

For Sale or Lease

28722-28728 Mission Blvd
Hayward, CA



AVISON
YOUNG



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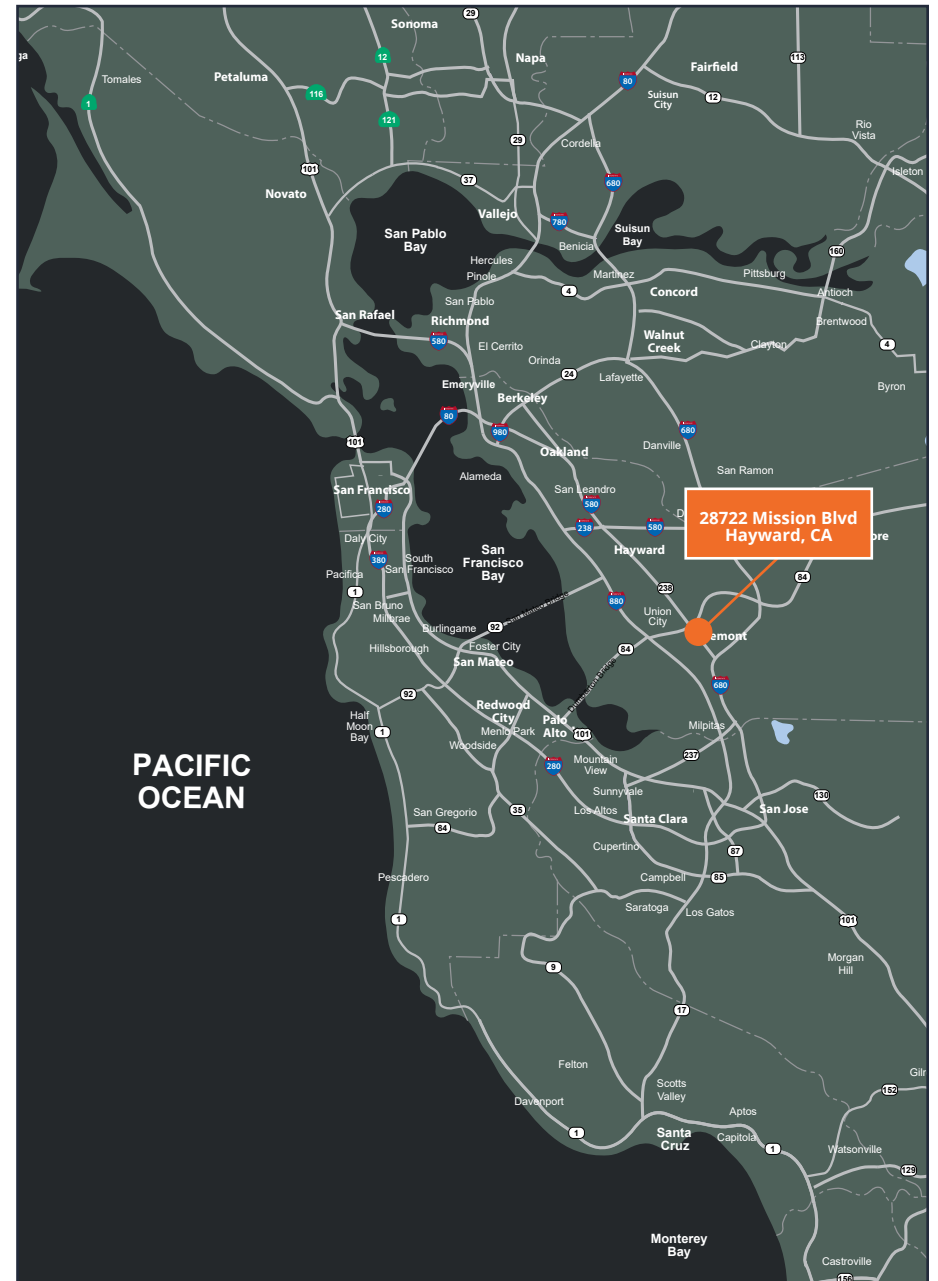
Executive Summary

Avison Young is pleased to offer an owner-user, investor, or developer the rare opportunity to acquire fee simple interest in a quality free standing commercial retail building on Mission Boulevard, in the heart Hayward's most newly developed area. Mission Boulevard is the main transit artery which connects a majority of the East Bay communities. The parcel is a generous ±38,000 square feet with 178' of frontage.

