



**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: \$740,000**

**MTC**

Michael Tanzillo & Co.  
Commercial Real Estate Brokerage  
*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:	\$740,000
Building SF:	2,455
Price / SF:	\$301.43
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.

## 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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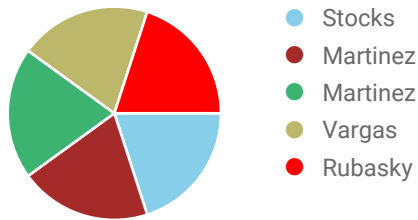
# TENANT MIX REPORT

22531 MAIN STREET | HAYWARD, CA 94541

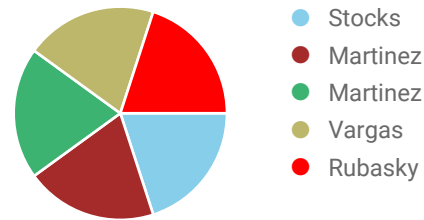
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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
22531	Stocks	491	\$1,050	\$1,050	\$1,050	\$1,050
22533	Martinez	491	\$525	\$525	\$1,000	\$1,000
22535	Martinez	491	\$577	\$577	\$1,000	\$1,000
22537	Vargas	491	\$750	\$750	\$1,000	\$1,000
22539	Rubasky	491	\$708	\$708	\$1,000	\$1,000
5		2,455		\$3,610		\$5,050

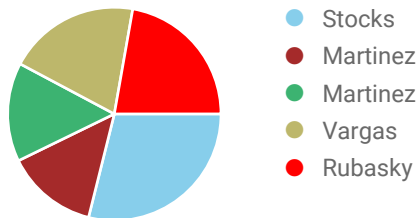
TENANT MIX



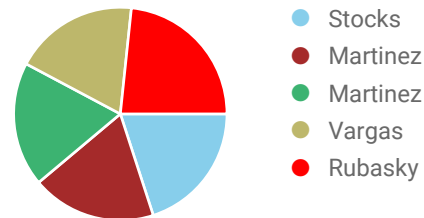
TENANT MIX SQUARE FEET



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	\$43,320	\$17.65	\$60,600	\$24.68
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
+ Misc. Income	\$3,180	\$1.30	\$3,180	\$1.30
Effective Gross Income	\$46,500	\$18.94	\$63,780	\$25.98

