



TRIDENT **exp**
COMMERCIAL REAL ESTATE

MIXED-USE INVESTMENT PROPERTY

FOR SALE

21308, 21312, 21314 Mission Boulevard
Hayward, CA 94541

\$1,348,000 | 3,817 SF

THE OPPORTUNITY

Trident Commercial is pleased to present 21308 Mission Blvd, a Mixed-Use property located in Hayward which proudly ranks as the region's sixth-largest city, earning the affectionate moniker "Heart of the Bay."

The property comprises two buildings: One (1) Mixed-Use building fronting Mission Blvd and one (1) Duplex on the opposite side of the property. The Mixed-Use building is made up three (3) units: one (1) 800 square foot retail space, one (1) 700 square foot 1BR/1BA unit (currently rented to retail tenant as storage space), and one (1) vacant 1,200 square foot 3BR/1.5BA unit which was recently renovated with new LVP flooring and a majority of windows replaced with new dual pane windows. The duplex building consists of two (2) 500 square foot 1BR/1BA units, one of which has also been recently renovated and is currently leased at \$1,650 / month. The other unit is occupied by a long term tenant at \$1,350 / month. This investment leaves room for upside in rental income and can also be an opportunity for an owner user. It is important to note that Seller Financing is available as well.

The property is located near key Bay Area transportation arteries, including the crucial freeways 238, 880, 580, offers unmatched ease of commute and connectivity. This locational advantage is further enhanced by the property's proximity to Oakland Airport and Hayward Private Airport.

The neighborhood, situated in Ashland and Cherryland in Hayward, is an unincorporated community in Alameda County. The area surrounding 21308 Mission Blvd exemplifies a vibrant mix of commercial businesses, shopping plazas, and restaurants. Esteemed educational institutions such as Chabot Community College and California State University, East Bay, enhance the rich cultural fabric of the local community, fostering opportunities for learning and personal growth.

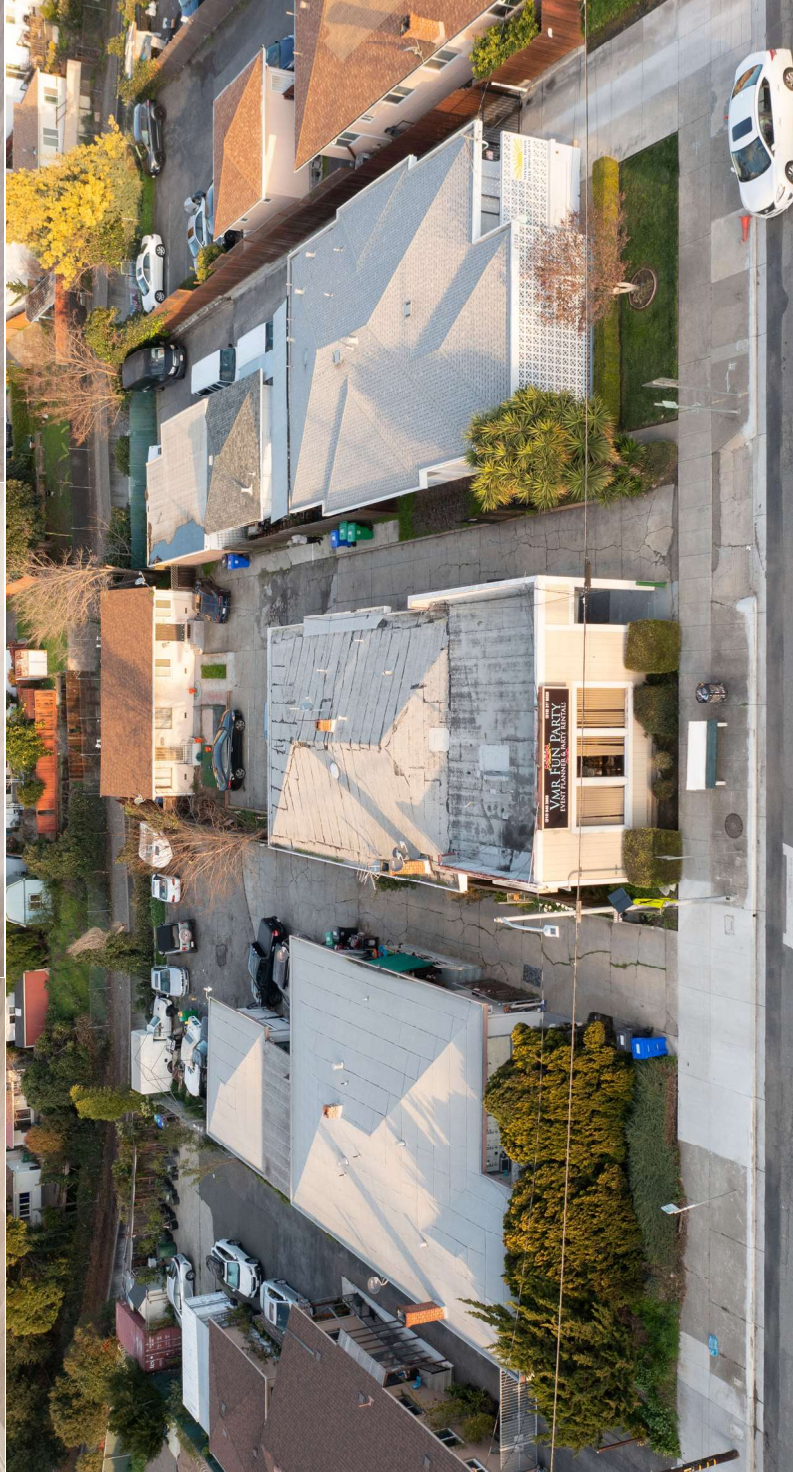
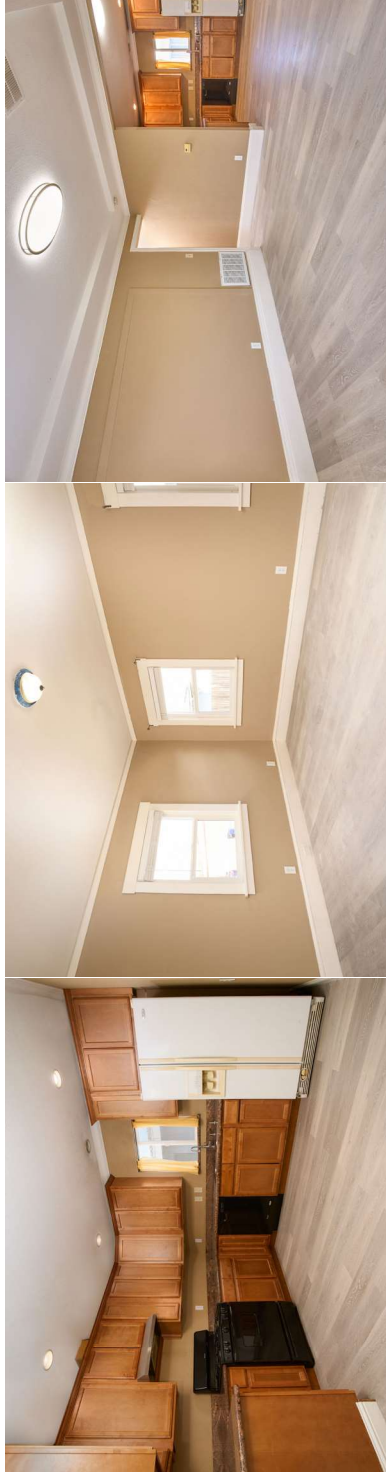
\$1,348,000 | **PRICE PER SF** | **\$353** | **3,817** | **SQUARE FEET** | **8,550** | **LOT SIZE SF** | **1926** | **YEAR BUILT** | **ACBD CMU-R** | **ZONING**