The building has been leased to Kelly Moore paints for the past 15+ years. The building totals 10,000 square feet, however approximately 3,200 square feet is leased to a local church. The lease expiration is December 31, 2024. The building is equipped with a roll up door, there's a gated yard at the rear of the building, and a large pylon sign on Mission Boulevard. The location also provides immediate access to an amenity-rich trade area. This investment offers a buyer an excellent opportunity to invest in one of the Bay Areas fastest growing cities.

Investment Highlights

- High profile retail building
- Large 38,000+ sf lot
- Excellent long term development opportunity
- Surrounded by new high density residential developments
- Fenced in yard with roll-up loading door.
- Open retail floor plan with 2 private offices



Property Details

Asking Price for Sale	\$2,850,000
Asking Price for Lease	\$1.35 NNN (Net's are \$0.50/sf)
Occupancy	30% occupancy by short term tenant
Building Size	±10,000 Square Feet
Land Size	±38,300 Square Feet
Parcel Number	78C-461-5
Zoning	CG (Commercial General)
Year Built	1970
Construction Type	Block & Wood frame
Age of Roof	Unknown
Age of HVAC	Unknown
Loading Docks	None
Grade Level Loading Doors	One (1)
Electrical Meters	3 Seperate Meters
Natural Gas	3 Seperate Meters
Fire Sprinklers	None
Security System	None
Floors	Single level building
Number of Units	Up to 3 units
Frontage	178' facing Mission Boulevard







Investment Highlights

- High visibility location with 178' of frontage on Mission Blvd
- Excellent short or long term development potential
- Over ±38,000 square feet of land
- Large pylon sign on Mission Boulevard
- ±6,800-10,000 square feet available to an owner user
- ±3,200 square feet leased at \$4,958 MG/month until December 2024
- 42+ car parking with 2 curbs cuts, and rear street access
- Fenced in rear yard with roll up door



