



Downtown Retail/Office with 96 Walk Score*
802 "A" Street, Hayward

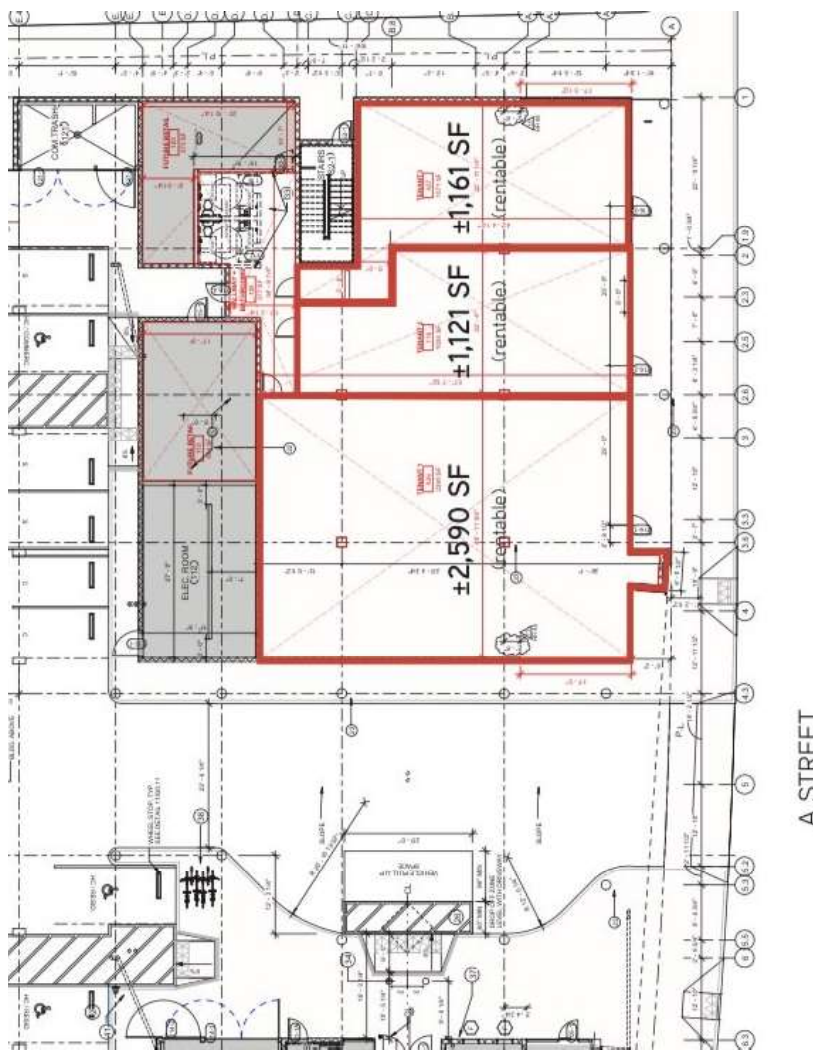
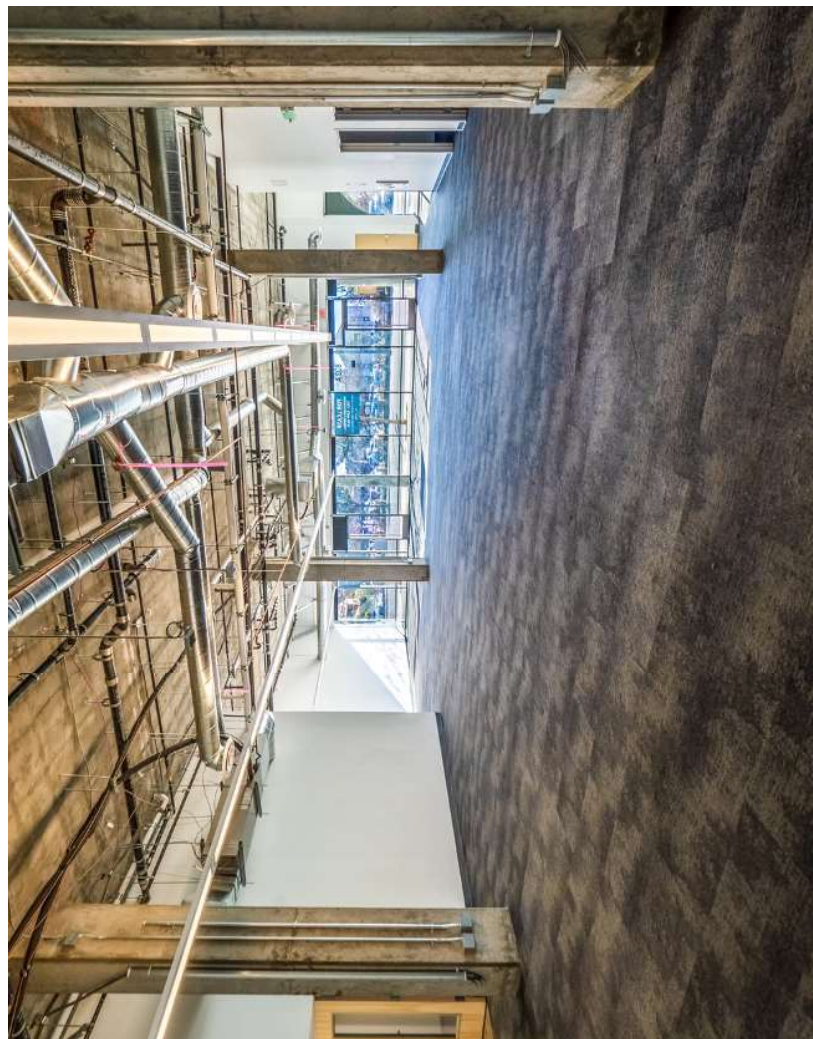
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Divisible 5,245 sq. ft. starting at \$ 1.88 per sq. ft. modified gross

