

213 W. Winton Avenue, Hayward, CA

Preliminary Allowable Uses Summary for 1,708 SQFT Storefront Retail Space

Property	213 W. Winton Avenue, Hayward, California
Available Space	1,708 SQFT storefront retail space
Zoning Noted in OM	Commercial - exact Hayward commercial subdistrict should be confirmed with Planning/GIS
Parking	Approximately 40 parking spaces on the owned parcel
Traffic Counts	W. Winton Avenue: 27,600 VPD; Interstate 880: 290,000 VPD

Important Qualification

This summary is intended for leasing and marketing discussions only. The Offering Memorandum identifies the property zoning as **Commercial**, but the exact Hayward commercial subdistrict (for example CN, CG, CB, etc.) should be verified directly with the City of Hayward before promising that any specific tenant use is allowed. Tenant should independently verify zoning, permits, parking, signage, health department requirements, alcohol rules, building code requirements, and business license requirements.

Use Code Legend

Code	Meaning
P	Permitted use
A	Administrative Use Permit required
C	Conditional Use Permit required
-	Not allowed in that commercial district

Best-Fit Tenant Categories

Retail, restaurant/cafe, specialty food, dessert/coffee, boutique fitness or studio, beauty/salon, wellness, professional office, tutoring/education, day care, copying/mail services, and other neighborhood-serving commercial uses appear to be the cleanest marketing categories, subject to City confirmation and tenant due diligence.

Likely Straightforward / Generally Permitted Uses

The following uses were highlighted as the best fit for the storefront space. CN and CG columns are shown because the exact commercial subdistrict should be verified.

Use / Tenant Type	CN	CG	Leasing Notes
Retail store	P	P	Traditional storefront retail; apparel, specialty goods, convenience retail, boutique retail, etc.
Restaurant / cafe	P	P	Strong fit given existing food co-tenancy and storefront visibility.
Personal services	P	P	Potential salon, barber, beauty, wellness, nail services, and similar neighborhood services, subject to City classification.
Office	P	P	Professional, administrative, or service office use; financial services should be confirmed under City classification.
Copying / mailing / reproduction facility	P	P	Print, mail, shipping, mailbox, and business support concepts.
Plant nursery	P	P	Allowed category, subject to site operations and outdoor display rules.
Small theater / live performance	P	P	Small-format theater/live performance; large theater requires CUP.
Day care center	P	P	State-licensed, less than 24-hour care; operational requirements apply.
Educational facility	P/A	P/A	Permitted by right under 10,000 SF; Administrative Use Permit required if larger.
Indoor recreation / fitness studio	P	P	Gym, studio, small recreation or indoor activity concept, subject to details.
Cultural facility	P	P	Cultural, community, or arts-oriented uses, subject to City classification.
Catering facility	P	P	Food preparation/catering concepts; health department and kitchen/utility requirements apply.
Public agency facilities	P	P	Government/public agency service use; verify any tenant-specific improvements.

Uses That May Work, But Likely Require Further Approval / Review

These uses may be viable in certain commercial districts, but typically require an Administrative Use Permit, Conditional Use Permit, or additional City review.

Use / Tenant Type	CN	CG	Leasing Notes
Bar / cocktail lounge	C	C	Conditional Use Permit; alcohol regulations apply.
Liquor store	C	C	Conditional Use Permit; alcohol regulations apply.
Dance or night club	C	C	Conditional Use Permit; alcohol and entertainment impacts likely require careful review.
Brewery / winery / cidery	A	A	Administrative Use Permit; alcohol, production, and operational details to be reviewed.
Massage establishment	C	C	Conditional Use Permit required.
Tattoo	A	P	Administrative Use Permit in CN; permitted in CG.
Appliance service and repair shop	A	P	Administrative Use Permit in CN; permitted in CG; not ancillary to a primary use.
Outdoor recreation	A	P	Administrative Use Permit in CN; permitted in CG.
Banquet hall	C	C	Conditional Use Permit; parking, noise, and event operations should be evaluated.
Animal hospital	A	A	Administrative Use Permit required.
Kennel	A	A	Administrative Use Permit required.
Recycling collection area	A	A	Administrative Use Permit when located within a convenience zone.
Ambulance service	A	A	Administrative Use Permit required.
EV charging station	A	A	Administrative Use Permit required.

More Difficult / Not Ideal Without City Confirmation

These categories are more permit-sensitive, more operationally intensive, or less ideal for a 1,708 SQFT storefront retail space. They should not be marketed as straightforward uses without City confirmation.

Use / Tenant Type	CN	CG	Why It Needs Extra Caution
Automobile repair - minor	C	A	Conditional Use Permit in CN; Administrative Use Permit in CG. Requires review of operations, noise, parking, and environmental concerns.
Automobile repair - major	-	A	Not allowed in CN; Administrative Use Permit in CG. Likely not ideal for this retail storefront.
Car wash	C	A	Conditional Use Permit in CN; Administrative Use Permit in CG. Site layout and water/environmental rules may be significant.
Automobile service station	C	A	Permit review required; likely not suitable for existing small storefront configuration.
Drive-in establishments	C	A	Permit review required; traffic circulation and site operations should be evaluated.
Automobile sales and rental	A	P	Table notes this use is along Mission Boulevard only; Winton Avenue suitability must be confirmed with the City.
Automobile brokerage office	-	A	Not allowed in CN; Administrative Use Permit in CG. Confirm definitions and operations.
Commercial cannabis retail dispensary	-	C	Not allowed in CN; Conditional Use Permit in CG; cannabis-specific rules apply.
Commercial cannabis delivery	-	A	Not allowed in CN; Administrative Use Permit in CG.
Cannabis testing laboratory	-	A	Not allowed in CN; Administrative Use Permit in CG.
Warehouse / wholesale	Verify	Verify	Not recommended as a primary marketing category for this storefront. Verify separate classification and district rules with Planning.

Suggested Marketing Language

Potential uses may include retail, restaurant/cafe, personal services, salon/beauty, wellness, boutique fitness or studio use, professional office, education/tutoring, day care, copying/mail services, and other neighborhood-serving commercial uses, subject to City of Hayward approval and tenant's independent verification.

Sources Reviewed

City of Hayward, Sec. 10-1.800 Commercial Districts and Table 10-1.802 Use Regulations - Commercial Districts. Winton Shops Offering Memorandum / property overview for address, Commercial zoning notation, space size, parking and traffic count details.