

**AVISON  
YOUNG**

# FOR SALE

24045 Mission Blvd, Hayward, CA  
±7,482 SF Free Standing Retail Building  
Owner/User or Investment

**PRICE REDUCED BY:**

**\$732,000**

**NEW ASKING PRICE:**

**\$2,768,000**





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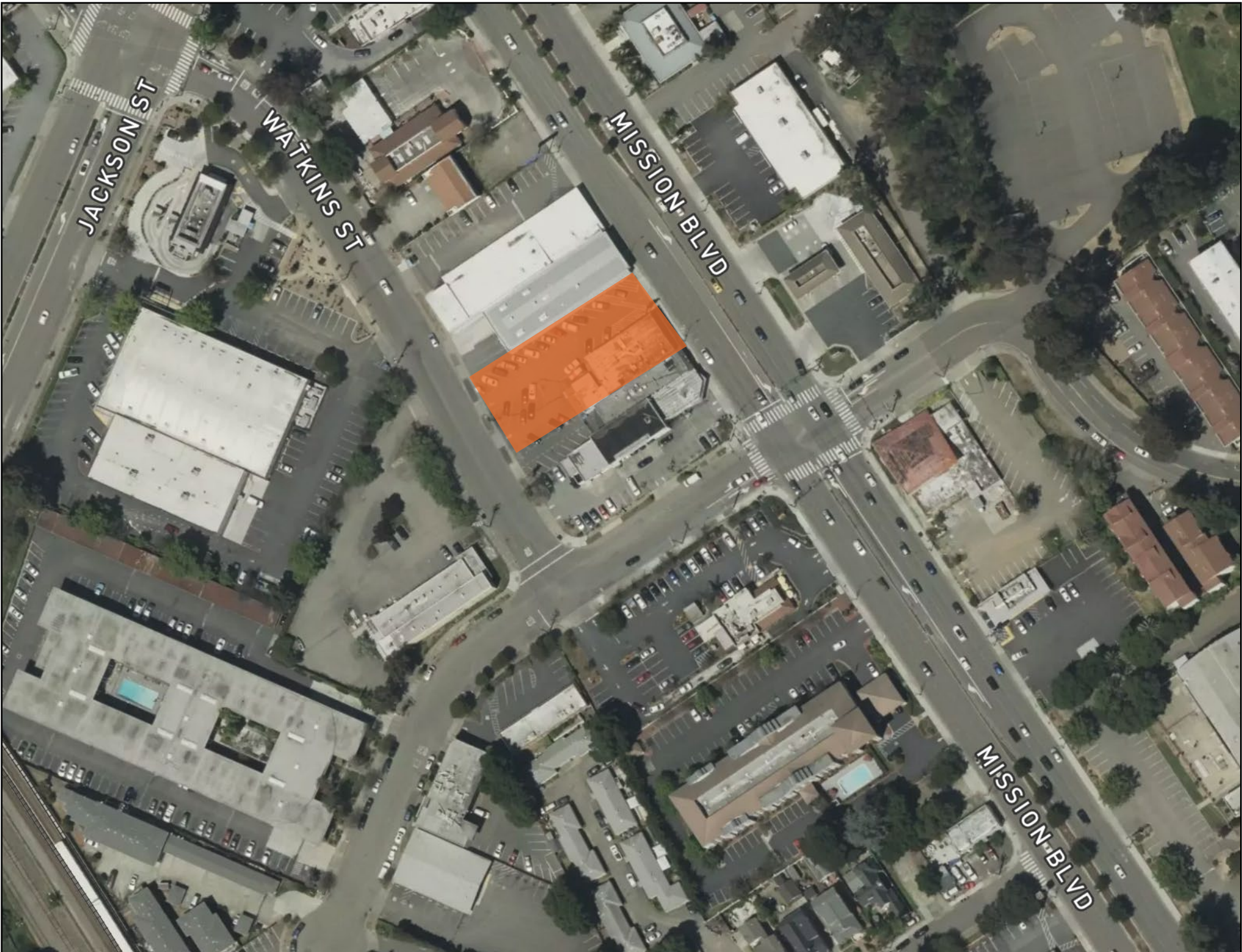
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**AVISON  
YOUNG**

