

LEASE

Prime Castro Valley Retail

3300 EAST CASTRO VALLEY BLVD.

Castro Valley, CA 94546

PRESENTED BY:

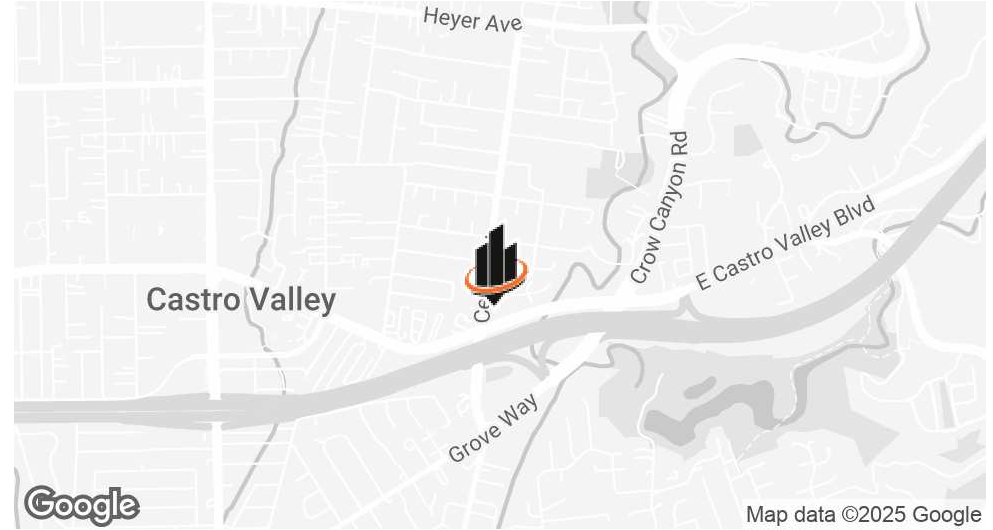
JUSTIN WONG

O: 415.922.2900 x106

justin.wong@svn.com

CalDRE #01974254

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50 SF/month (NNN)
AVAILABLE SF:	1,100 - 2,196 SF

PROPERTY OVERVIEW

Currently built out as a fitness/gym space totaling $\pm 2,196$ SF, the property offers flexible retail/service use and the potential to subdivide into two suites of approximately $\pm 1,110$ SF each. Ideal for fitness, medical, wellness, boutique retail, or service-oriented users seeking strong exposure.

PROPERTY HIGHLIGHTS

- Prime location with heavy car traffic and excellent freeway visibility
- Prominent monument and building signage for maximum exposure
- Ample parking
- Versatile floor plan
- Convenient access to I-580, BART, and downtown Castro Valley

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 - 2,196 SF	LEASE RATE:	\$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite K/L	Available	1,100 - 2,196 SF	NNN	\$2.50 SF/month	Suites K and L are currently occupied as a gym for a combined +/- 2,196 SF. Flexible retail use can be subdivided to around +/- 1,110 SF, respectively. Suites K and L are currently occupied as a gym for a combined +/- 2,196 SF.
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ADDITIONAL PHOTOS



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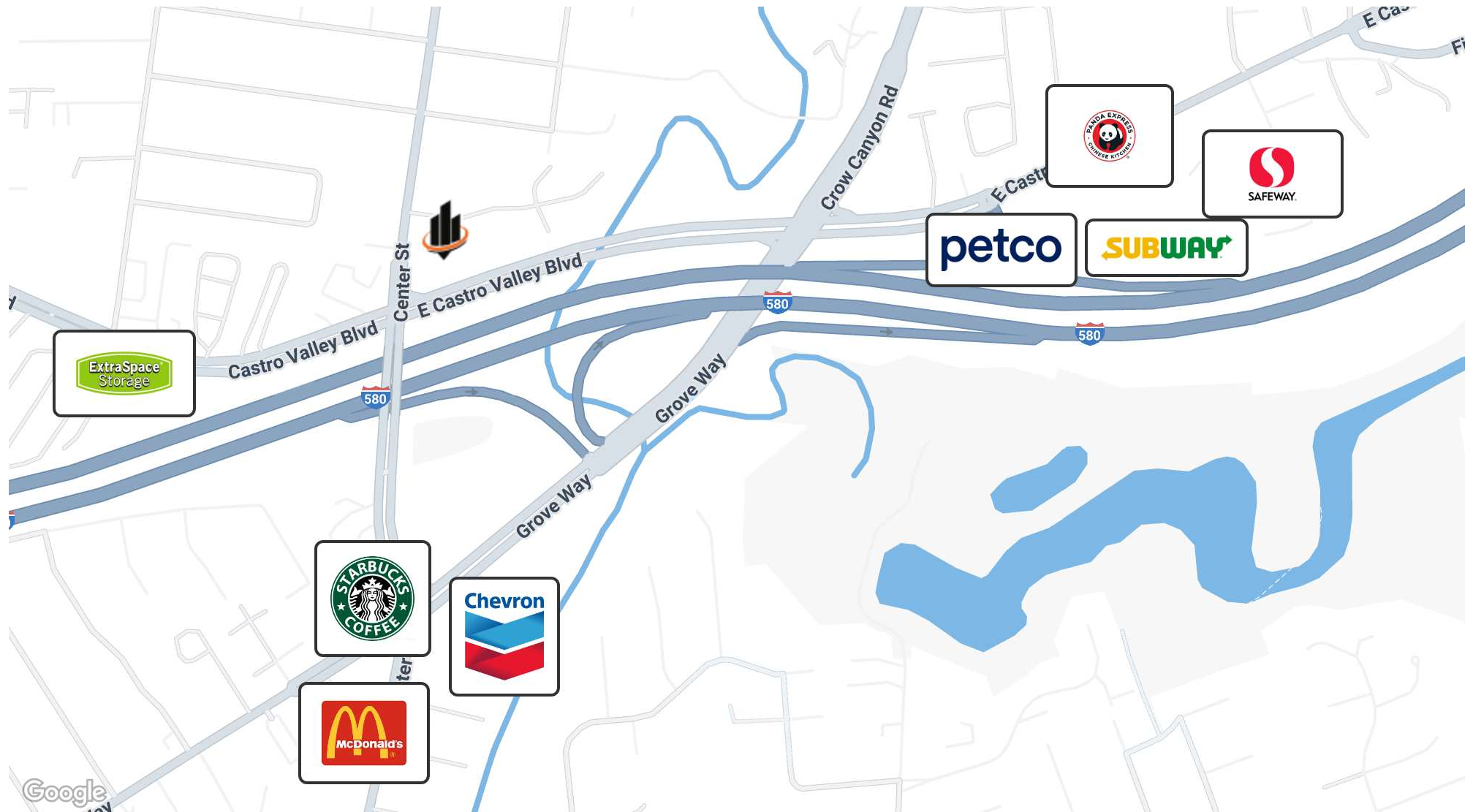
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SVN | PACIFIC COMMERCIAL ADVISORS

