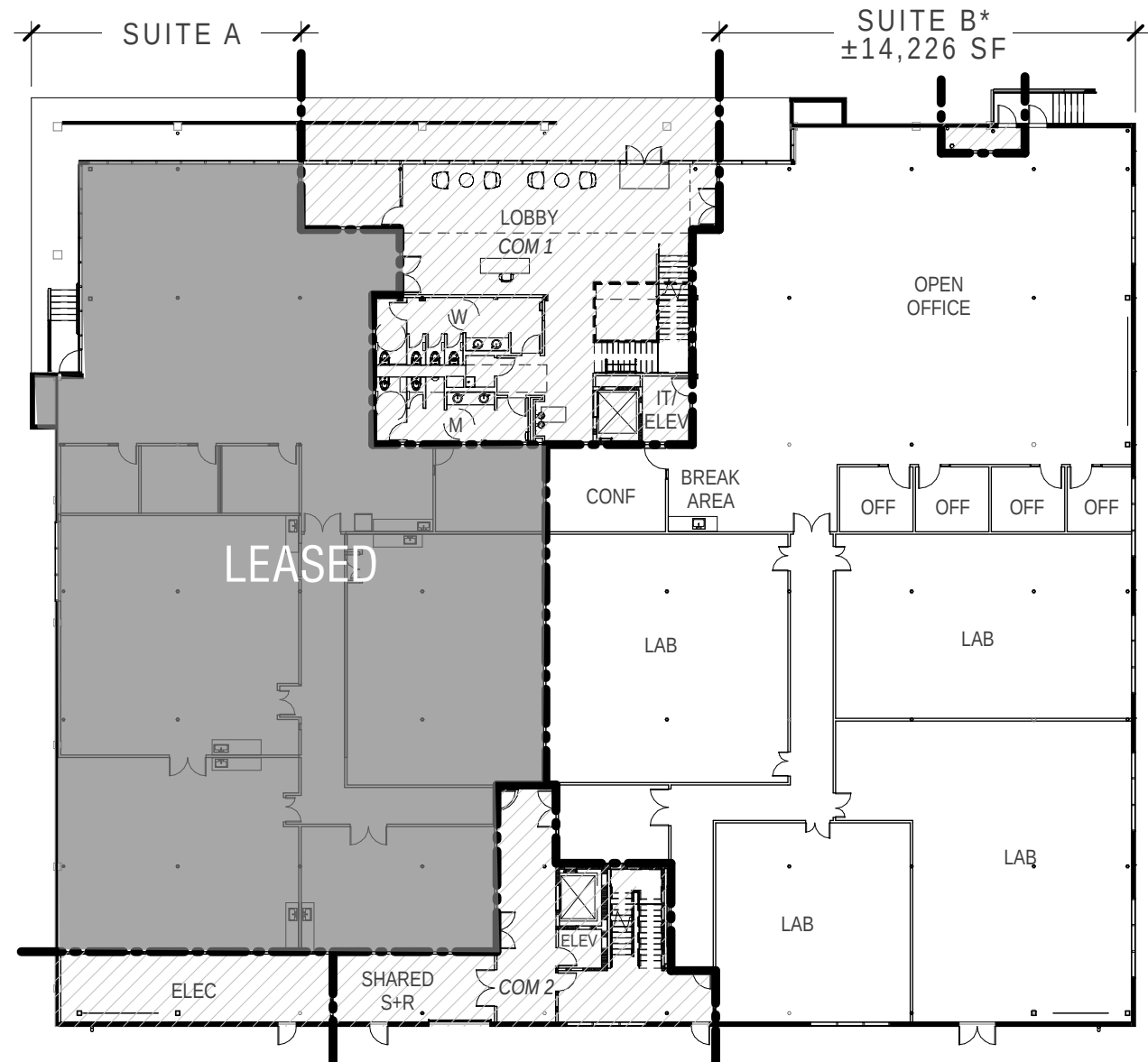
TARLTON



Building Specifications

- Lab Ready Building Improvements Completed
- Experienced Life Science Landlord
- Part of a Growing Life Science Campus in Hayward-Union City totaling 767,633 SF
- Flexible Growth and Expansion
- Service to building: 2,500 Amps at 277/480 volts
- E-power: 300 kW
- EV spaces: 18
- HVAC: 140 Tons
- Total Building Size: 51,845 sf
- Clear Height:
 - o 1st fl - 13'2" deck-to-deck
 - o 2nd fl - 11'0" to lowest beam, 11'6" average to bottom of beam

