



FOR LEASE

16,000 SF Walgreens Space

164 W Jackson St | Hayward, CA 94544



Walgreens Space

164 W Jackson St | Hayward, CA 94544



16,000 SF

Building

12/1/2028

Lease End Date

Contact Broker

Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- Free standing building located on Jackson St which sees traffic of over 47,000 vehicles per day.
- Located half a mile north of I-880.
- ±74 space parking lot.
- Across from Safeway anchored center featuring 24 Hr Fitness, Starbucks, CVS, Taco Bell, Chase Bank and more.

NEARBY RETAILERS



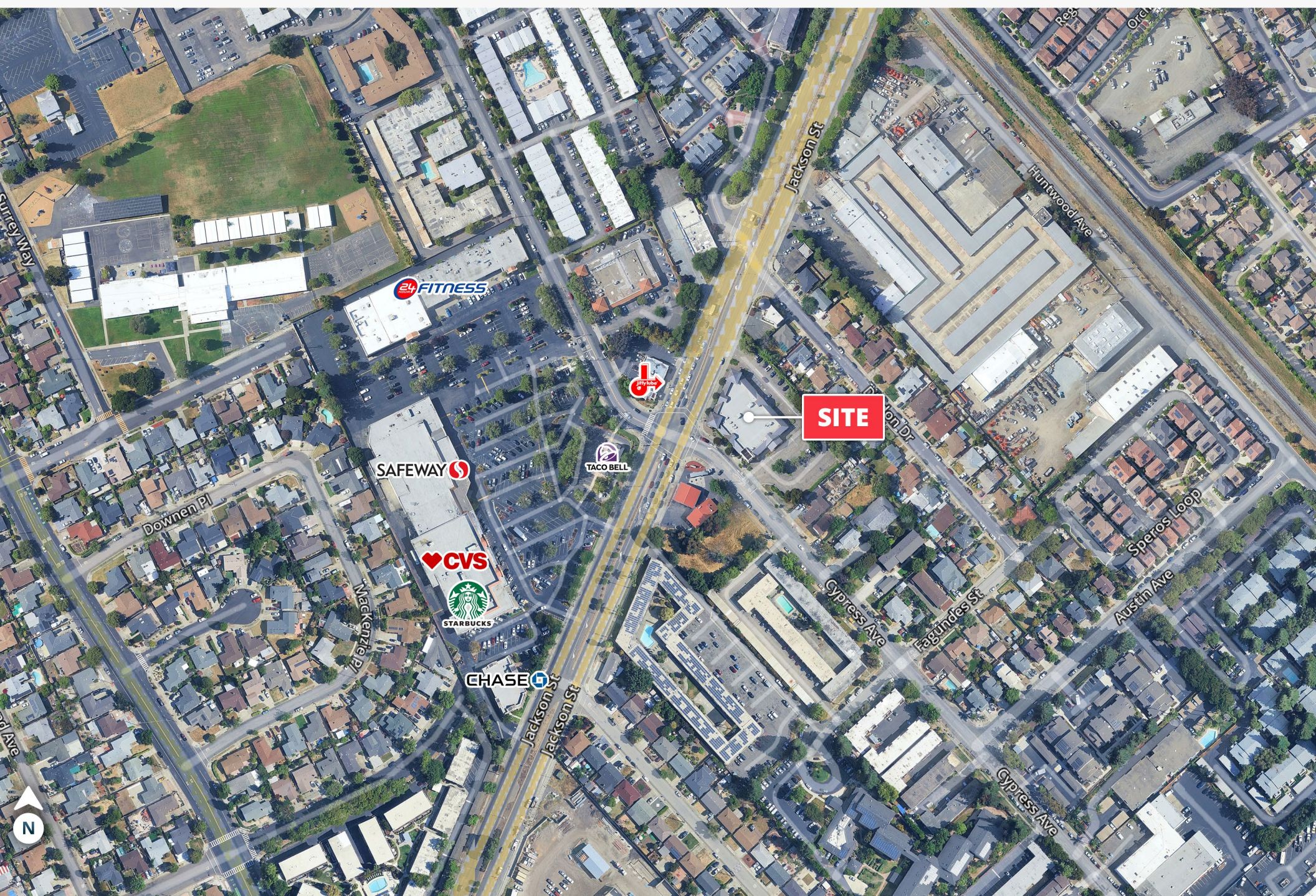
TRAFFIC COUNTS

Jackson St
Cypress Ave

Year: 2023 | Placer Labs, Inc.

