



**17200 FOOTHILL BOULEVARD,  
CASTRO VALLEY, CA 94546**

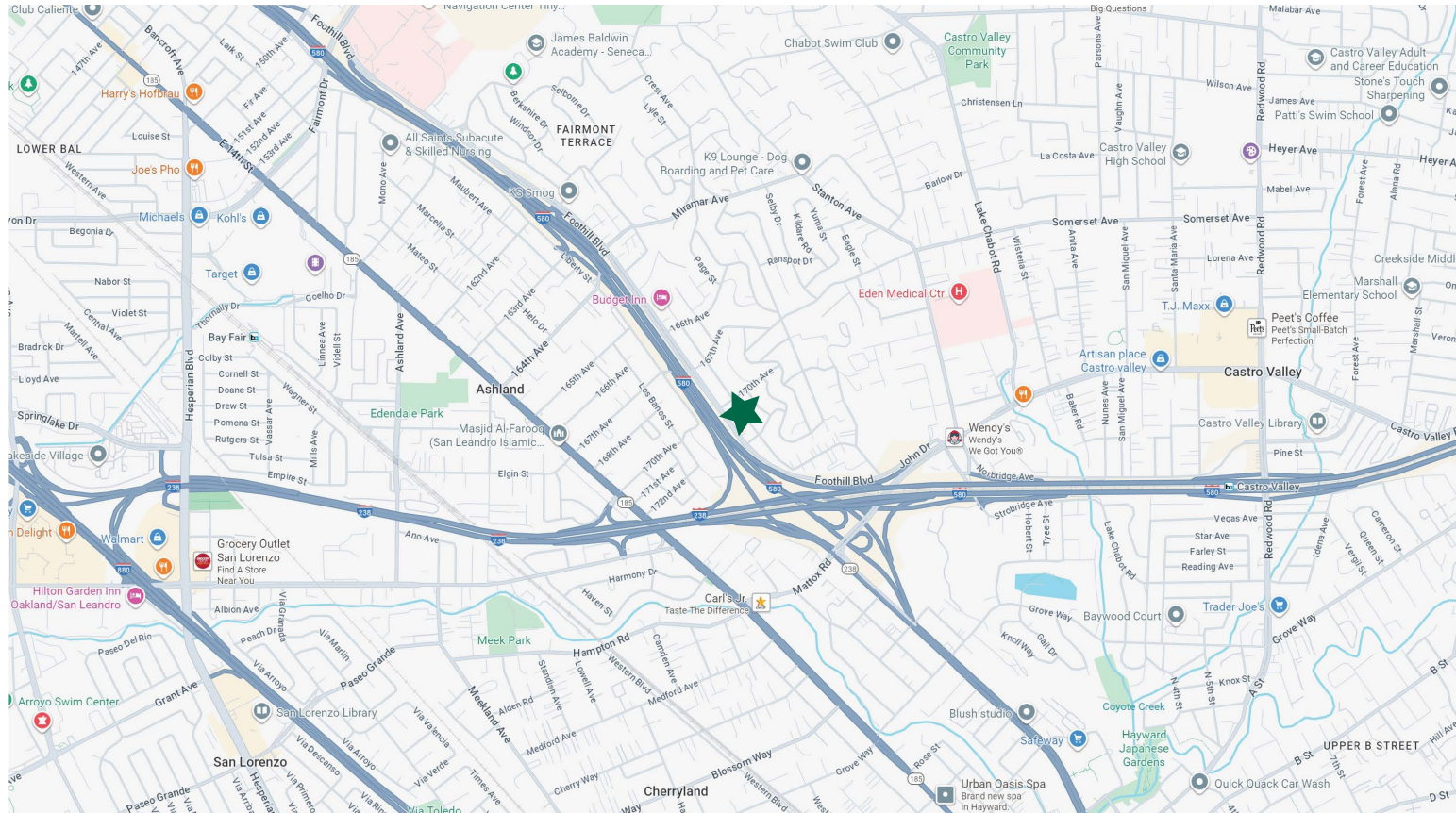
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## AREA MAP

★ = subject





## BUILDING BREAKDOWN

- ▶ Ground Floor Garage / Showroom: 6,250 SF
- ▶ Ground Floor Office: 3,407 SF
- ▶ Loft: 5,870 SF
- ▶ 2nd Floor Office: 1,368 SF
- ▶ 2nd Floor Apartment: 1,089 SF

## AREA HIGHLIGHTS

- ▶ High-traffic corridor with strong regional visibility.
- ▶ Central access connecting Castro Valley, San Leandro and Hayward.
- ▶ Surrounded by established retail, service, and industrial users.
- ▶ Excellent freeway access for commuting, distribution, and customer reach.