1st Floor Multi-Tenant Plan



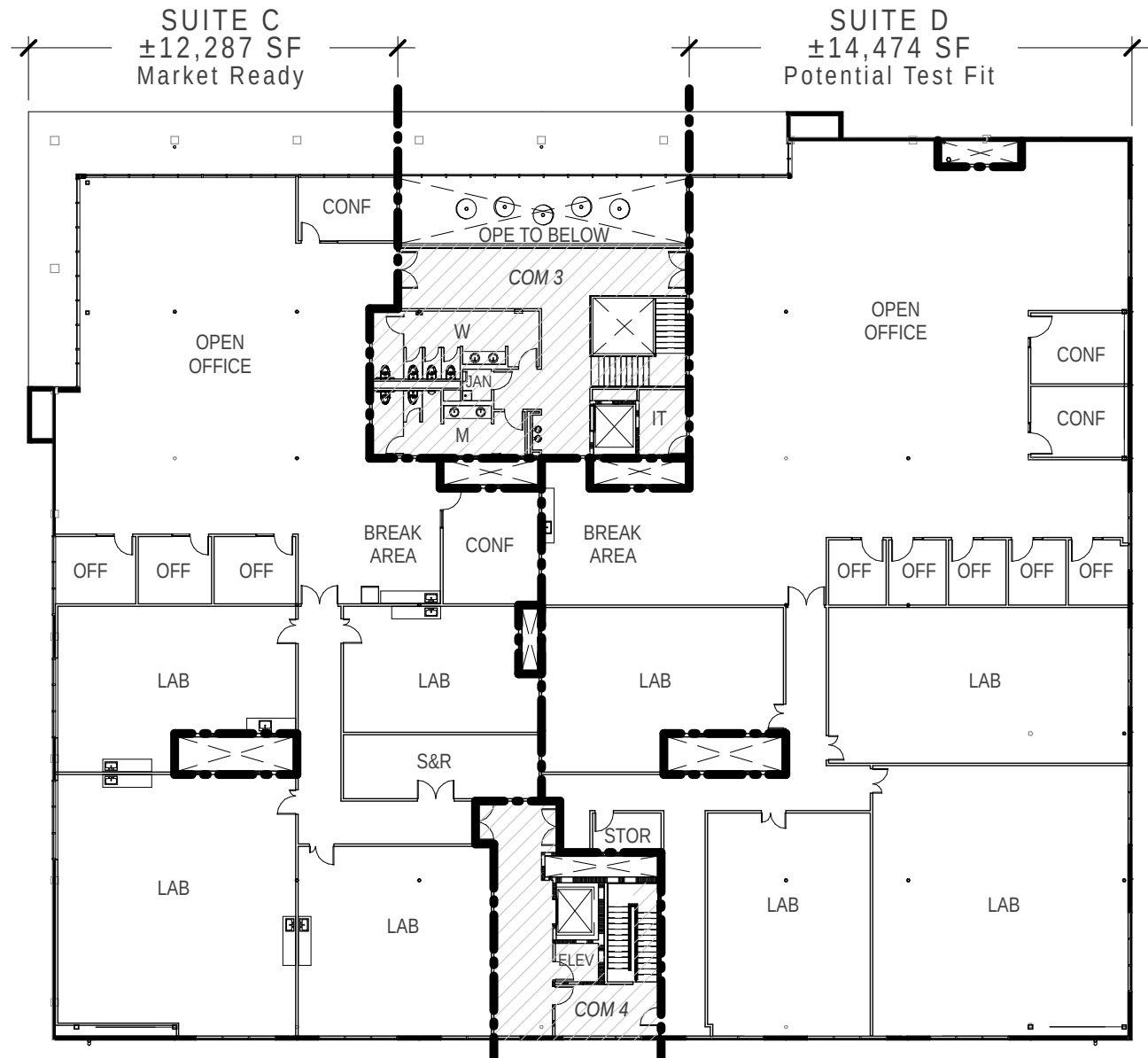
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*Potential Test Fit. Space currently in warm shell condition