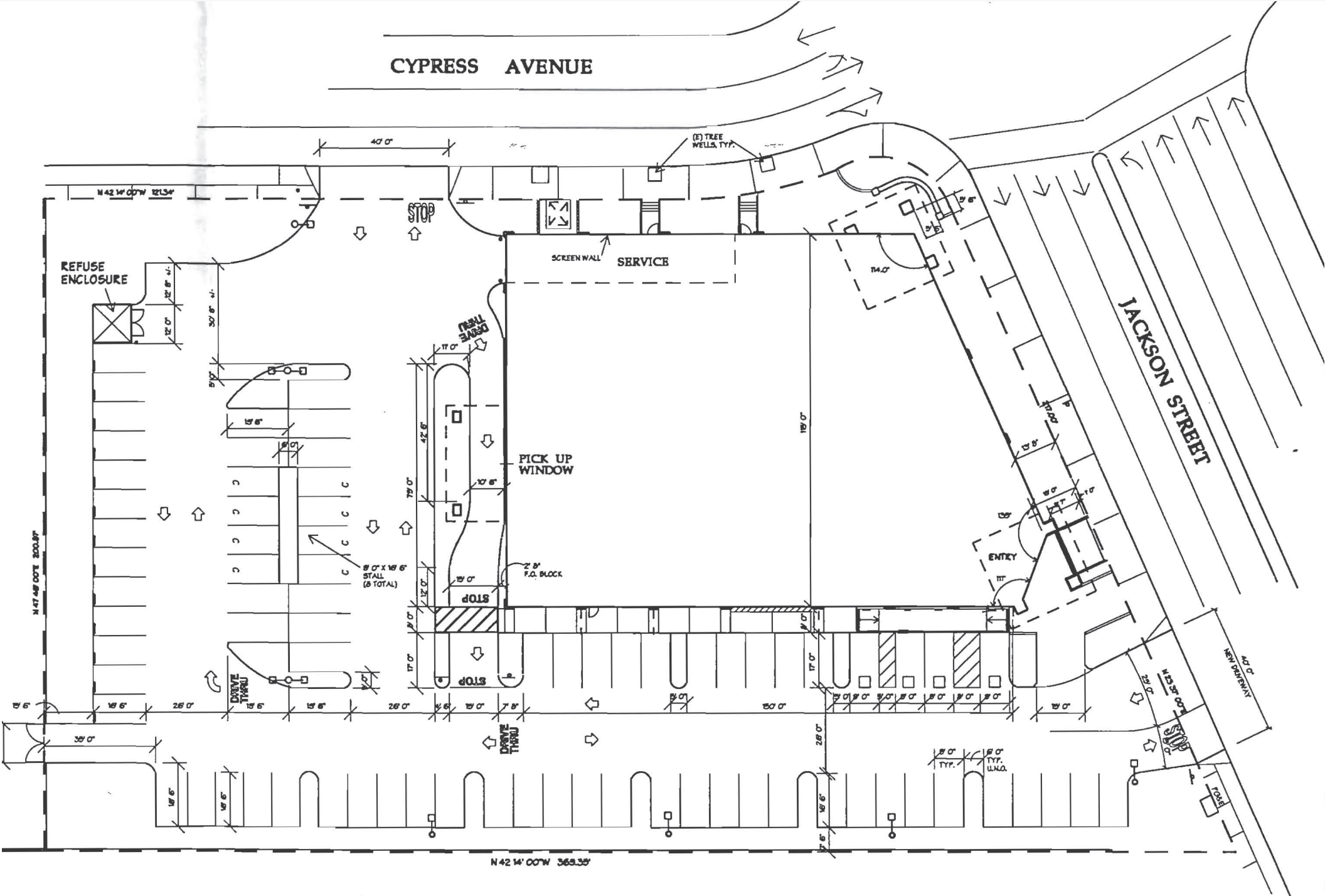
47,230 VPD
6,496 VPD

164 W Jackson St | Hayward, CA 94544



Walgreens Space

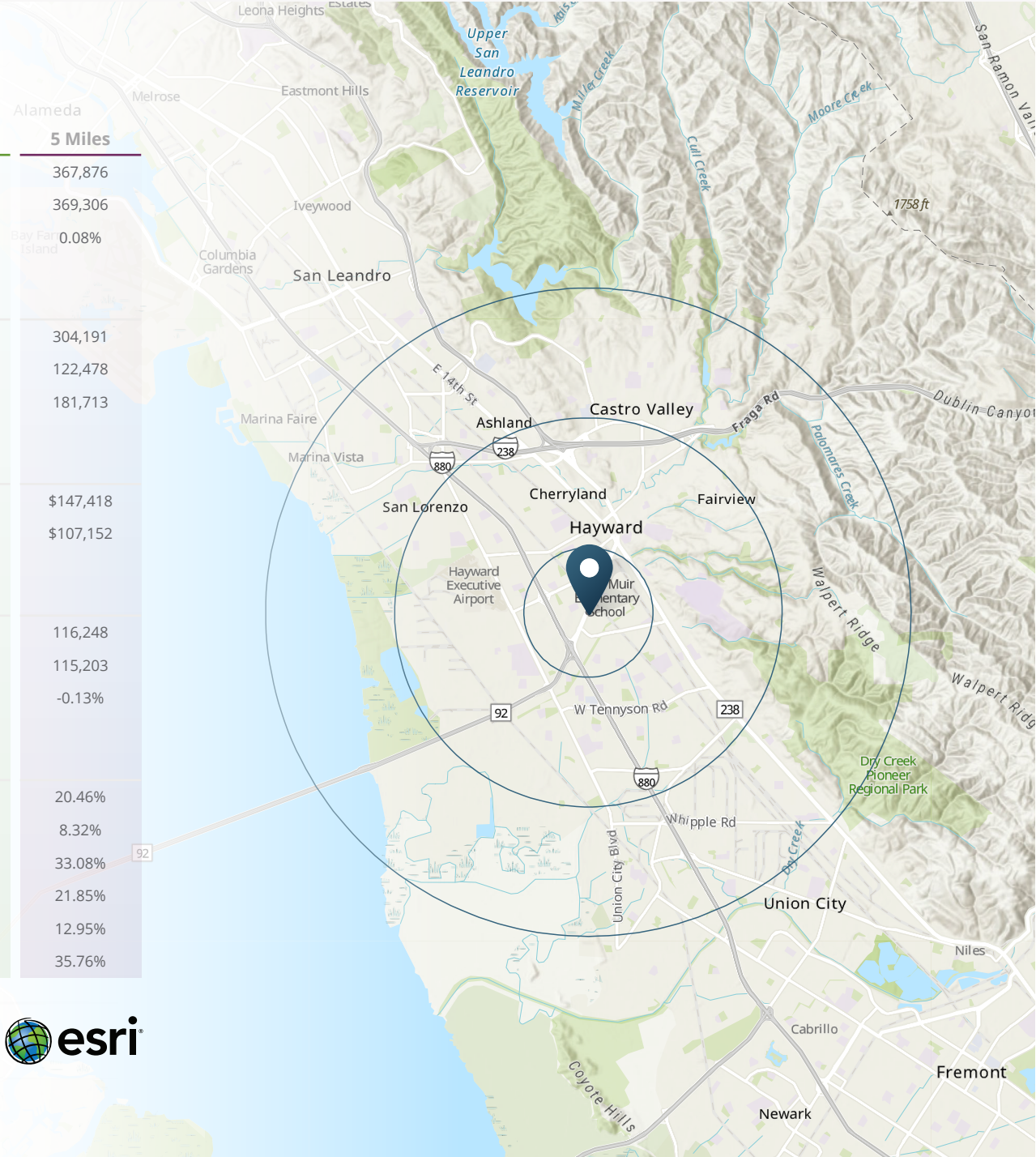
164 W Jackson St | Hayward, CA 94544



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	36,023	228,720	367,876
2029 Projected Population	36,369	230,139	369,306
Projected Annual Growth 2024 to 2029	0.19%	0.12%	0.08%
2024 Daytime Population			
Daytime Population	28,054	181,635	304,191
Workers	11,205	68,052	122,478
Residents	16,849	113,583	181,713
2024 Income			
Average Household Income	\$139,080	\$135,520	\$147,418
Median Household Income	\$104,227	\$100,684	\$107,152
Households & Growth			
2024 Estimated Households	11,385	71,805	116,248
2029 Projected Households	11,370	71,354	115,203
Projected Annual Growth 2024 to 2029	0.00%	-0.08%	-0.13%
2024 Race & Ethnicity			
White	13.86%	18.92%	20.46%
Black or African American	9.79%	9.10%	8.32%
Asian or Pacific Islander	25.98%	27.07%	33.08%
Other Race	32.61%	27.23%	21.85%
Two or More Races	13.19%	13.49%	12.95%
Hispanic	48.47%	42.53%	35.76%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
150 California Street, 14th Fl
San Francisco, CA 94111
415.908.4930

Matthew D. Alexander
EVP & Principal
415.908.4938
matt.alexander@srsre.com
CA License No. 00883993

Sarah D. Edwards
First Vice President
408.216.2322
sarah.edwards@srsre.com
CA License No. 01297272

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.