

# 1015 GROVE WAY

1015 Grove Way | Hayward, CA  
OFFERING MEMORANDUM



## AUTOMOTIVE GARAGE

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MTC

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*Exclusively Marketed by:*

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



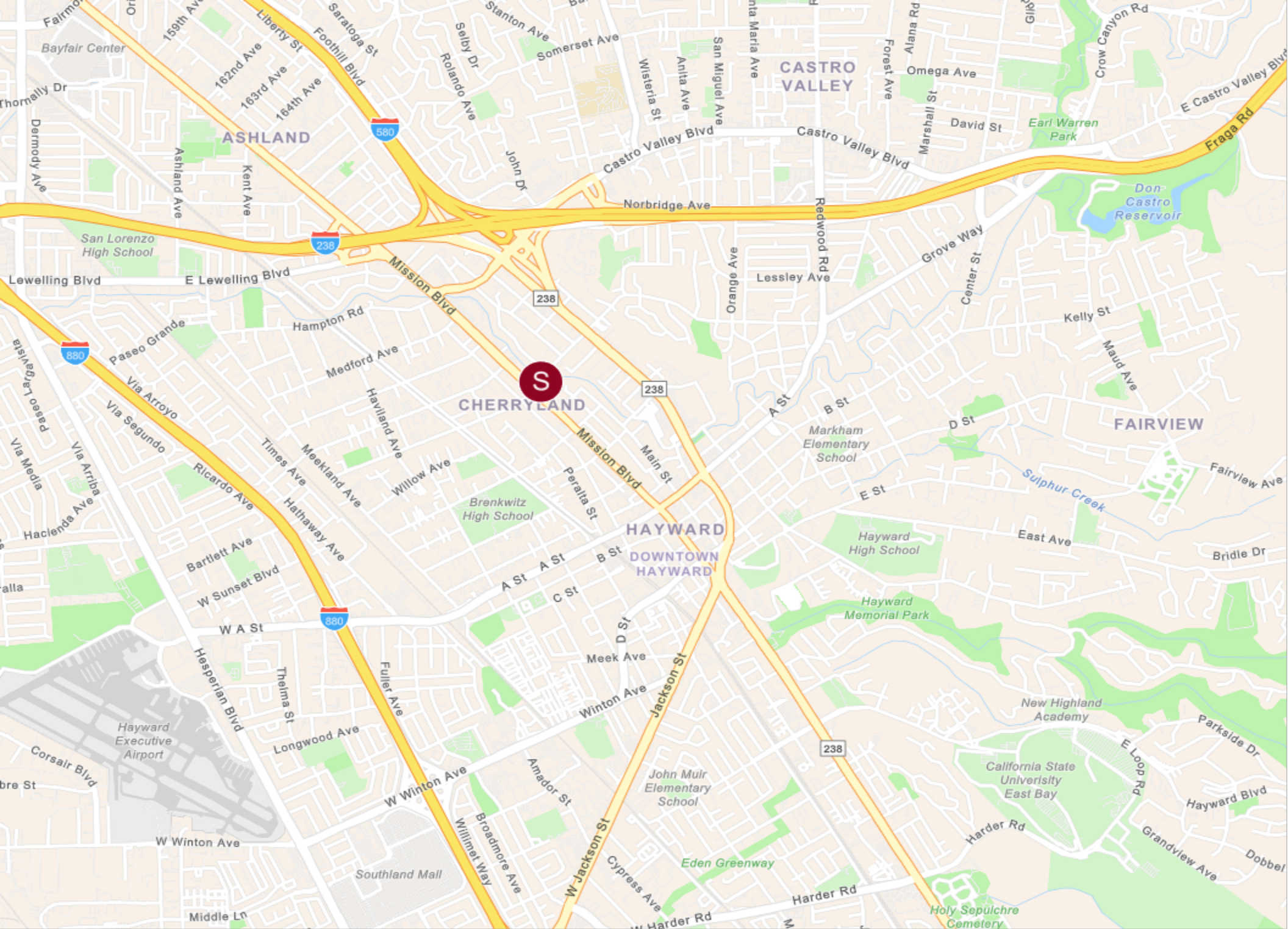
OFFERING SUMMARY	
ADDRESS	1015 Grove Way Hayward CA 94541
COUNTY	Alameda
BUILDING SF	4,590 SF
LAND ACRES	0.26
LAND SF	11,200 SF
YEAR BUILT	1951
APN	428-11-14-2

FINANCIAL SUMMARY	
PRICE	\$900,000
PRICE PSF	\$196.08

## PROPERTY HIGHLIGHTS

- Two 14' x 13'.5" Grade Level Doors
- Two Restrooms
- Loft Storage
- Storage and Break Rooms
- Barrell Trust Roof
- Close to Interstates 580/238
- Good Street Visibility







PROPERTY FEATURES	
BUILDING SF	4,590
LAND SF	11,200
LAND ACRES	0.26
YEAR BUILT	1951
NUMBER OF STORIES	One

CONSTRUCTION	
FOUNDATION	Slab
EXTERIOR	Brick Masonry
PARKING SURFACE	Asphalt
ROOF	Barrell/Composition





Garage Area



Garage Area



Office



Creekside of Property



				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Acme Car Service	4,590	100.00%			CURRENT	\$3,650	\$0.80	\$43,800	\$9.54		MTM	
	Totals:	4,590					\$3,650		\$43,800				



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