## Operating Expenses

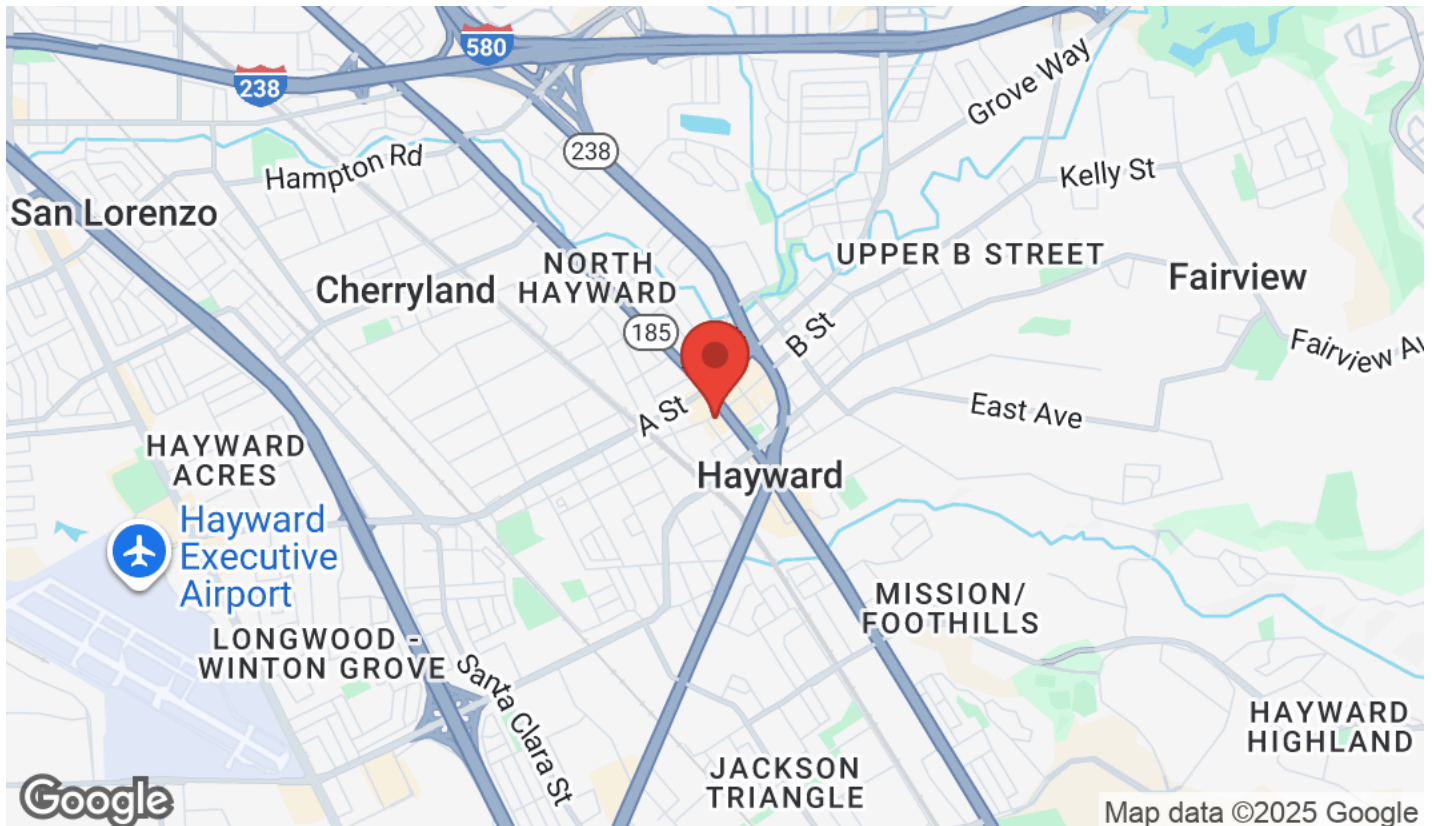
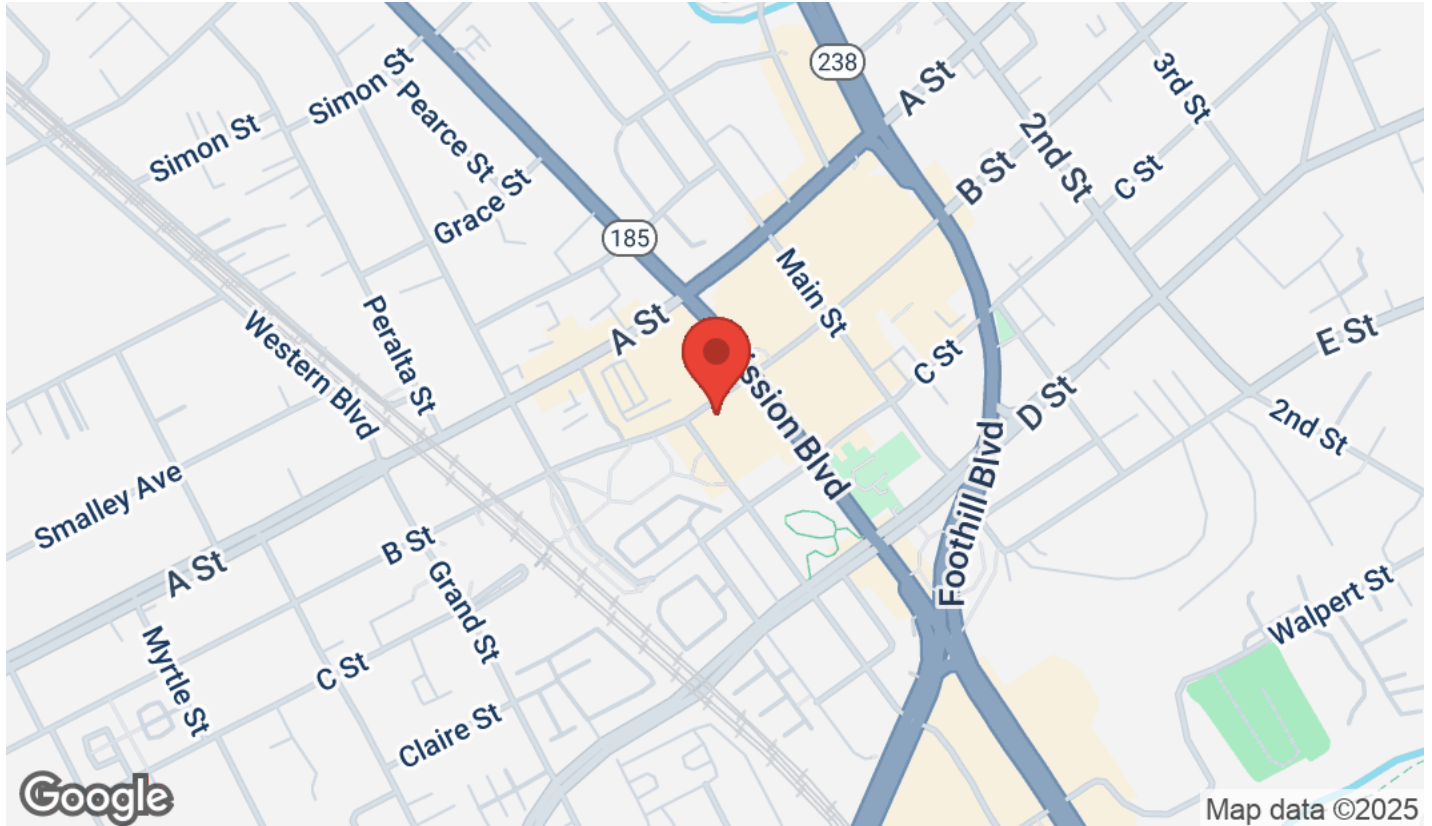
Description	Actual	Per SF	Market	Per SF
Building Insurance	\$1,848	\$0.75	\$2,000	\$0.81
Cleaning	\$5,012	\$2.04	\$5,000	\$2.04
Miscellaneous	\$441	\$0.18	\$250	\$0.10
RE Taxes	\$2,365	\$0.96	\$8,676	\$3.53
Repairs & Maintenance	\$1,095	\$0.45	\$2,500	\$1.02
Special Assessments	\$1,056	\$0.43	\$1,056	\$0.43
Water & Sewer	\$1,858	\$0.76	\$1,900	\$0.77
Total Expenses	(\$13,675)	(\$5.57)	(\$21,382)	(\$8.71)
Net Operating Income	\$32,825	\$13.37	\$42,398	\$17.27



