

18600 HESPERIAN BLVD.

18600 Hesperian Blvd. | Hayward, CA
OFFERING MEMORANDUM

FOR SALE OR FOR LEASE

Mike Tanzillo

MTC Commercial Real Estate Brokerage
Broker
(510) 889-9157
mtcre@sbcglobal.net
00688066

Paul Mader, CCIM

MTC Commercial
Broker Associate
(510) 206-3156
paul@paulmaderccim.com
00795784

MTC

CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Parcel Map

Exclusively Marketed by:

Mike Tanzillo

MTC Commercial Real Estate Brokerage
Broker
(510) 889-9157
mtcre@sbcglobal.net
00688066

Paul Mader, CCIM

MTC Commercial
Broker Associate
(510) 206-3156
paul@paulmaderccim.com
00795784

The MTC logo consists of the letters "MTC" in a white, serif font, centered within a dark blue square.

| OFFERING SUMMARY | |
|------------------|-------------------------------------------|
| ADDRESS | 18600 Hesperian Blvd. Hayward CA 94541 |
| LAND ACRES | 0.45 |
| LAND SF | 19,653 SF |
| APN | 412-87-79 |

| FINANCIAL SUMMARY | |
|-------------------|-------------|
| PRICE | \$1,500,000 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2023 Population | 31,709 | 207,904 | 373,848 |
| 2023 Median HH Income | \$91,402 | \$91,147 | \$97,800 |
| 2023 Average HH Income | \$120,576 | \$122,681 | \$132,738 |

For Sale

- Sale Price: \$1,500,000
- Approved for Drive Through
- Zoned C-1 General Commercial
Secondary Use, Medium Density Residential
- APN # 412-87-79 Located in Unincorporated Alameda County

- Parcel located on busy Hesperian Blvd. next to McDonald's Restaurant

PROPERTY FEATURES

| | |
|-----------------|------------------------|
| LAND SF | 19,653 |
| LAND ACRES | 0.45 |
| # OF PARCELS | One |
| ZONING TYPE | C-1 General Commercial |
| TOPOGRAPHY | Flat |
| LOT DIMENSION | 106' x 184' |
| STREET FRONTAGE | 106' |
| TRAFFIC COUNTS | 39,563 |



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MTC Commercial Real Estate Brokerage and it should not be made available to any other person or entity without the written consent of MTC Commercial Real Estate Brokerage .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MTC Commercial Real Estate Brokerage . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MTC Commercial Real Estate Brokerage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MTC Commercial Real Estate Brokerage has not verified, and will not verify, any of the information contained herein, nor has MTC Commercial Real Estate Brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Mike Tanzillo

MTC Commercial Real Estate Brokerage
Broker
(510) 889-9157
mtcre@sbcglobal.net
00688066

Paul Mader, CCIM

MTC Commercial
Broker Associate
(510) 206-3156
paul@paulmaderccim.com
00795784

The logo for MTC Commercial Real Estate Brokerage, featuring the letters "MTC" in a white, serif font on a dark blue rectangular background.