9 Spaces & Street Parking

PARKING

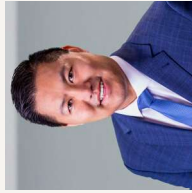
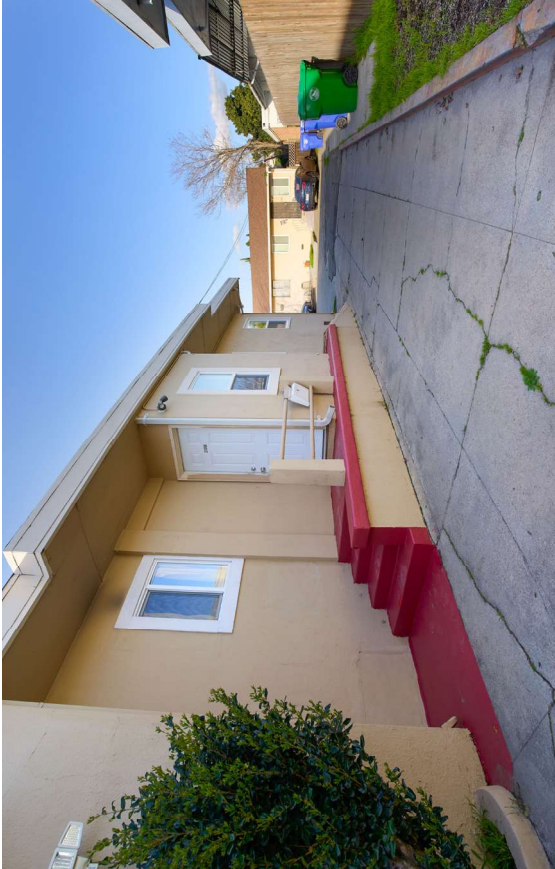
Seller Financing Available

INVESTMENT HIGHLIGHTS



PROPERTY AERIAL

“ 21308 Mission Blvd stands as a beacon for those desiring a lifestyle that marries the tranquility of suburban living with the vibrancy and convenience of urban existence. With easy access to main freeways, this property is in a prime location for commuters and investors alike. ”



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