

# ±1,500 SF Freestanding Medical/Dental Building

1041 McKeever Avenue, Hayward, CA 94541



SALE/LEASE OPPORTUNITY



## Matt Morales

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# Freestanding Medical/Dental Building

1041 McKeever Avenue, Hayward, CA

**For Sale:** Unpriced, call Broker for details

**For Lease:** \$3.00+NNN (\$.49)

## Building Overview

- ±1,500 SF freestanding medical/dental building
- ±280 SF basement for additional storage
- Freestanding structure
- Originally built in 1958
- Complete remodel completed in 1999/2000
- 2025 upgrades: new flooring, new paint, new shades, and updated lighting

## Building Highlights

- Fully built-out dental office
- Five (5) patient operatories with chairs with plumbing in place
- Chair count:
  - 4 patient chairs
  - 1 assistant chair
  - 1 doctor chair
  - 1 office chair
- 12 o'clock delivery work units
- All operatories wired and shielded for X-ray units
- Separate, dedicated area wired and shielded for ceph/CT imaging
- Lab area, break room, and private doctor's office
- Basement plus attic storage with two separate entrances (pull-down ladder) Furniture, Fixtures & Equipment
- Furniture, fixtures, and equipment included in offering
- Plumed and Wired
- One front and one back entrance





## Planning and Zoning

- General Plan: CC-ROC – City Center Retail & Office Commercial
- Zoning: UN – Urban Neighborhood ([https://library.municode.com/ca/hayward/codes/municipal\\_code?nodeId=HAYWARD\\_MUNICIPAL\\_CODE\\_CH10PLZOSU\\_ART28DECO\\_ART10-28.2SPZO\\_DIV10-28.2.3USTA\\_10-28.2.3.010ALLAUSPERE](https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART28DECO_ART10-28.2SPZO_DIV10-28.2.3USTA_10-28.2.3.010ALLAUSPERE))



Project: **Maple & Main Development**  
Type: Mixed-Use  
Status: Approved  
Address: 22330 Main St  
Total Units: 314  
Apartments: 314  
Retail Sq Ft: 7,100  
Unit Sizes: 567 - 1,230 sq. ft.  
Developer: Goel Hayward MF LLC

A new mixed use development providing 314 new apartment units and 7,100 square feet of commercial space. Downtown living. Within walking distance to BART.

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Accelerating success.