Asking Price
\$2,850,000



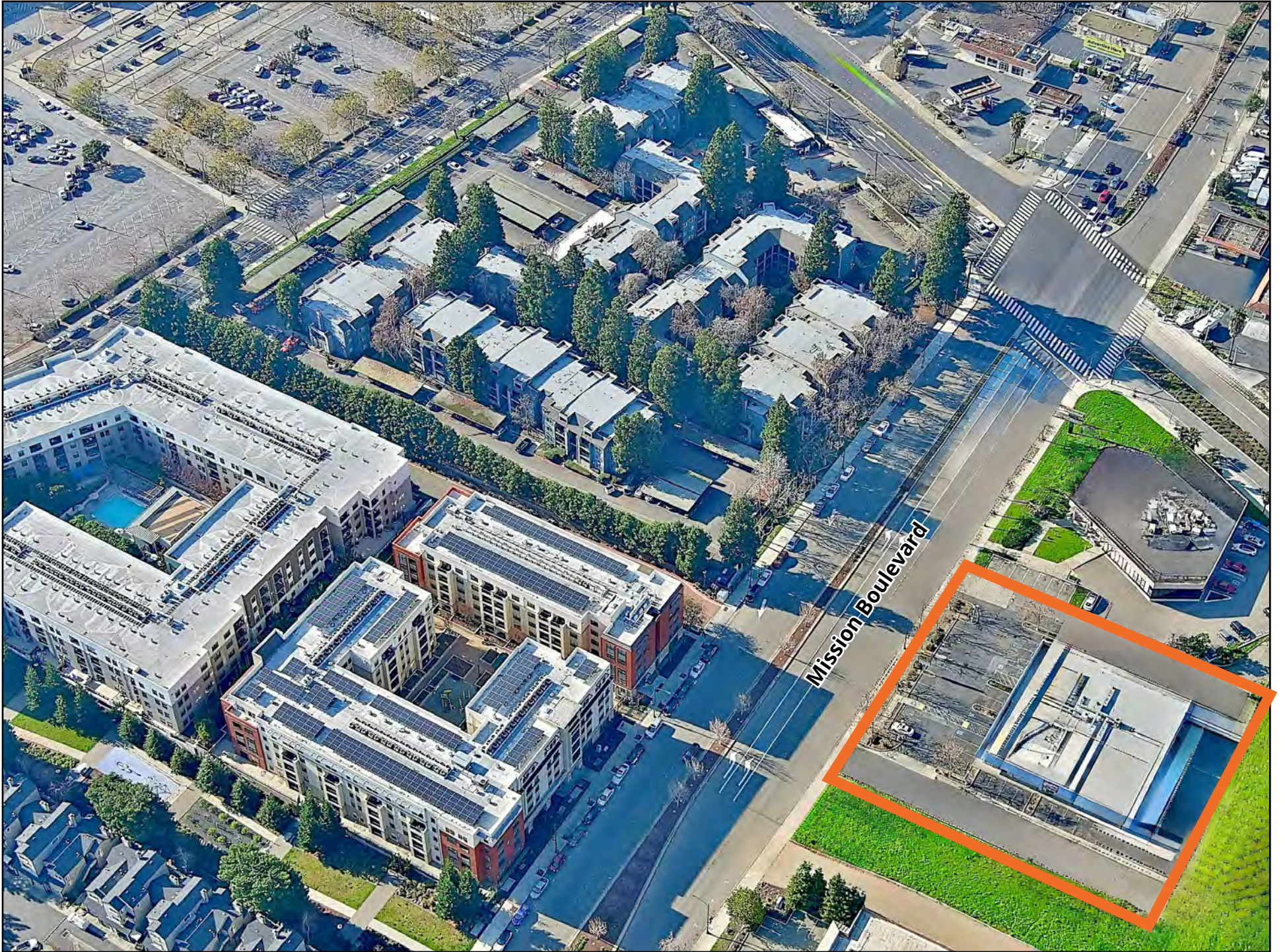
Building Size
±10,000 sf



Land Size
±38,300 sf



Traffic Counts
Mission Blvd - 41,879





Allowed Uses Under the MB-CC Zoning

General Office

Professional office use

Multifamily Housing

Mixed Use Retail/Housing

Financial institutions

Banks

Convenience Market

Copy Facility

Media Production

Newspaper Printing

Person Services

Physical Fitness Studio

Restaurants

Catering Facility

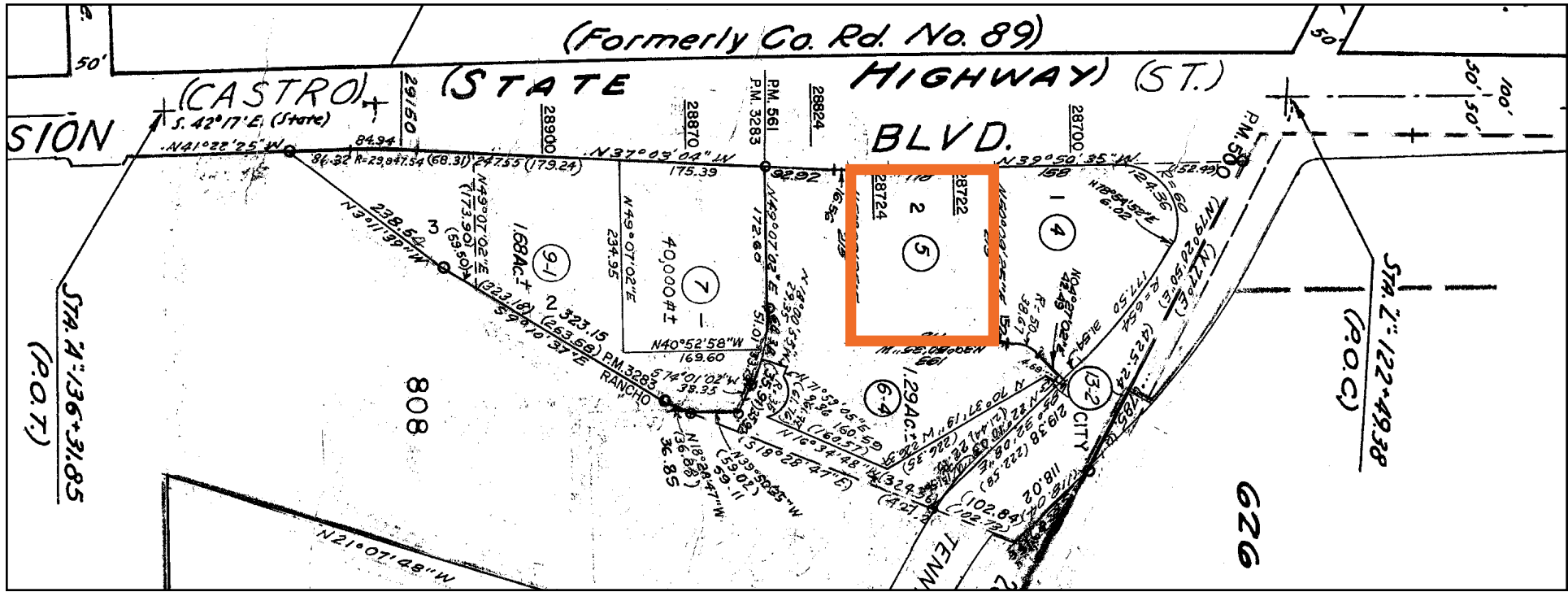
