



Ground Floor Commercial Space

\$8,760 per month NNN

Two blocks from BART and available for immediate occupancy, this ground floor commercial space has high traffic visibility and a 96/100 Walk Score. A total of 5245 sq. ft. is divisible to approximately 1120 sq. ft. The space is built out with 8 private offices, a conference room, kitchenette and restrooms. Sustainable mixed use zoning allows retail, dining, service, and professional office uses. Supporting uses include entertainment and recreation, compatible public and quasi-public uses, religious and cultural facilities, and satellite college campus uses. Easy access to 238/880/580, one block to City Hall and 2 blocks to the post office. Use of 19 parking spaces at rear of building in parking lot. Across from supermarket-anchored Lucky shopping center with Starbucks and other retail and restaurant businesses, downtown events include the weekend farmers market, street parties, festivals, and the annual SantaCon Hayward venue crawl for the animal shelter. Hayward is known as the #3 most ethno-racially and linguistically diverse city in America and has a median age of 34.6 years. Lessor may be willing to offer TI for the right lessee. Available for immediate occupancy.



Anna May

510.886.2662
Lic# 01138169
anna.may@ggsir.com



Chris VavRosky

510.719.8462
Lic.# 02063362
c.vavrosky@ggsir.com



Andy Braun

925.800.7510
Lic.# 02224561
a.braun@ggsir.com