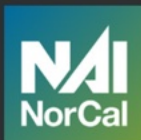


AVAILABLE FOR LEASE



Prime Corner Value-Add Opportunity

1448 A STREET CASTRO VALLEY, CA 94546



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Executive Summary

ASKING RATE
\$0.75/mo NNN

BUILDING SIZE
6,732 SF

ASKING TERM
Negotiable

Other Details

Lease Rate:	\$0.75 SF/yr (NNN)
Building Size:	6,732 SF
Lot Size:	0.35 Acres
Year Built:	1939

Highlights

- Spacious, open floor plan allowing for flexible layout options
- High ceilings and large windows provide ample natural light
- Close to major shopping, dining, and service centers
- 23 parking spaces
- Property is undergoing renovation to be delivered in shell condition



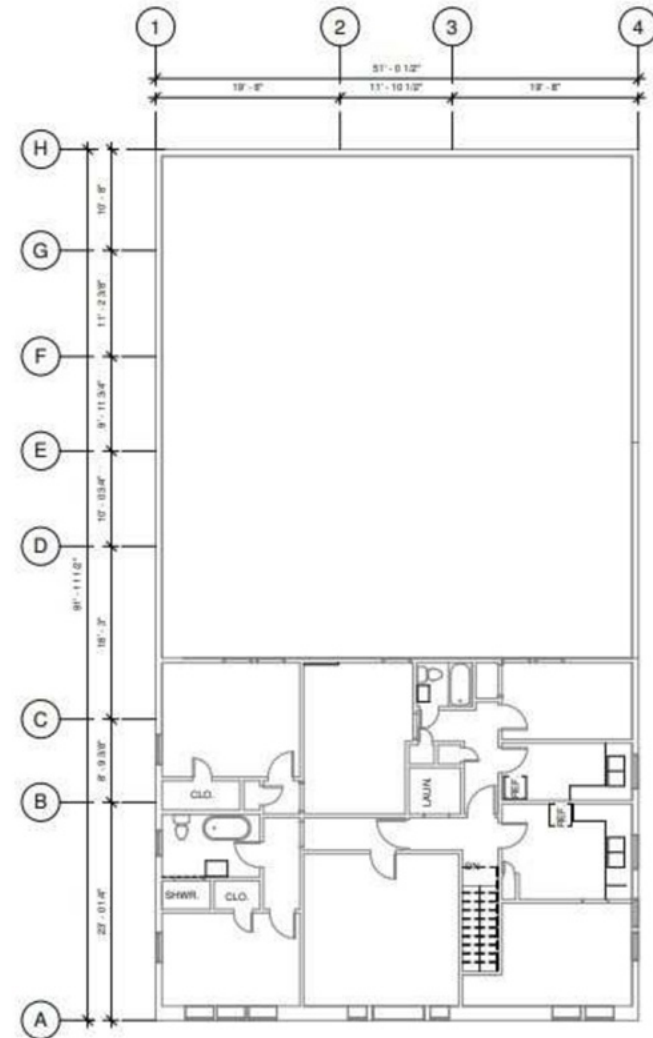
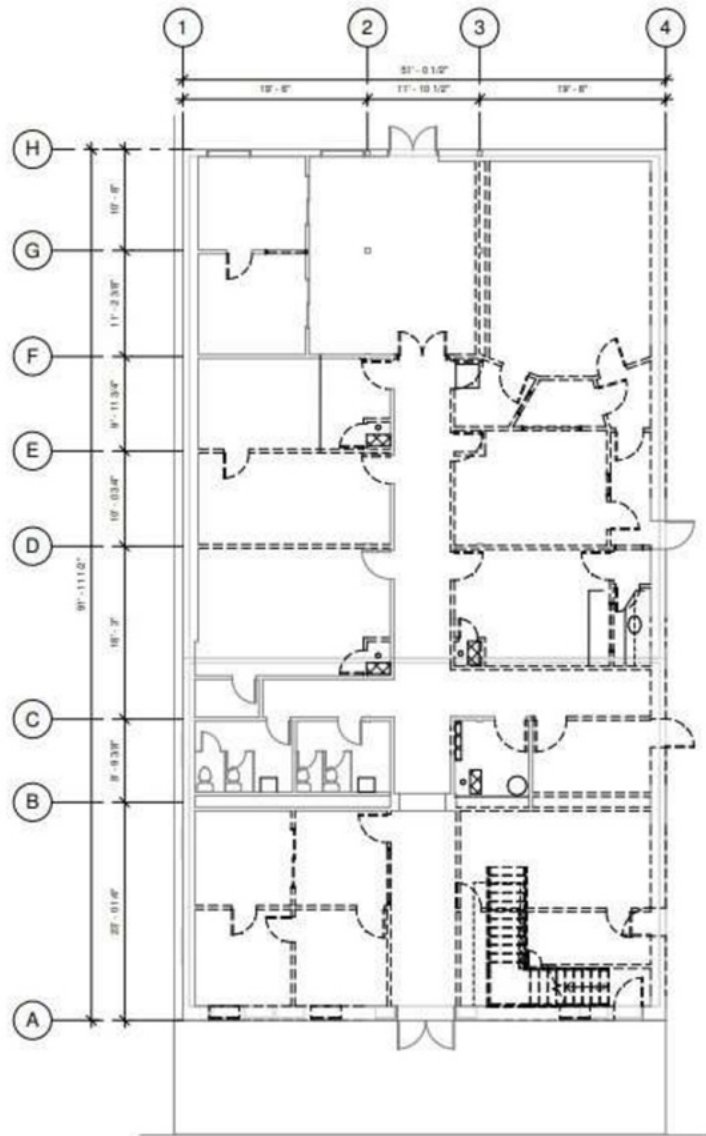
Exterior Photos



