

RETAIL FOR LEASE

2 RETAIL-SERVICE-OFFICE SPACES: 1,819 AND 2,141 SQ FT

1633 INDUSTRIAL PARKWAY WEST

HAYWARD, CA 94544

MTC



AVAILABLE SPACES

Suite	Rate	Size	Type
1631	\$2.25 /mo	1,819	CAM
1633	\$2.50 /mo	2,141	CAM

OFFERING SUMMARY

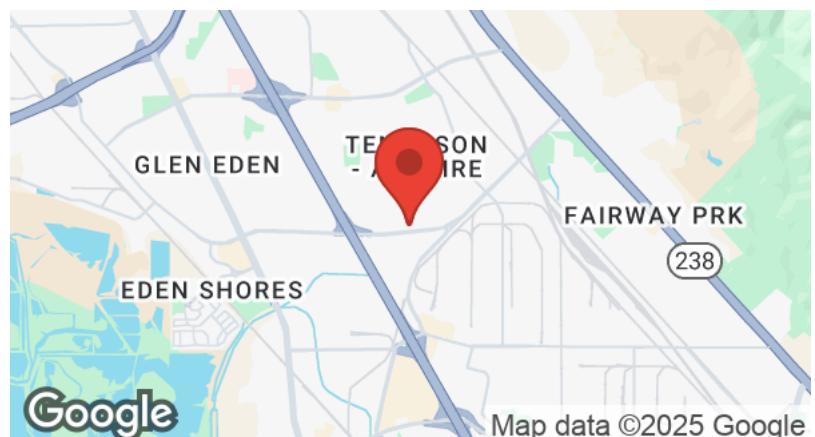
1631 INDUSTRIAL PKWY SF:	1,819 SF
#1631 LEASE RATE:	\$2.25/Sq Ft Plus CAM
1633 INDUSTRIAL PKWY SF:	2,141 SF
#1633 LEASE RATE:	\$2.50/Sq Ft Plus CAM
MONTHLY CAM (NNN):	\$0.70/SF
TRAFFIC COUNT:	22,940 ADT
YEAR BUILT:	2003

PROPERTY OVERVIEW

The subject property is a 5-tenant commercial retail building situated in the five building Stratford Business Park in South Hayward, just east of Interstate 880. Two spaces are available for lease. Suite 1631 consists of a large open area with 1,819 rentable square feet. Suite 1633 is an end-cap unit consisting of 2,141 rentable square feet with 2 offices, work room area and has a 12' x 12' roll-up door (temporary sheetrock on interior can be removed). Common area restrooms located at the rear of the building serve all of the tenants. The common area (NNN) charges are approximately \$0.70 per square foot per month.

Ideal space for retail-service and office users.
Call for showing instructions.

Other tenants include Starbucks, Fremont Bank, Straw Hat Pizza, Da Vita.



Map data ©2025 Google

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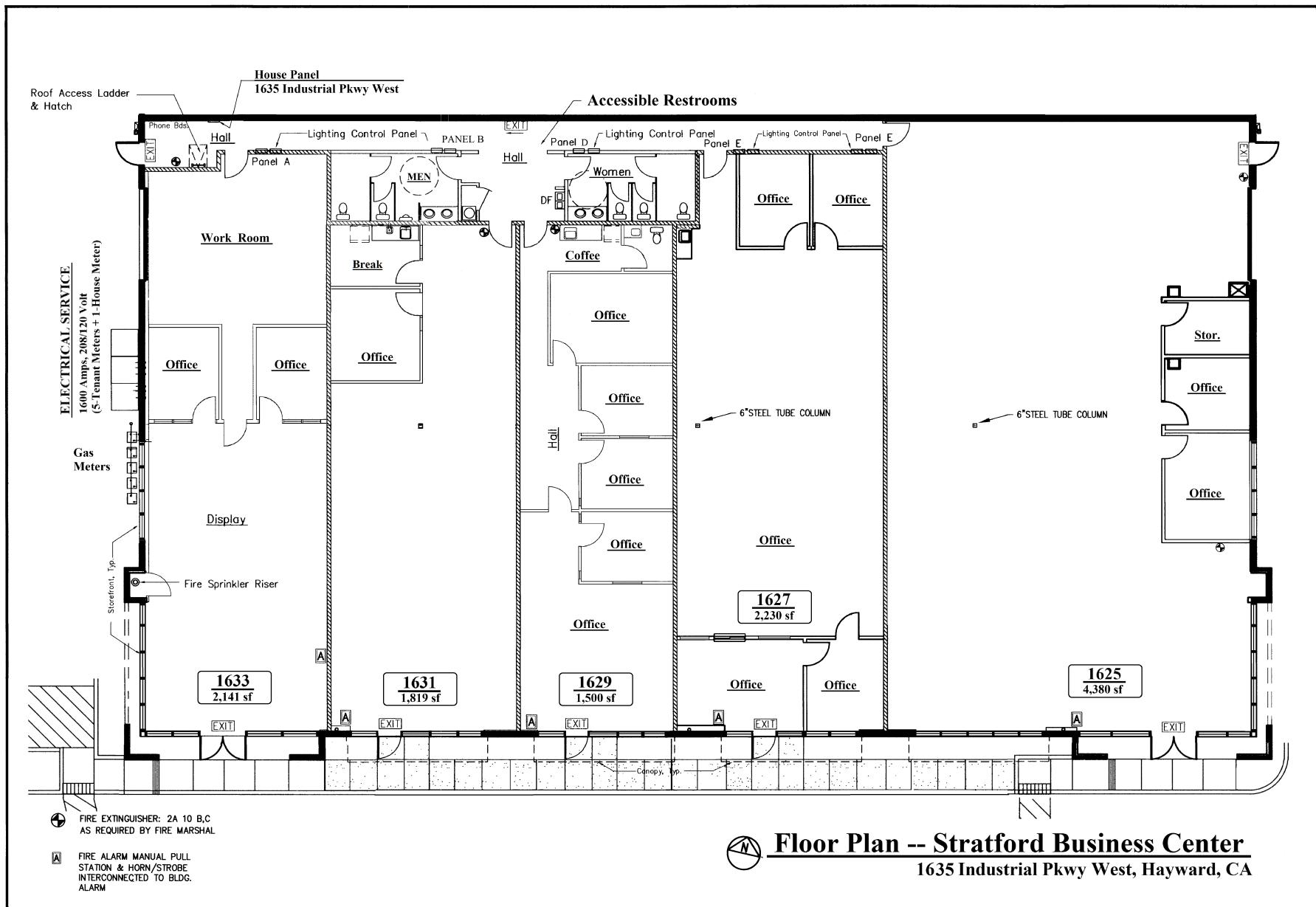
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FLOOR PLAN

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oor Plan -- Stratford Business Center

1635 Industrial Pkwy West, Hayward, CA

DISCLAIMER

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