

For Lease

145-147 Jackson Street
Hayward, CA



± 9,030 Square Foot Freestanding Retail

**AVISON
YOUNG**

Property Details

Building Size	±9,030
Asking Price	\$1.40/sf NNN
NNN Charges	\$0.27/sf (Taxes- \$20,174 & Insurance \$9,017)
Occupancy	Vacant
Building Size	±9,030 SF
Parking	35+ car parking
Parcel Number	008-125-010
Zoning	GC (General Commercial)
Year Built	N/A
Construction Type	Block and wood frame
Age of Roof	N/A
Age of HVAC	N/A
Loading Docks	None
Grade level door	One (1)
Electrical meters	1 meter
Gas in Building	Yes
Fire Sprinklers	None
Security System	Yes
Floors	Single story building
Number of Units	Single unit building
Frontage	125' facing Jackson Street





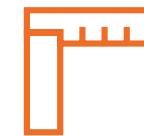


Investment Highlights

- Currently used by Kelly Paper
- Large lot with 35+ car parking
- 125' of frontage on Jackson Street
- Ground level roll-up door
- Polished concrete floors
- Natural gas in building
- Low NNN costs



Asking Price
\$1.40 NNN



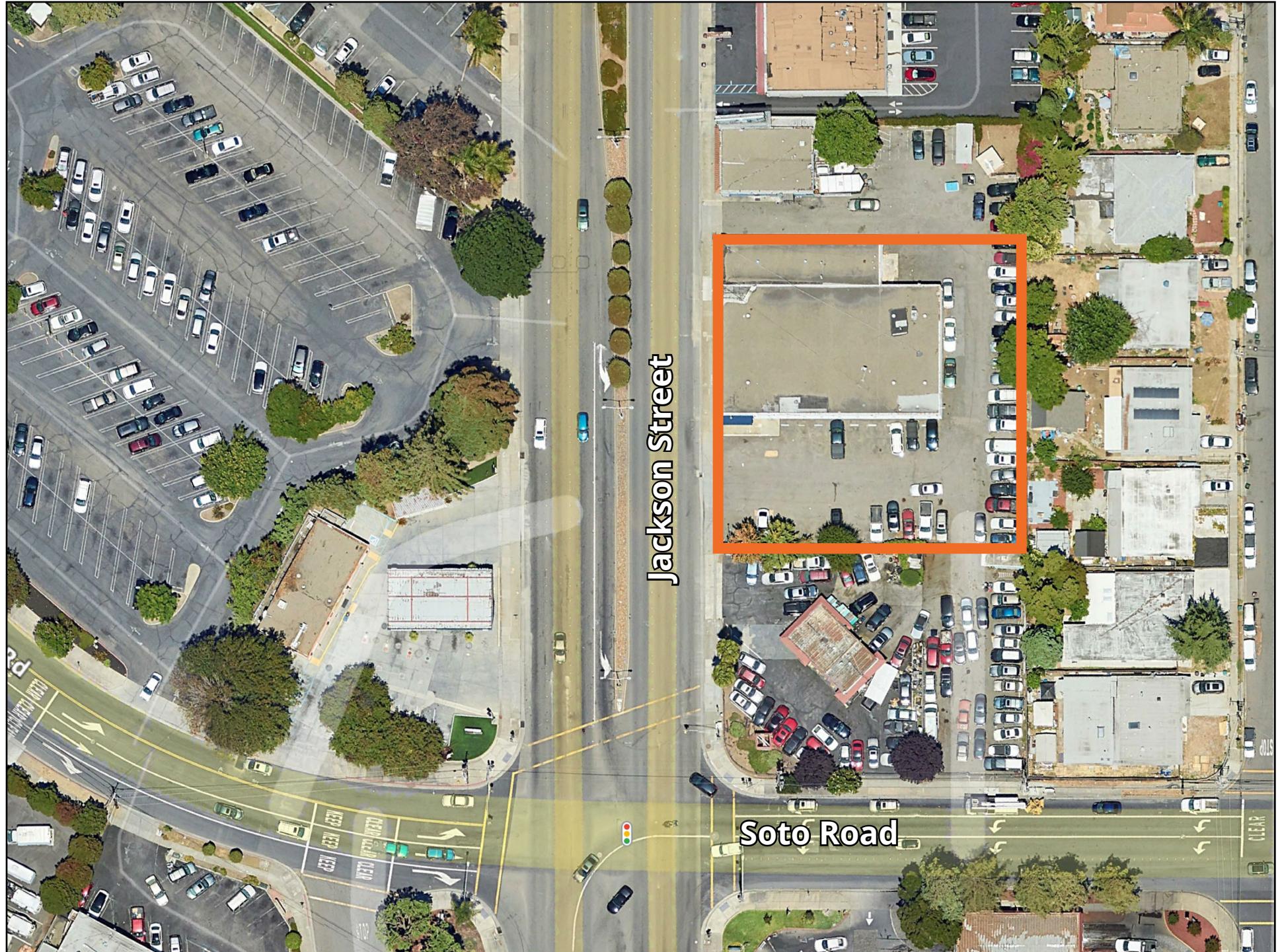
Building Size
±9,030 sf



Parking
±35+ parking sf



NNN Charges
\$0.27/sf





Allowed Uses

Primary Uses. The following uses are determined to be similar by the Planning Director, are permitted in the CG District as primary uses.

Administrative and Professional Offices/Services.

Accounting and financial offices.

Architectural and engineering offices.

Banks and financial institutions.

Chiropractic and acupuncture offices.

Insurance and real estate offices.

Law offices.

Medical and dental offices.

Travel and airline agency offices.