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

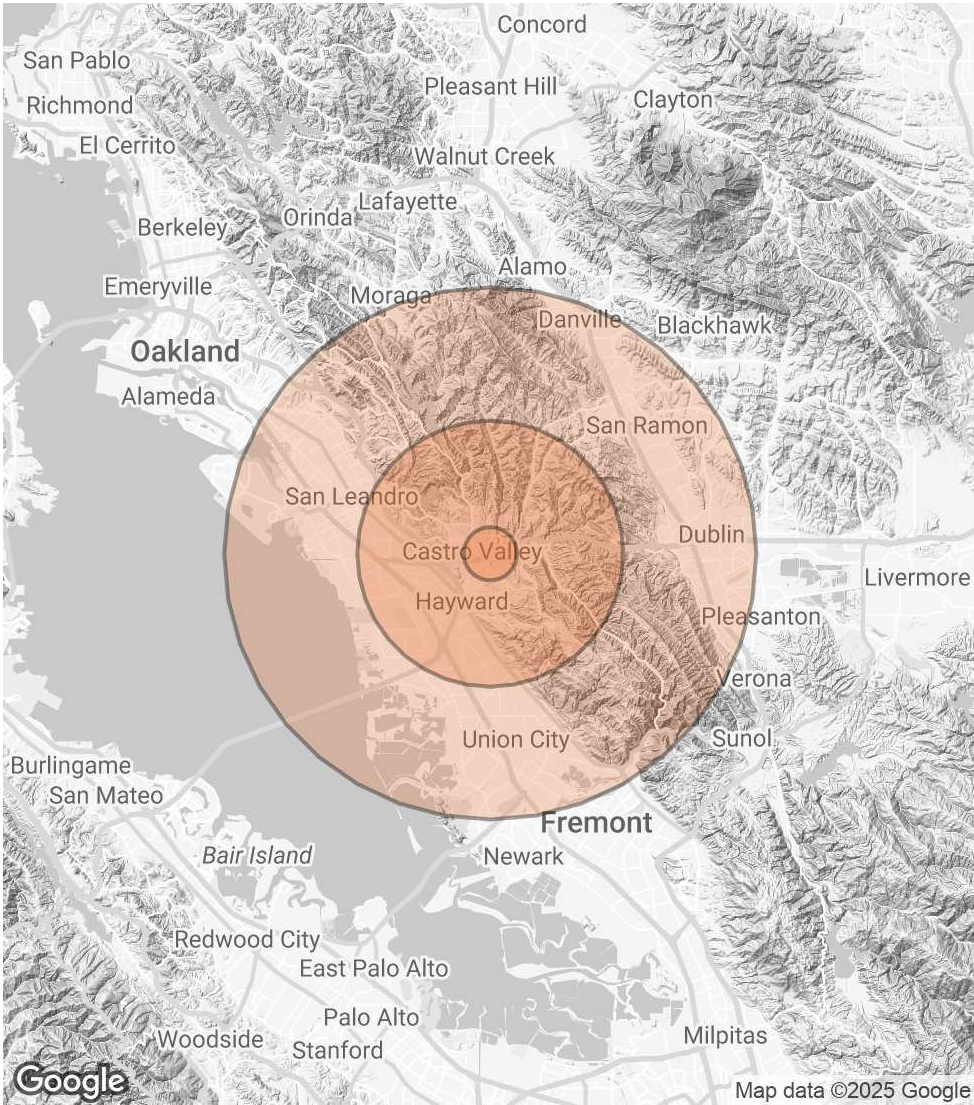
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	20,966	313,797	872,603
AVERAGE AGE	42.5	39.0	39.5
AVERAGE AGE (MALE)	39.4	37.9	38.3
AVERAGE AGE (FEMALE)	44.9	40.1	40.5

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	7,839	104,479	294,675
# OF PERSONS PER HH	2.7	3.0	3.0
AVERAGE HH INCOME	\$107,521	\$107,987	\$128,722
AVERAGE HOUSE VALUE	\$721,865	\$623,727	\$728,850

2020 American Community Survey (ACS)



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