General Retail

Day Care Centre

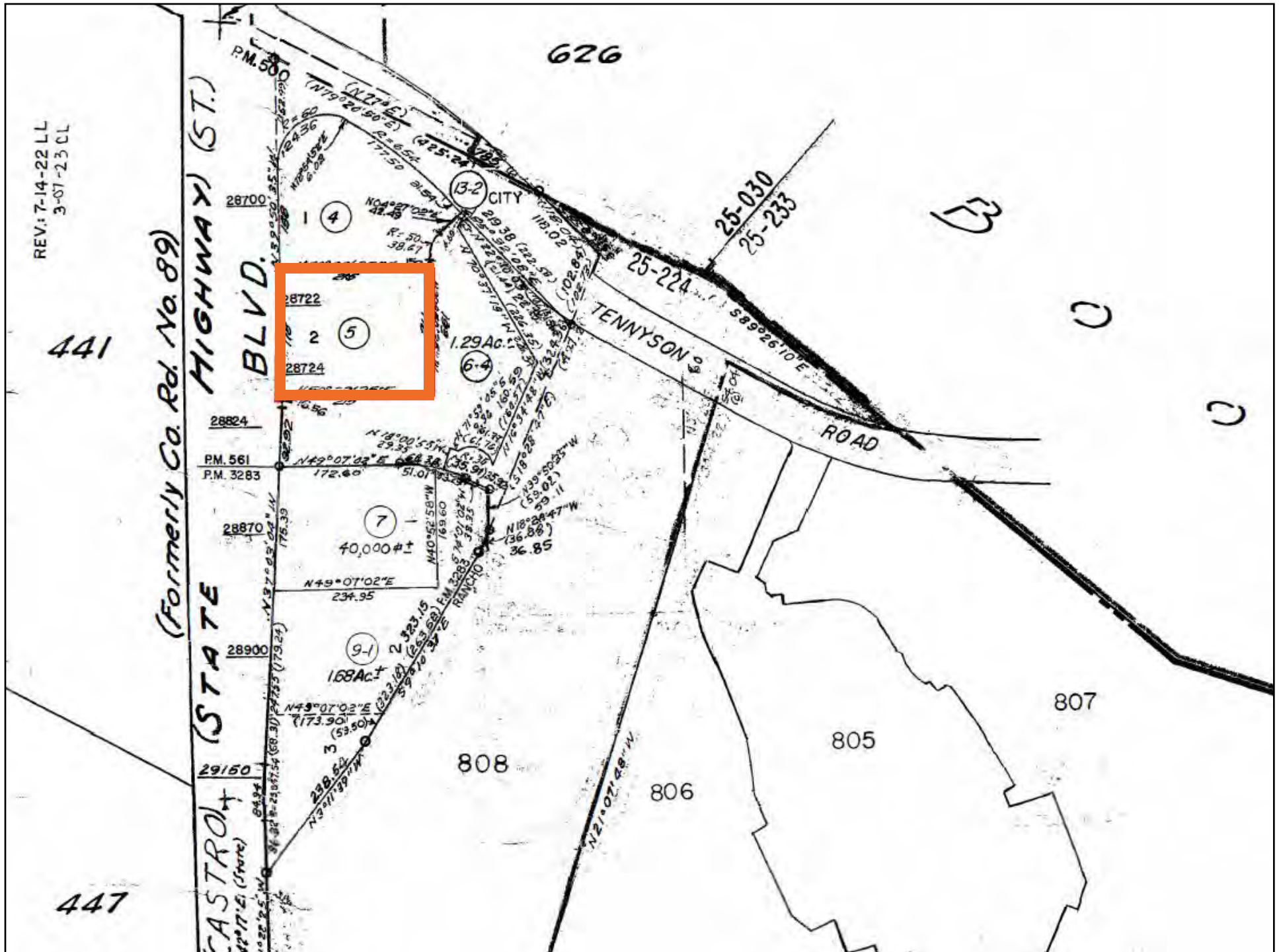
Educational Facilities

Custom Manufacturing

[Click here for a FULL list of approved uses](#)



REV: 7-14-22 LL
3-07-23 CL



Demographics



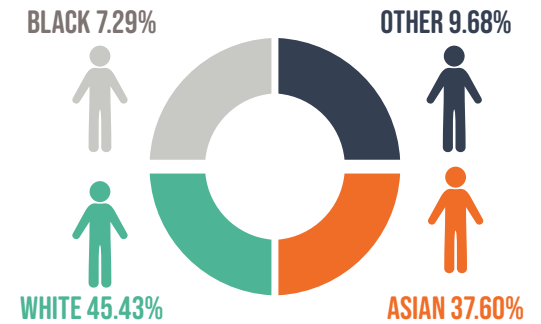
MEDIAN AGE

39

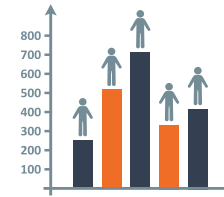
MEDIAN HOME VALUE

\$792,083

POPULATION BY RACE



HOUSEHOLDS 107,904



AVERAGE HH INCOME
\$134,425

Average Household Size: **3.10**

Owner Occupied Housing Units: **62,666**

Renter Occupied Housing Units: **46,781**

Median Household Income: **\$109,712**

		1 Mile	3 Mile	10 Mile
Population	2028 Projection	21,208	150,083	336,566
	2023 Estimate	21,287	151,630	341,763
	2010 Census	18,814	139,489	324,016
	Growth 2020-2025	-0.37%	-1.02%	-1.52%
	Growth 2010-2020	13.14%	8.70%	5.48%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 28722 Mission Blvd, Hayward, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

EXCLUSIVE ADVISORS

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