



**PRICE REDUCTION!  
MODERN INFRASTRUCTURE AND HIGH-QUALITY BUILDOUT  
\$2M SPENT IN UPGRADES**

22549 Foothill Blvd // Hayward, California 94541

Get in touch

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
[hanhan@compass.com](mailto:hanhan@compass.com)  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
[devon.stout@compass.com](mailto:devon.stout@compass.com)  
CalDRE #01997975

# Executive Summary



Sale Price	<b>\$1,290,000</b>
------------	--------------------

## Offering Summary

APN:	428-61-44
Building Size:	±3,690 SF
Lot Size:	±3,001 SF
Price / SF:	\$349.59
Year Built:	1955
Renovated:	2016
Stories:	2
Zoning:	Central City Commercial Zoning District (CC-C)
Traffic Counts:	±56,059 VPD

## Property Highlights

- Prime Downtown Location – Excellent visibility and accessibility on Foothill Blvd in the heart of Hayward.
- \$2M+ in Recent Upgrades – Significant capital improvements by ownership ensure modern infrastructure and a high-quality buildout.
- Modern Architecture – Contemporary concrete and glass design with clean lines and professional curb appeal.
- Flexible Interior – Open floor plan with high ceilings, adaptable for retail, office, gallery, or variety of other uses.
- Corner Exposure – Expansive glass frontage allows abundant natural light and prime signage/branding opportunities.
- High Foot & Vehicle Traffic – Located in a vibrant corridor surrounded by shops, dining, and services.
- Ample Parking Access – Conveniently located adjacent to a large public parking lot, providing easy access for customers and employees.
- Owner-User or Investment – Ideal as a flagship owner-user space or for investors seeking strong long-term potential.

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

# Additional Photos



**Jonathan G. Hanhan**  
**Group Leader & EVP**  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
**Senior Vice President**  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

# Property Description



## Property Description

22549 Foothill Blvd presents a rare opportunity to acquire a modern, architecturally striking commercial building in the heart of Downtown Hayward. With more than \$2 million invested in recent upgrades, the property offers modern infrastructure and a high-quality buildout designed to meet the needs of today's businesses. Featuring a flexible open floor plan, expansive glass frontage, and high ceilings, the space is ideal for a wide range of uses, including retail, office, gallery, or food and beverage concepts - along with numerous others. The property features an upstairs office or storage area. Corner exposure and abundant natural light make this building a standout presence along one of Hayward's busiest corridors.

## Location Description

The property is strategically positioned in Downtown Hayward, a district undergoing revitalization with growing demand from both businesses and residents. Situated on Foothill Blvd, the building benefits from excellent visibility, strong traffic counts, and walkability. A large public parking lot directly behind the property ensures convenient access for both customers and employees—an uncommon advantage in a downtown setting. Surrounded by local shops, dining, and services, and within close reach of BART, major bus routes, and regional freeways, this location offers both accessibility and long-term growth potential.