# LOCATION MAPS

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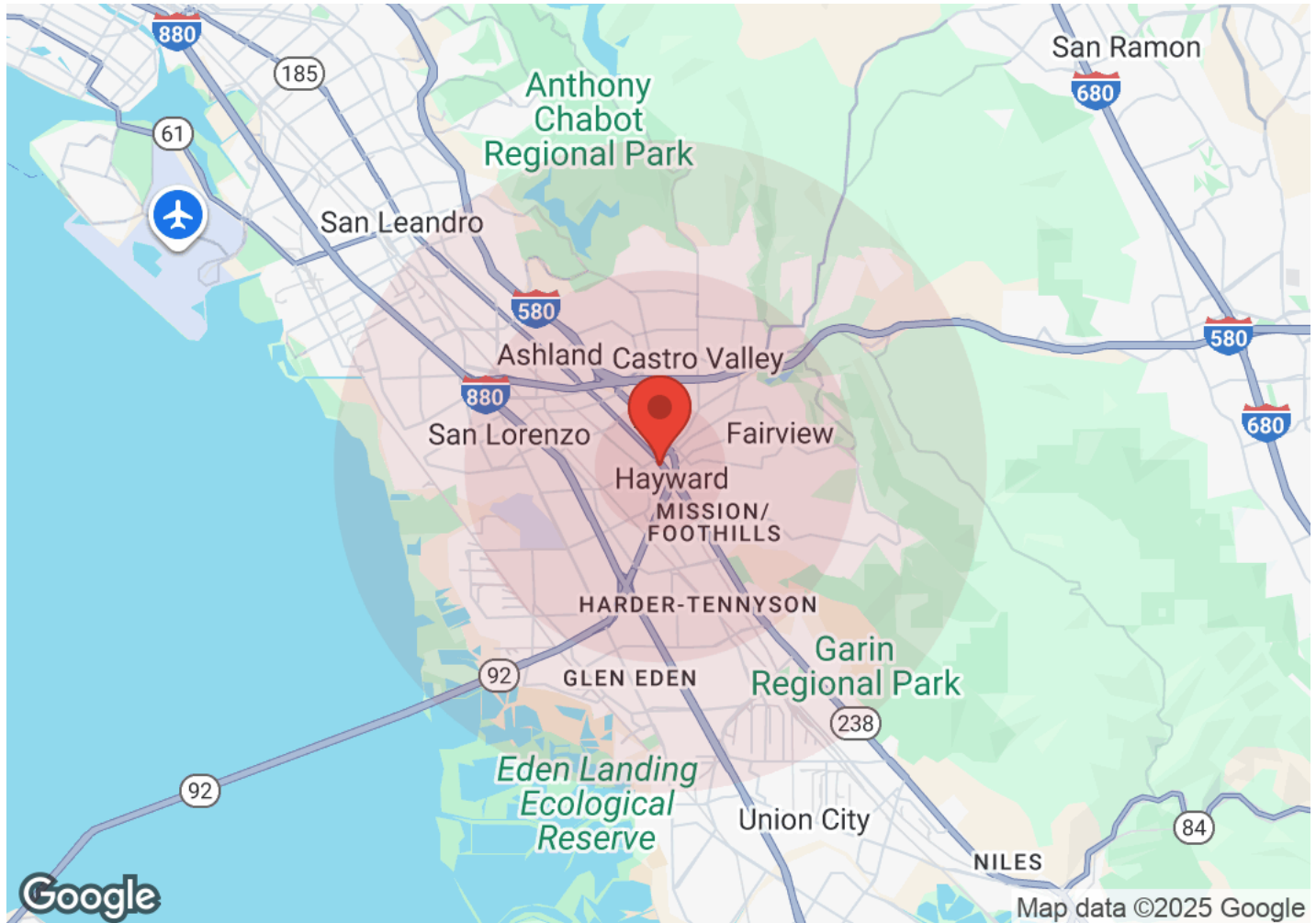
A map of the San Francisco Bay Area, centered on Hayward, California. A red pin marks the location of Hayward. The map shows major highways (Interstates 580, 680, 880, 805, 92, 84, 101, 13, 185, 61, 238, 84, 101) and surrounding cities (Piedmont, Moraga, Danville, Diablo, San Ramon, San Leandro, Ashland, Castro Valley, Fairview, San Lorenzo, Hayward, Mission/Foothills, Harder-Tennyson, Tennyson-Alquiere, Union City, Niles, Ardenwood, Centerville, Fremont, Newark, Redwood Shores, Mission San Jose). The map also shows the East 14th Street Business District and the San Francisco Bay.

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	17,309	115,043	175,650	Median	\$108,525	\$113,697	\$115,749
Female	17,110	113,995	177,078	< \$15,000	1,064	4,804	7,258
Total Population	34,419	229,038	352,728	\$15,000-\$24,999	427	2,880	4,657
				\$25,000-\$34,999	530	3,057	4,918
				\$35,000-\$49,999	735	4,961	7,775
				\$50,000-\$74,999	1,681	9,264	13,499
				\$75,000-\$99,999	1,318	8,524	13,494
				\$100,000-\$149,999	2,566	15,760	23,095
				\$150,000-\$199,999	1,457	10,182	15,475
				> \$200,000	2,628	16,665	28,447
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	5,779	39,073	57,700	Total Units	13,488	81,743	127,169
Ages 15-24	4,152	28,870	42,086	Occupied	12,406	76,098	118,618
Ages 25-54	16,171	100,630	152,694	Owner Occupied	4,522	38,730	66,571
Ages 55-64	3,913	27,976	45,765	Renter Occupied	7,884	37,368	52,047
Ages 65+	4,403	32,489	54,484	Vacant	1,082	5,646	8,551
Race	1 Mile	3 Miles	5 Miles				
White	6,240	46,930	72,062				
Black	4,330	22,789	33,192				
Am In/AK Nat	52	344	494				
Hawaiian	465	2,977	4,374				
Hispanic	13,874	83,576	114,390				
Asian	8,185	63,100	114,284				
Multi-Racial	1,218	8,818	13,192				
Other	59	481	811				

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22531 MAIN STREET

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