# Property Details

<b>Asking Price:</b>	\$2,768,000 <del>\$3,500,000</del>
<b>Occupancy:</b>	Vacant at close of escrow
<b>Building Type:</b>	Mixed Use Retail & Residential
<b>Building Size:</b>	±7,482 Square Feet
<b>Land Size:</b>	±18,216 Square Feet
<b>Parking Stalls:</b>	38+ car parking
<b>Parcel Number:</b>	444-003-014-02
<b>Zoning:</b>	MB-CN
<b>Year Built:</b>	1957
<b>Ceiling Height:</b>	10' ground floor, 8' second floor
<b>Roll up Doors:</b>	None
<b>Electrical Meters:</b>	Four (4) separate electrical meters
<b>Water Meters:</b>	Four (4) separate water meters
<b>Gas in Building:</b>	Yes
<b>Fire Sprinklers:</b>	No
<b>Floors:</b>	Two (2) story
<b>Opportunity Zone:</b>	No





JACKSON ST

WATKINS ST

MISSION-BLVD

MISSION-BLVD

# Investment Details

Ground Floor Restaurant (Emil Villa's California Barbecue): The ground floor restaurant is operated by the current owner of the building. When the building was purchased in 2016 the now owner continued to operate the existing business, Emil Villa's California Barbecue. The restaurant is fully equipped and is a turnkey opportunity for a user who is interested in continuing the current business or to start their own restaurant concept. All the restaurant equipment will remain upon the sale of the property at no additional cost to the buyer.

## **A few notables about the restaurant:**

1. Restaurant Capacity is 111
2. All licenses and permits are current
3. New equipment includes salad bar, new standing freezer, under counter refrigerators
4. Two (2) drink refrigerators are included in the sale
5. Type 41 beer & wine license is included
6. All equipment is owned with the exception of the coffee machine that is leased from Farmers Brothers

## **Second Floor Residential Units:**

There are three (3) residential units on the 2nd floor of the building. There is a studio apartment, a 1 bed/1 bath unit, and a 3 bedroom/1 bath unit. All 3 of the apartment units are being used by employees of the restaurant as an accommodation and no rent is being collected for any of the 3 units. Each tenant does have a separate meter and pays their own electricity, gas and water. Each of the units can be delivered vacant as the tenants have been told that with 30 days' notice they will have to vacate the premises. If the new buyer wants to keep the current tenants they can discuss the terms to lease each of the units in escrow.



## Investment Highlights

- High-profile free-standing mixed use investment
- Large 18,216 square foot lot stretching from block to block
- Turn-Key restaurant opportunity
- Restaurant is fully permitted
- Type 1 venting hood, commercial stove, coolers included
- 3 apartment units on the second floor (studio, 1 bd/1ba, 3 bd/1ba)
- Excellent long term development property
- Ideal for any retail, restaurant, café, or culinary concept



Asking Price

\$2,768,000



Building Size

±7,482 sf



Land Size

±18,216 sf



Zoning

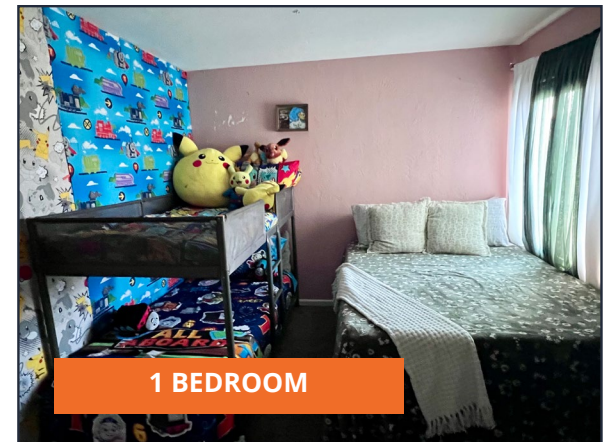
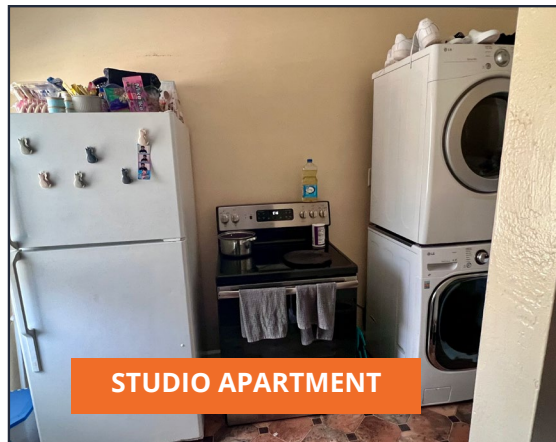
MB-CN