Automobile Related Uses.

Automobile parts store.

Automobile dealership.

Personal Services.

Barber or beauty shop.

Dance studio.

Dry cleaner/laundry.

Health club.

Martial arts studio.

Music studio.

Nail salon.

Photography studio.

Physical fitness studio.

Shoe repair shop.

Tailor/seamstress shop.

Bicycle store.

Furniture store.

Carpet/drapery store.

Hardware store.

Paint/wallpaper store

Pet store / Pet grooming

Plumbing & heating store

Personal Services, Continued

Retail commercial uses

Art supply store.

Appliance store.

Bakery.

Clothing store

Sporting goods store.

Supermarket.

Thrift shop

Service Commercial Uses

Copy or reproduction facility

Equipment rental

Hotel or motel

Banquet hall

Day care home

Educational facility

[**FOR ALL OTHER ALLOWED USES PLEASE CLICK HERE**](#)

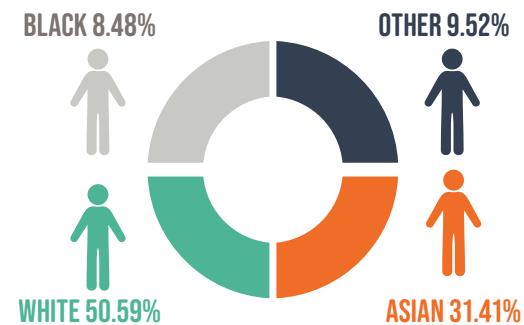
Demographics



MEDIAN AGE
36

MEDIAN HOME VALUE
\$749,621

POPULATION BY RACE



HOUSEHOLDS **118,368**



Average Household Size: **3.10**

Owner Occupied Housing Units: **68,509**

Renter Occupied Housing Units: **51,392**

Median Household Income: **\$101,935**

Population	1 Mile	3 Mile	10 Mile
	37,153	220,771	357,959
2028 Projection	37,216	223,152	362,908
2023 Estimate	32,453	205,870	340,867
2010 Census	-0.17%	-1.07%	-1.36%
Growth 2020-2025	14.64%	8.39%	6.47%
Growth 2010-2020			

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 145-147 Jackson Street,, Hayward, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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