Parcel Overview



Current Floor Plans



Zoning

Alameda County Municipal Code C-N Neighborhood Business*

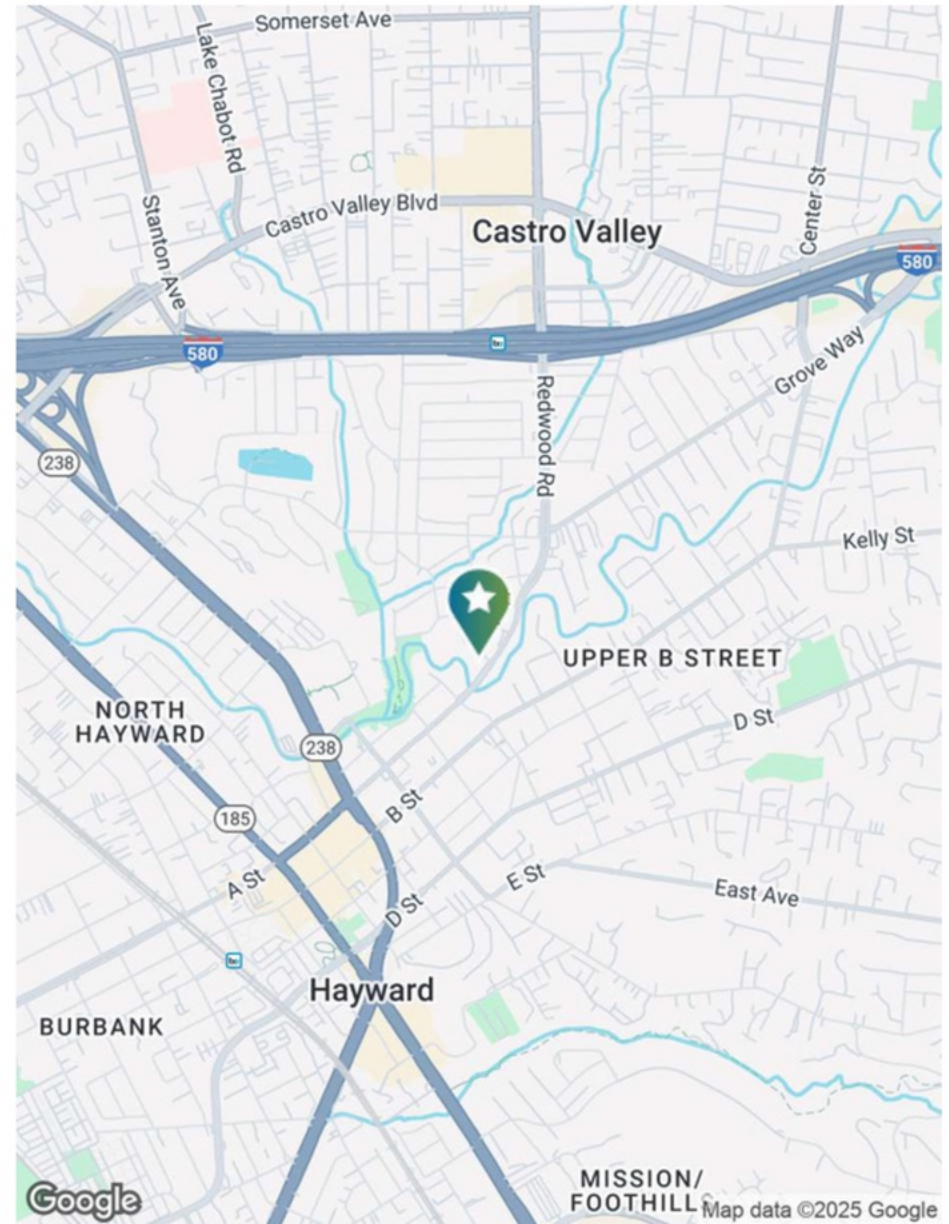
Permitted Uses

Bank, barber shop, beauty parlor, cleaning or laundry agency, restaurant, self-service laundry.
Store for sale or retail of books, clothing, drugs, flowers, food, hardware, music goods, photographic supplies, variety goods, or household supplies.
Community facilities.
Day care centre.
Artisan/maker space.