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2nd Floor Plan



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Local Amenities

BART
SOUTH HAYWARD
BART STATION

 **2.3 MILES**
8 MINUTES

 **1.8 MILES**
12 MINUTES

Mission Hills of Hayward
Golf Course

Tacos Uruapan Mexican

INTERSTATE
880

UNION LANDING

Andersen Bakery
Best Buy
Buffalo Wild Wings
Century 25 Union Landing
Chili's Grill & Bar
Chipotle
Fuddruckers
Hampton Inn
Holiday Inn Express
In-N-Out Burger
Jamba Juice
Jollibee
Krispy Kreme Doughnuts
Lowe's Home Improvement
Lucky Supermarket
Mountain Mike's Pizza
Texas Roadhouse
TGI Fridays
Starbucks
Walmart

ALVARADO PLAZA

Elite Bakery
Hong Kong
Island Pacific Supermarket
KFC
New York Pasta & Pizza
Pho Pasteur
Pizza Hut
Popeyes Louisiana Kitchen
Raja Sweets & Indian Cuisine
Rite Aid
Seafood City Supermarket
Starbucks
Taco Bell
Thai Kitchen
Thai Original BBQ
Yokohama Ieikei Ramen

Home Depot

FoodMaxx

Pop's Deli & Grill

Subway

McDonald's

Taco Bell

Panda Express

Denny's

Ono Hawaiian BBQ

Target

City Sports Club

24 Hour Fitness

Central Park West

1190 ZEPHYR

Whipple Taqueria

Pepper Tree Lounge

Burger King

Crowne Plaza Silicon Valley

USPS

Niles Pie Company

Mexico Tipico

Mexico Lindo

Mr. Pickle's

Domino's Pizza

Pizza Hut

 **3.5 MILES**
11 MINUTES

FAIRWAY PARK SHOPPING CENTER

Amy's Grill & Cafe
KFC
Jack in the Box
Rite Aid
Jumpity Bumpity Hayward
Sonic Drive-In
Dollar Tree

BART
UNION CITY
BART STATION

House of Dumplings

Baldie's Cafe

 **3.9 MILES**
20 MINUTES

NILESCREEKSQUARE

Bakery La Mejor	Jen Jon's Cafe	Starbucks
Bar Bay Grill	Little Sheep Mongolian BBQ	Subway
Break Your Fast	Mayflower Seafood	Taco Bell
Burger King	McDonald's	Tadamas
Carmelita's Taqueria	Mr. Green Bubble	Tapioca Express
Favorite Indian	Safeway	Tomi Sushi and Seafood Buffet



30780 Santana St



19,658 SF

30680 Huntwood Ave



47,100 SF

3200-3280 Whipple Rd



336,668 SF

31035-31057 Genstar Rd



91,190 SF

1190 Zephyr Ave



51,845 SF

31145 San Antonio St



18,194 SF

31161 San Antonio St



86,000 SF

31153 San Antonio St



55,278 SF

33589 Central Ave



62,331 SF

UNION LANDING

SHOPPING		DINING		HOTELS
Ana Furniture	Michaels	Andersen Bakery	In-N-Out Burger	Extended Stay America
Best Buy	Music Exchange	Backyard Bayou	Jamba Juice	Holiday Inn Express
Burlington	Petco	Baskin Robbins	Jollibee	Hampton Inn
Game Stop	Ross	Chevy's Fresh Mex	Krispy Kreme	SERVICES
Games Workshop	Sally Beauty	Chili's Grill & Bar	Lulu Poke	Chase Bank
La-Z-Boy	Smart & Final	Chipotle	Mountain Mike's Pizza	Chevron Gas
Lowe's	Walmart	Cold Stone	Nick The Greek	FedEx
Mancini's Sleepworld	Waggin Tails	Dave's Hot Chicken	Ocean Bar	Wells Fargo
Mattress Firm	Video Only	Gerry's Grill	Texas Roadhouse	The UPS Store

767,633 TOTAL CAMPUS SF



1190 ZEPHYR

A V E N U E

HAYWARD, CALIFORNIA



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HARRISON STREET



TARLTON