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

# Retail Neighbors

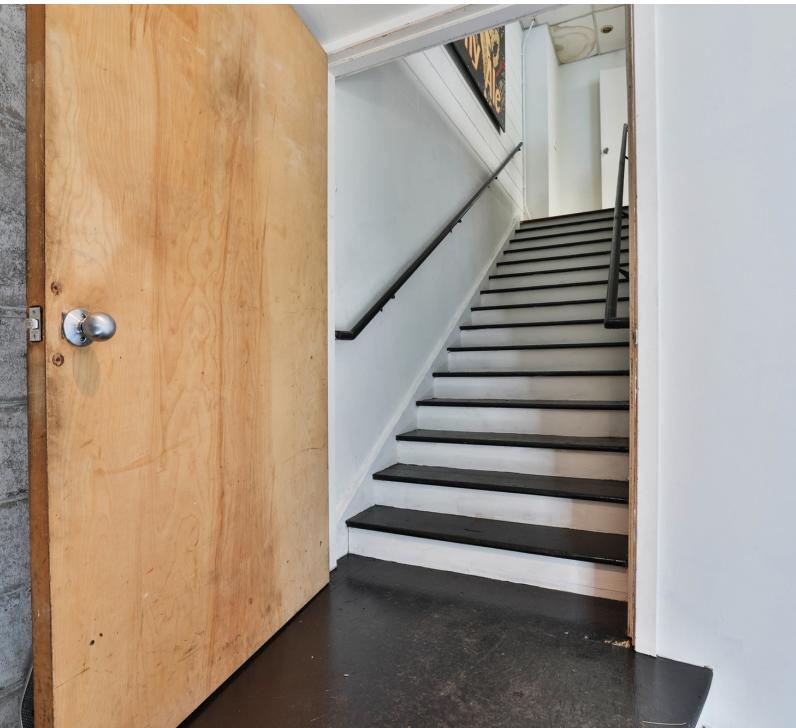


Map  
data  
©2025  
Google

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

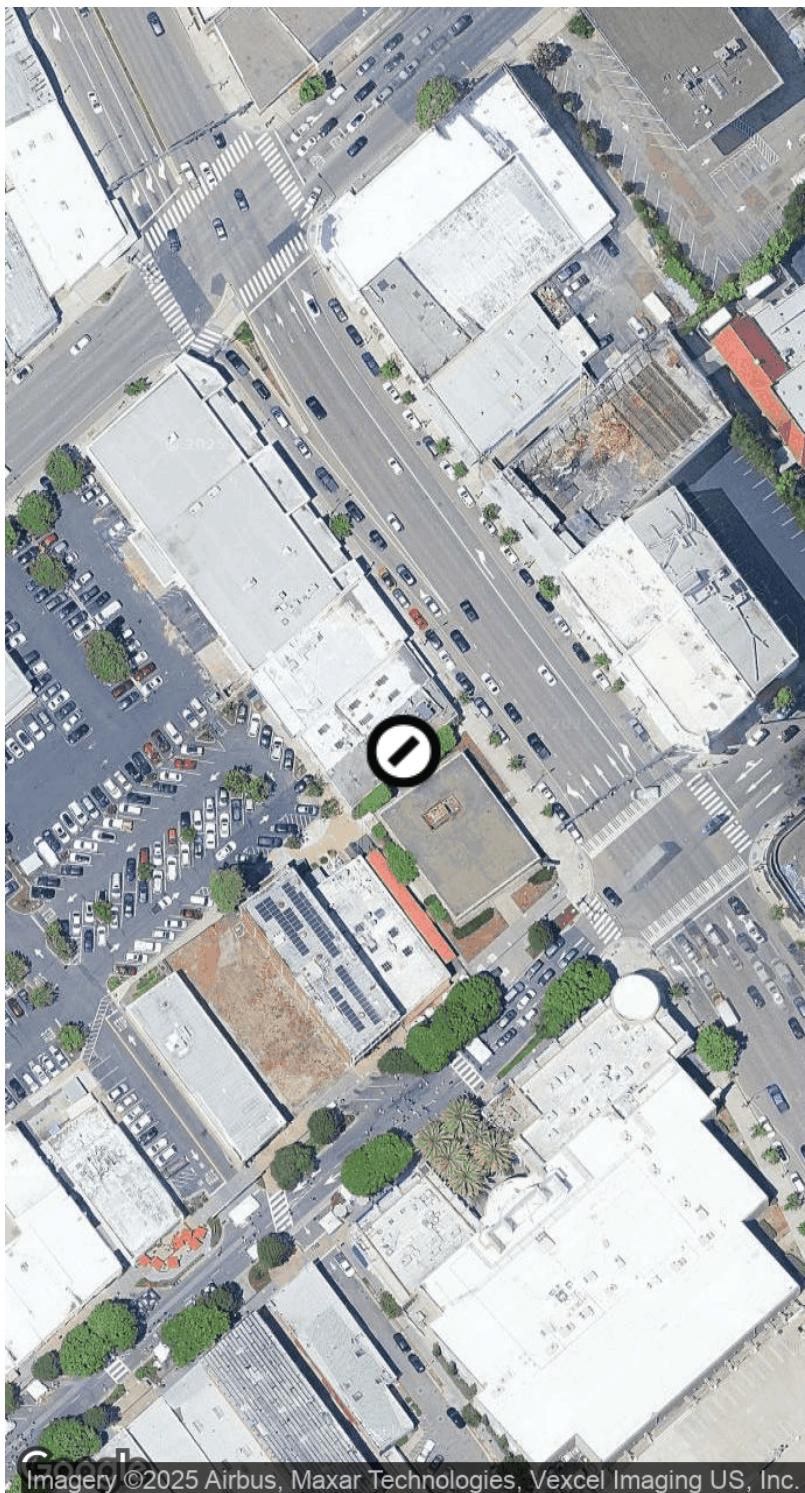