High traffic downtown commercial with 98 Walk Score two blocks from BART is available for immediate occupancy. A total of 5245 sq. ft. is divisible to smaller units of 1121, 2282 or 3711 sq. ft. with front sidewalk patio use and access for three separate spaces. Rear access to parking lot and use of 19 parking spaces at rear of building. The overall open ceiling, modernly designed space is currently built out with 8 private offices, conference room, kitchenette, restrooms, storage. Sustainable mixed use zoning allows retail, dining, service, and professional office uses. Supporting uses include entertainment and recreation, compatible public/quasi-public uses, religious /cultural facilities, satellite college campus uses. Easy access to 238/880/580, one block to City Hall and 2 blocks to the post office. Across from supermarket-anchored Lucky shopping center with Starbucks and other retail and restaurant businesses, downtown events include the weekend farmers market, street parties, festivals and other public events. Hayward is known as the #3 most ethno-racially and linguistically diverse city in America and has a median age of 34.6 years. Lessor may be willing to offer TI (tenant improvements) for the right lessee applicant.

*per Walk Score





510.886.2662

License# 01138169

This floor plan shows a building layout with the following rooms and dimensions:

- WORKSPACE:** 607' x 577' (Main central area)
- WORKSPACE:** 157' x 150' (Top right area)
- FOYER:** 155' x 55' (Bottom right area)
- KITCHEN:** 110' x 19'4" (Top right corner)
- OFFICE:** 110' x 13'4" (Top right corner, adjacent to kitchen)
- BOOM:** 193' x 19'4" (Top right corner, adjacent to office)
- OFFICE:** 101' x 19'4" (Middle right area)
- OFFICE:** 108' x 19'4" (Middle right area)
- OFFICE:** 107' x 19'4" (Middle right area)
- STORAGE:** 140' x 77' (Middle right area)
- ROOM:** 150' x 46' (Middle right area)
- HALL:** 145' x 108' (Middle left area)
- HALL:** 145' x 97' (Top left area)
- BATH:** 104' x 61' (Top left area)
- BATH:** 104' x 134' (Top left area)
- BATH:** 95' x 51' (Top left area)
- BATH:** 56' x 95' (Top left corner)
- ROOM:** 127' x 105' (Bottom left area)
- BOOM:** 127' x 91' (Bottom left area)
- OFFICE:** 127' x 152' (Bottom left area)
- BOOM:** 127' x 101' (Bottom left area)

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