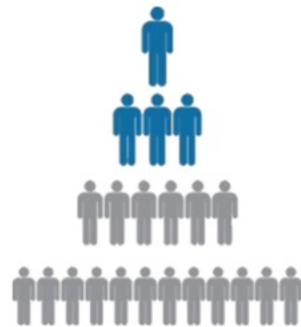
Conditional Uses

Uses related to neighborhood business.
Gas station with automotive repair.
Drive-in business.

(1) Tenant to verify Permitted Uses with City and County



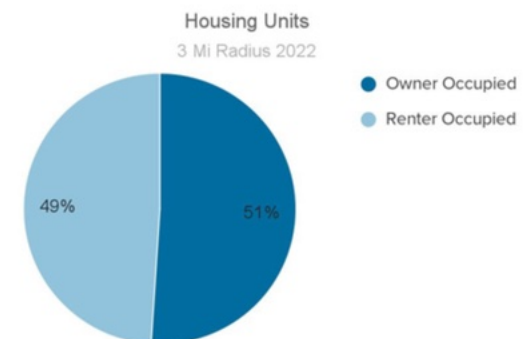
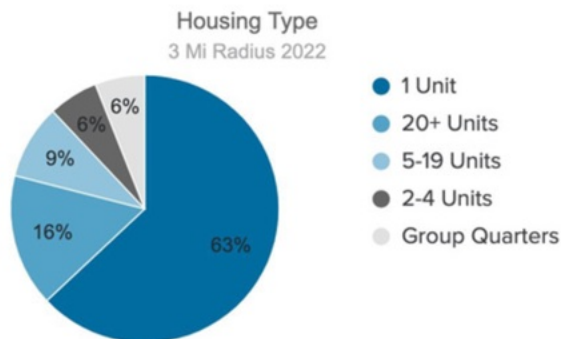
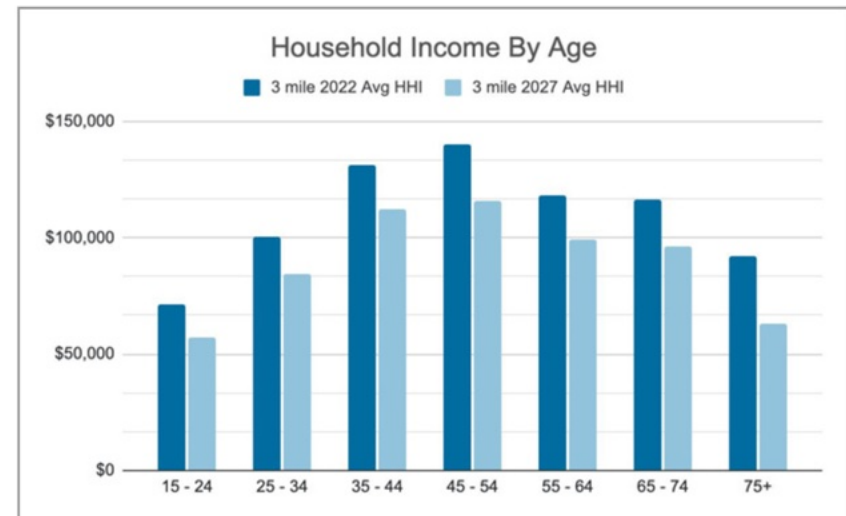
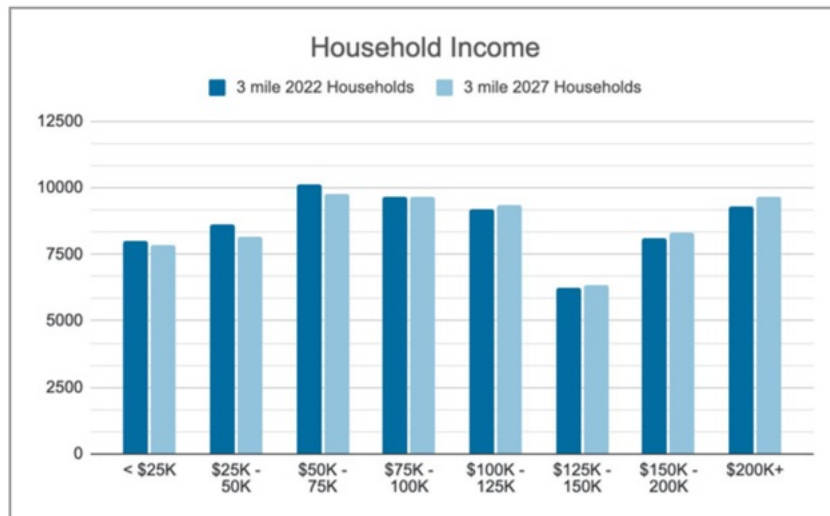
Demographics



Population

2010 Population
2022 Population
Annual Growth 2010-2022
Annual Growth 2010-2022
Median Age
2022 Households
Avg Household Size

1 Mi.	3 Mi.	5 Mi.
25,920	191,975	324,607
27,257	204,653	346,088
0.40%	0.60%	0.60%
0.40%	0.60%	0.60%
39.2	37.6	38.2
11,161	69,280	116,344
2	3	3



MAXIMIZING VALUE ONE CLIENT AT A TIME



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