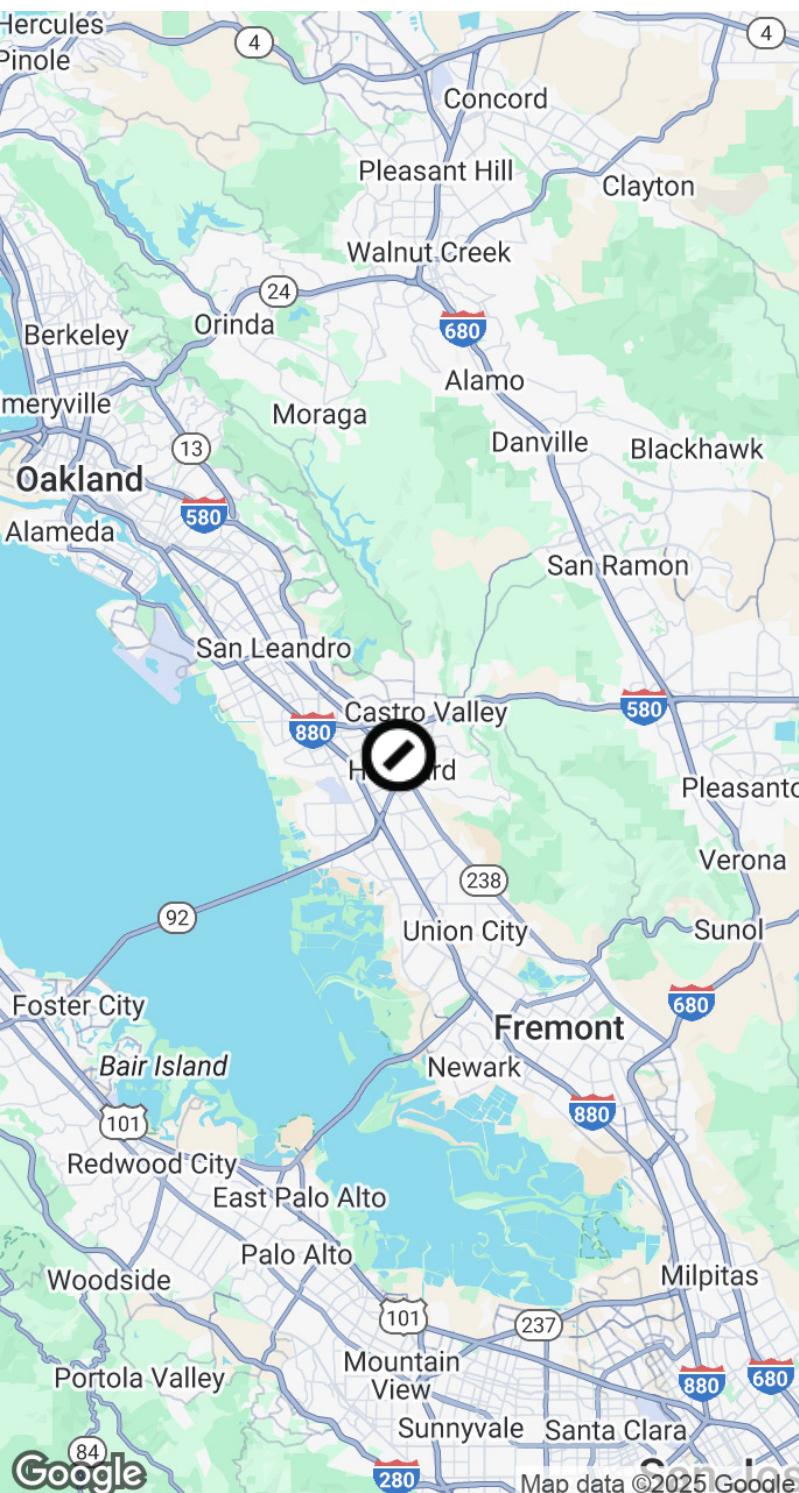
## Additional Photos



**Jonathan G. Hanhan**  
**Group Leader & EVP**  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
**Senior Vice President**  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

