



OFFICE SPACES FOR LEASE
OFFERING MEMORANDUM

Gatehouse Plaza

1260 & 1290 B Street
Hayward CA 94541

Mike Tanzillo

MTC Commercial Real Estate Brokerage

Broker

(510) 889-9157

mtcre@sbcglobal.net

Lic: 00688066

MTC

THE SPACE

Location 1260 & 1290 B Street
Hayward, CA, 94541

Cross Street 3rd Street

HIGHLIGHTS

- All units have full glass line
- Full HVAC
- Ample on site parking
- 0.7 miles to downtown Hayward BART
- Approximately 1.2 miles to interstates 238/580
- Both buildings are elevatored
- Close to restaurants
- After hours security entry
- Utilities and janitorial are included in rent



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
310	Vacant	3rd	608	\$33	FS	Suite has 2 private offices
375	Vacant	3rd	1931	\$27	FS	Suite has 5 private offices, conference room and kitchenette

PROPERTY FEATURES

GLA (SF)	57,244
YEAR BUILT	1986
BUILDING CLASS	A
NUMBER OF STORIES	Three
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	137
PARKING RATIO	3/100
CORNER LOCATION	Yes

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

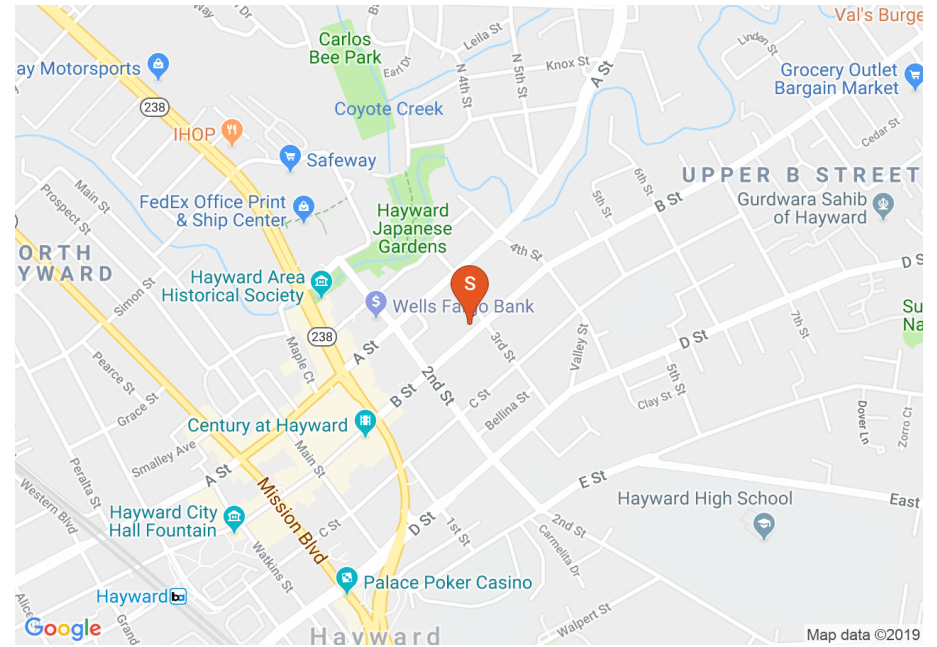


Location Summary

- Gatehouse Plaza is a three story two building office complex located in downtown Hayward at the corner of B Street and 3rd Street. The site is approximately 0.7 miles to downtown Hayward BART and approximately 1.2 miles to interstates 238/580.

Hayward is located approximately 25 miles southeast of San Francisco, 15 miles south of Oakland and approximately 25 miles north of San Jose. The cities of Foster City and San Mateo are just over the San Mateo Bridge. The cities of San Leandro, Union City and Castro Valley all Border Hayward.

Locator Map



Regional Map





Suite 375 Interior



Suite 375 Kitchenette



Suite 375 Office



Suite 375 Interior



Suite 375 Office



Suite 375 Office



Suite 375 Office



Suite 375 Interior

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,221	196,451	314,295
2010 Population	27,069	201,563	324,856
2019 Population	29,059	215,831	347,180
2024 Population	30,061	222,377	357,332
2019 African American	3,847	21,090	31,516
2019 American Indian	333	1,810	2,665
2019 Asian	4,759	45,812	93,684
2019 Hispanic	10,566	82,115	118,557
2019 White	11,972	86,917	130,615
2019 Other Race	5,384	39,863	57,924
2019 Multiracial	2,253	15,954	24,221
2019-2024: Population: Growth Rate	3.40 %	3.00 %	2.90 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	864	4,590	6,731
\$15,000-\$24,999	996	4,434	6,610
\$25,000-\$34,999	723	4,461	7,317
\$35,000-\$49,999	1,196	6,841	10,597
\$50,000-\$74,999	1,839	12,119	18,172
\$75,000-\$99,999	1,599	10,096	15,888
\$100,000-\$149,999	2,041	14,090	23,414
\$150,000-\$199,999	1,107	7,481	12,416
\$200,000 or greater	805	7,559	13,662
Median HH Income	\$74,373	\$81,850	\$85,793
Average HH Income	\$93,219	\$105,836	\$110,790

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,897	69,373	111,221
2010 Total Households	10,454	67,587	108,664
2019 Total Households	11,171	71,670	114,806
2024 Total Households	11,491	73,377	117,339
2019 Average Household Size	2.54	2.95	2.98
2000 Owner Occupied Housing	3,916	35,432	63,988
2000 Renter Occupied Housing	6,550	32,260	44,728
2019 Owner Occupied Housing	4,315	37,060	65,854
2019 Renter Occupied Housing	6,856	34,610	48,952
2019 Vacant Housing	871	3,644	5,383
2019 Total Housing	12,042	75,314	120,189
2024 Owner Occupied Housing	4,508	38,424	67,967
2024 Renter Occupied Housing	6,982	34,953	49,372
2024 Vacant Housing	828	3,457	5,128
2024 Total Housing	12,319	76,834	122,467
2019-2024: Households: Growth Rate	2.85 %	2.35 %	2.20 %

Source: esri

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Exclusively Marketed by:

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