## LOCATION HIGHLIGHTS

- ▶ Directly adjacent to the I-580 / I-238 interchange
- ▶ Exposure to over 200,000 vehicles per day (AADT)
- ▶ Frontage on both Foothill Blvd. and I-580
- ▶ Freeway visible building signage
- ▶ ±17,984 SF building on ±0.45 acre parcel
- ▶ Zoning: Commercial / Light Industrial / Flex (buyer to verify that zoning is approved for its use)
- ▶ Ample on-site gated parking

## PROPERTY FEATURES

- ▶ Double height interior ideal for showroom or hybrid office concepts
- ▶ Second-floor showroom / warehouse area for additional display or storage
- ▶ Built out offices with restrooms in place
- ▶ Flexible layout suitable for:
  - ▶ Retail / Showroom
  - ▶ Flex / Light Industrial / Yard Space
  - ▶ Creative Production / Maker Space.

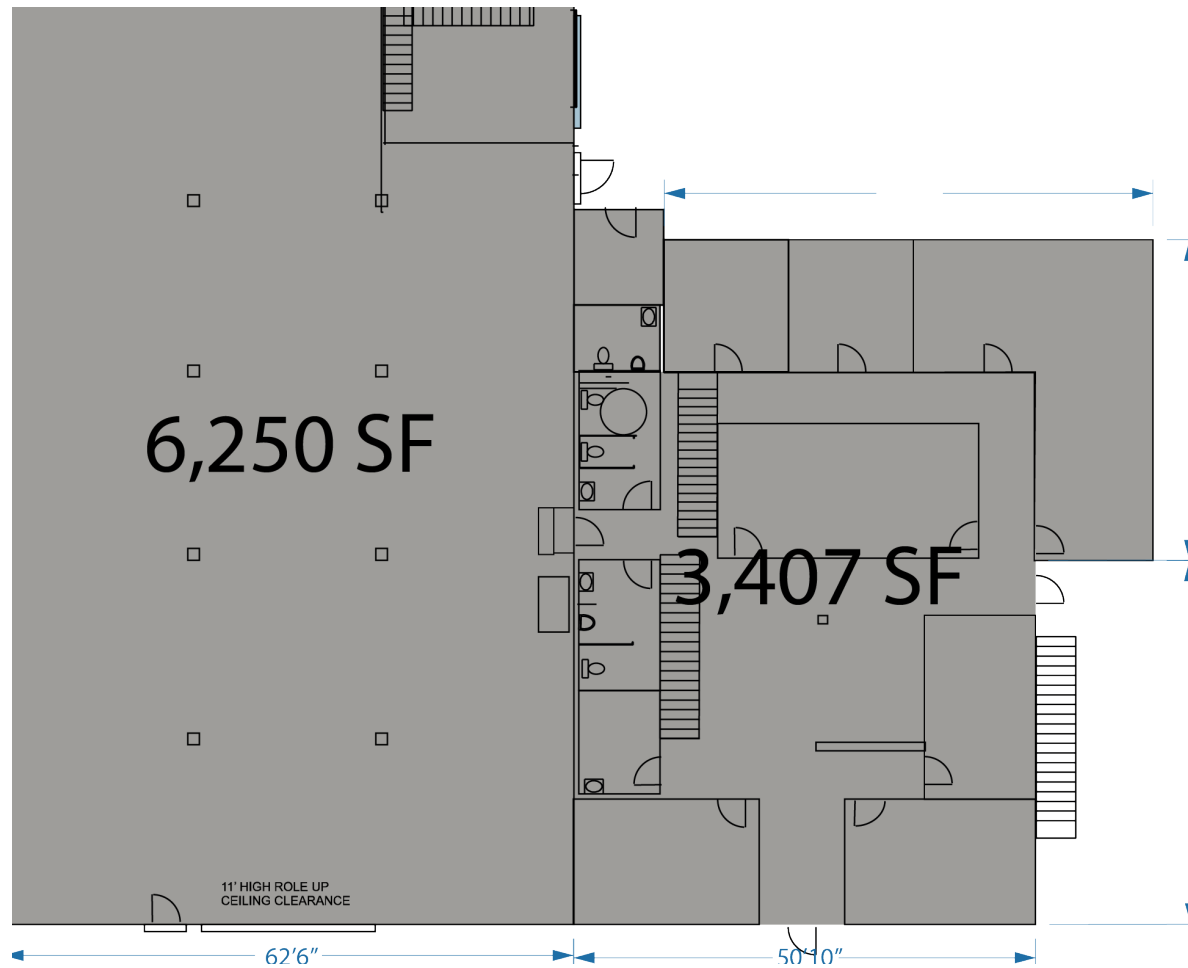
## PROPERTY FEATURES

A rare freeway visible property offering premium exposure, flexible zoning, and adaptable space—perfect for showrooms, shop and storage, light industrial users, and contractors seeking a commanding presence in the heart of the 238/880/580 corridor.