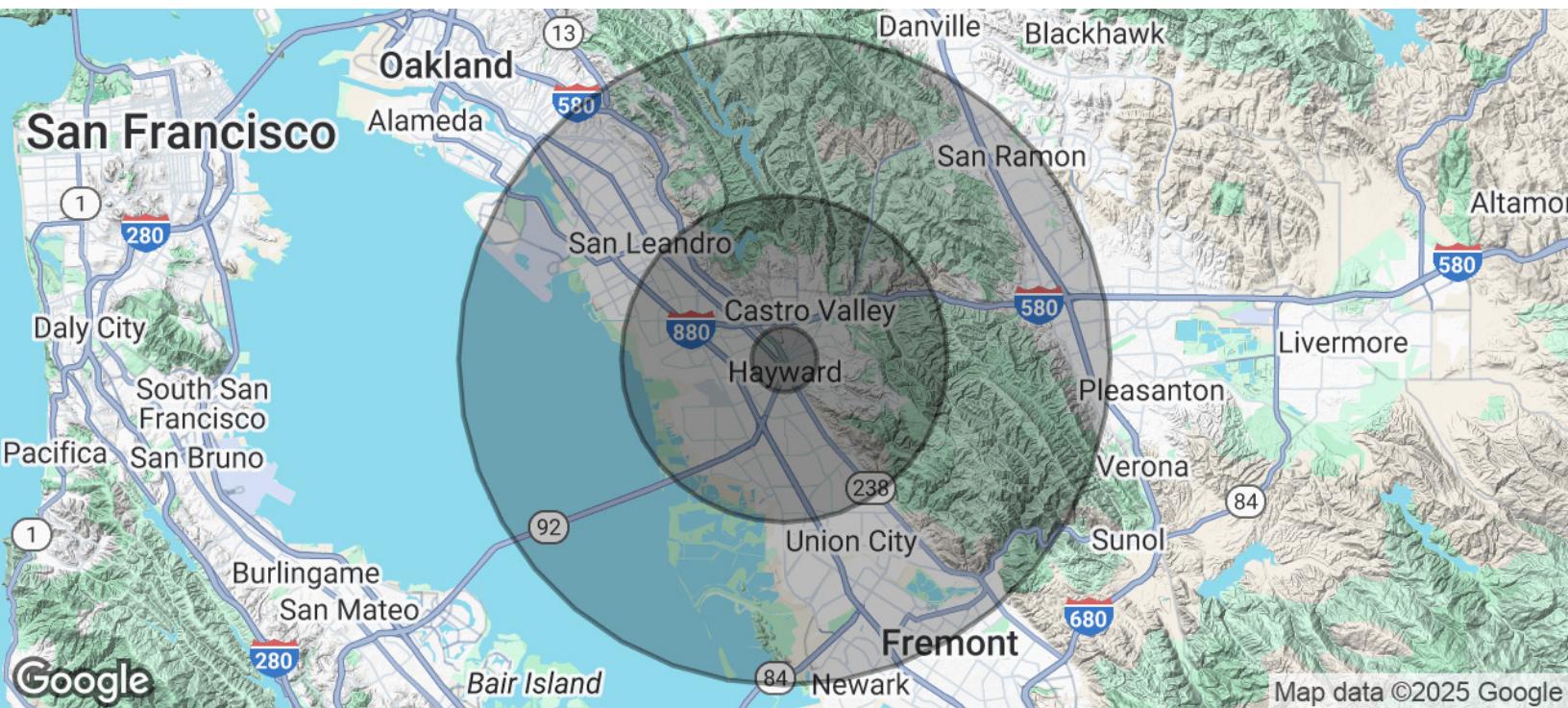
# Location Map



**Jonathan G. Hanhan**  
**Group Leader & EVP**  
 408.909.0998  
 hanhan@compass.com  
 CaldRE #01800203

**Devon Stout**  
**Senior Vice President**  
 408.693.8763  
 devon.stout@compass.com  
 CaldRE #01997975

# Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	31,322	346,809	841,086
Average Age	36.7	39.5	39.3
Average Age (Male)	35.5	38.4	38.1
Average Age (Female)	38.1	40.6	40.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	11,568	114,821	280,623
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$95,384	\$106,503	\$123,614
Average House Value	\$532,990	\$614,546	\$703,364

2020 American Community Survey (ACS)

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975