Mission Blvd-Commercial Zone

# Ground Floor Restaurant



# 2nd Floor Apartment



# Allowed Uses

## Allowed Uses Under MB-CN Zoning

The Hayward zoning district MB-CN, or Mission Boulevard - Corridor Neighborhood, is a mixed-use zoning designation intended to create walkable, transit-oriented neighborhoods with a blend of residential and commercial uses:

### Permitted Uses Under MB-CN Zoning:

1. Office use (architectural service, drafting, engineering service)
2. Banks
3. Financial Institutions
4. General office
5. Appliance Store
6. Carpet/Draperies Store
7. Convenience Market
8. Copying or Reproduction Facility
9. Furniture Store
10. Personal Services
11. Physical Fitness Studio
12. Restaurant
13. General Retail
14. Day Care Center
15. Educational Facilities less than 2,000 sf
16. Research & Development
17. Food Vendor

### Allowed Uses with Administrative Use Permit

1. Hotel
2. Medical/Dental Laboratory
3. Equipment Rental Service
4. Health Club
5. Kennel
6. Live Performance Theatre
7. Newspaper Printing Facility
8. Recreational Facility
9. Small Recycling Collection Facility
10. Cultural or Meeting Facility
11. Religious Facility
12. Automotive Repair (Minor)
13. Hospital
14. Mortuary
15. Education Facility over 2,000 sf
16. Trade School
17. Animal Hospital

[Click Here to Download Complete Zoning Guide](#)



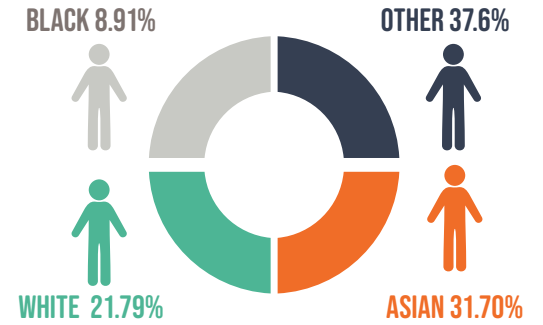
# Demographics



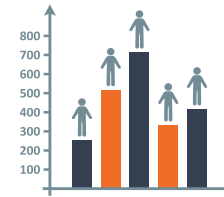
**MEDIAN AGE**  
**41**

**MEDIAN HOME VALUE**  
**\$775,831**

## POPULATION BY RACE



**HOUSEHOLDS** **110,767**



**AVERAGE HH INCOME**  
**\$126,317**

Average Household Size: **3.0**

Owner Occupied Housing Units: **61,774**

Renter Occupied Housing Units: **48,993**

Median Household Income: **\$98,532**

		1 Mile	3 Mile	5 Mile
Population	2029 Projection	32,556	215,189	334,048
	2024 Estimate	33,420	222,506	345,607
	2010 Census	33,999	234,634	365,424
	Growth 2020-2025	-2.56%	-3.29%	-3.34%
	Growth 2010-2020	-1.70%	-5.17%	-5.42%

## 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's efforts to market for sale the property located at 24045 Mission Blvd, Hayward, CA California (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 W Real Estate and 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. W Real Estate and 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.

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