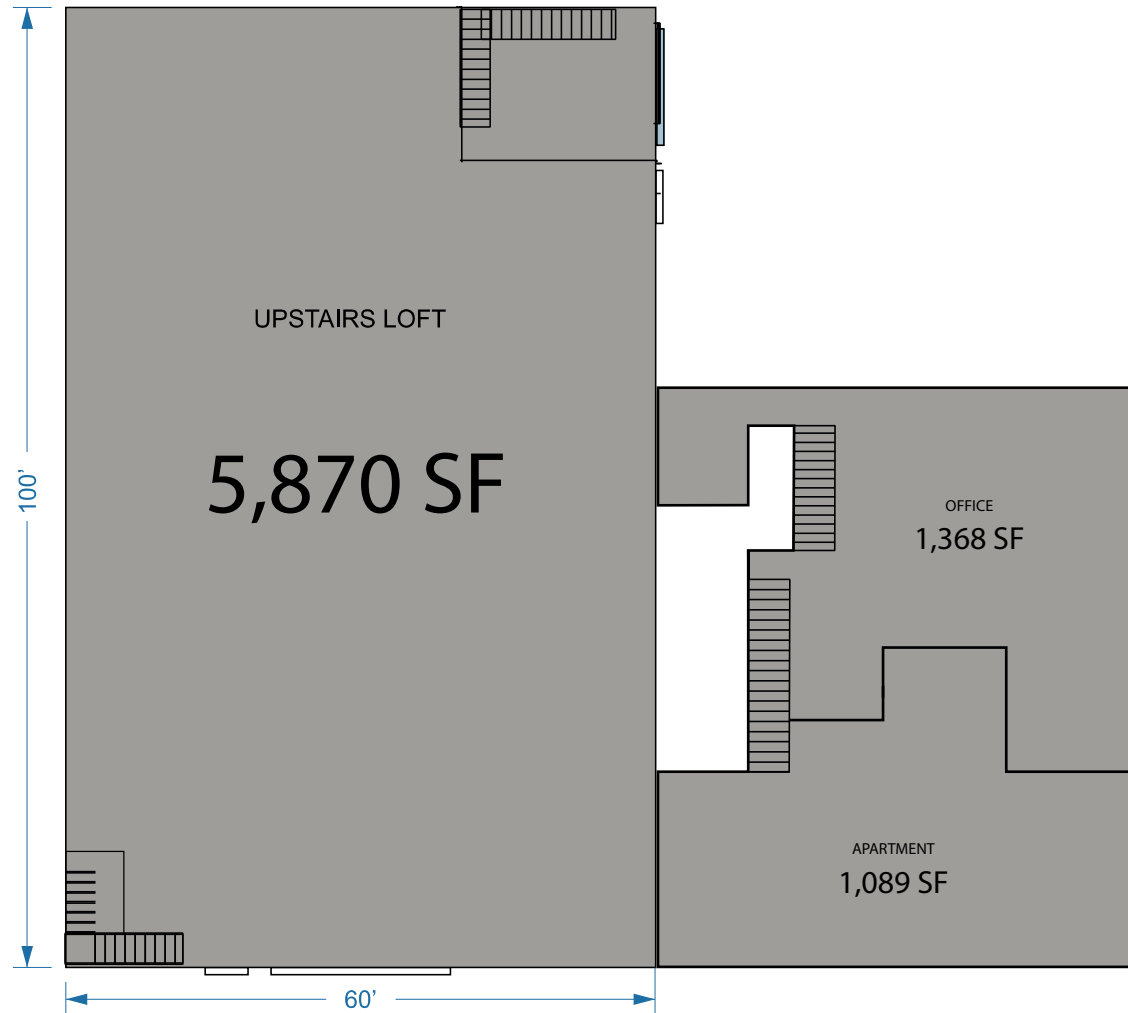




## SITE PLAN - FIRST FLOOR



## SITE PLAN - SECOND FLOOR





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