

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.



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC

PAUL MADER, CCIM

Broker Associate
office: (510) 206-3156
cell: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
office: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

1633 INDUSTRIAL PARKWAY WEST | HAYWARD, CA 94544

[illegible]

MTC

MIKE TANZILLO
Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

DISCLAIMER

1633 INDUSTRIAL PARKWAY WEST

MTC

All materials and information received or derived from Michael Tanzillo & Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Michael Tanzillo & Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Michael Tanzillo & Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Michael Tanzillo & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Michael Tanzillo & Company does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Michael Tanzillo & Company in compliance with all applicable fair housing and equal opportunity laws.

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546



PRESENTED BY:

PAUL MADER, CCIM

Broker Associate

O: (510) 206-3156

C: (510) 206-3156

paul@paulmaderccim.com

DRE #00795784

MIKE TANZILLO

Broker

O: 510-889-9157

mtcre@sbcglobal.net

DRE #00688066

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.