

# SKY WEST COMMONS SHOPPING CENTER

NWC Hesperian Boulevard & A Street  
Hayward, CA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



## SKY WEST COMMONS



**SHOP SPACE AVAILABLE**

Located on the site of a former movie theater and hotel development, this attractive redevelopment featuring Tuscan themed architecture and site amenities have set a new design standard for southern Alameda County retail projects. Sky West Commons is anchored by a high volume, 140,000 sf Target store and Island Pacific Market at the intersection of Hesperian Blvd. and A St. Both Hesperian and A St. are offramps to I-880 and collectively the intersection enjoys over 70,000 vehicles per day. Helping drive additional customer trips to the region, quality co-anchors in the area include Home Depot, Smart & Final, and Cardenas Markets. Other quality co-tenants within the 32,000 sf of shop space include Starbucks, Five Guys, Carter's, Bright Now Dental, T-Mobile, GameStop, Ono Hawaiian BBQ, and Metro Taquero. In 2024, the center saw 4.2 million visits from roughly 598,100 customers.

### DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
<b>26,767</b>	<b>96,573</b>	<b>205,081</b>
POPULATION		



1-Mile	2-Mile	3-Mile
<b>\$129,825</b>	<b>\$136,722</b>	<b>\$132,380</b>
AVG. HH INCOME		



**158,729**  
CITY OF HAYWARD POP.



**65,714**  
DAYTIME POPULATION

### TRAFFIC COUNTS



**45,853 ADT**  
INT. OF HESPERIAN & W. A ST.  
**260,192 ADT**  
I-880 at WEST A STREET

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# SKY WEST COMMONS

## MIXED USE

1,817 NEW UNITS

SOHAY  
400 TOWNHOMES & 72 APARTMENTS  
UNDER CONSTRUCTION

MOTION AT MISSION CROSSINGS  
35 TOWNHOMES & 39 APARTMENTS  
UNDER CONSTRUCTION

LINCOLN LANDING  
476 APARTMENTS APPROVED

MAPLE & MAIN  
240 APARTMENTS APPROVED

MISSION VILLAGE  
72 TOWNHOMES APPROVED

MISSION CROSSINGS  
93 GUEST ROOMS & 144 TOWNHOMES  
UNDER CONSTRUCTION

MATSYA VILLAS  
57 APARTMENTS APPROVED

THE TRUE LIFE COMPANIES  
66 CONDOMINIUMS & 123 TOWNHOMES  
DEVELOPMENT REVIEW

## RESIDENTIAL

554 NEW UNITS

LEGACY @ HAYWARD  
97 APARTMENTS UNDER CONSTRUCTION

ATHASHRI - HAYWARD  
200 APARTMENTS APPROVED

B STREET APARTMENTS  
41 APARTMENTS NOW OPEN

MISSION PARADISE  
76 UNITS (42 SENIOR/34 NON-SENIOR) APPROVED

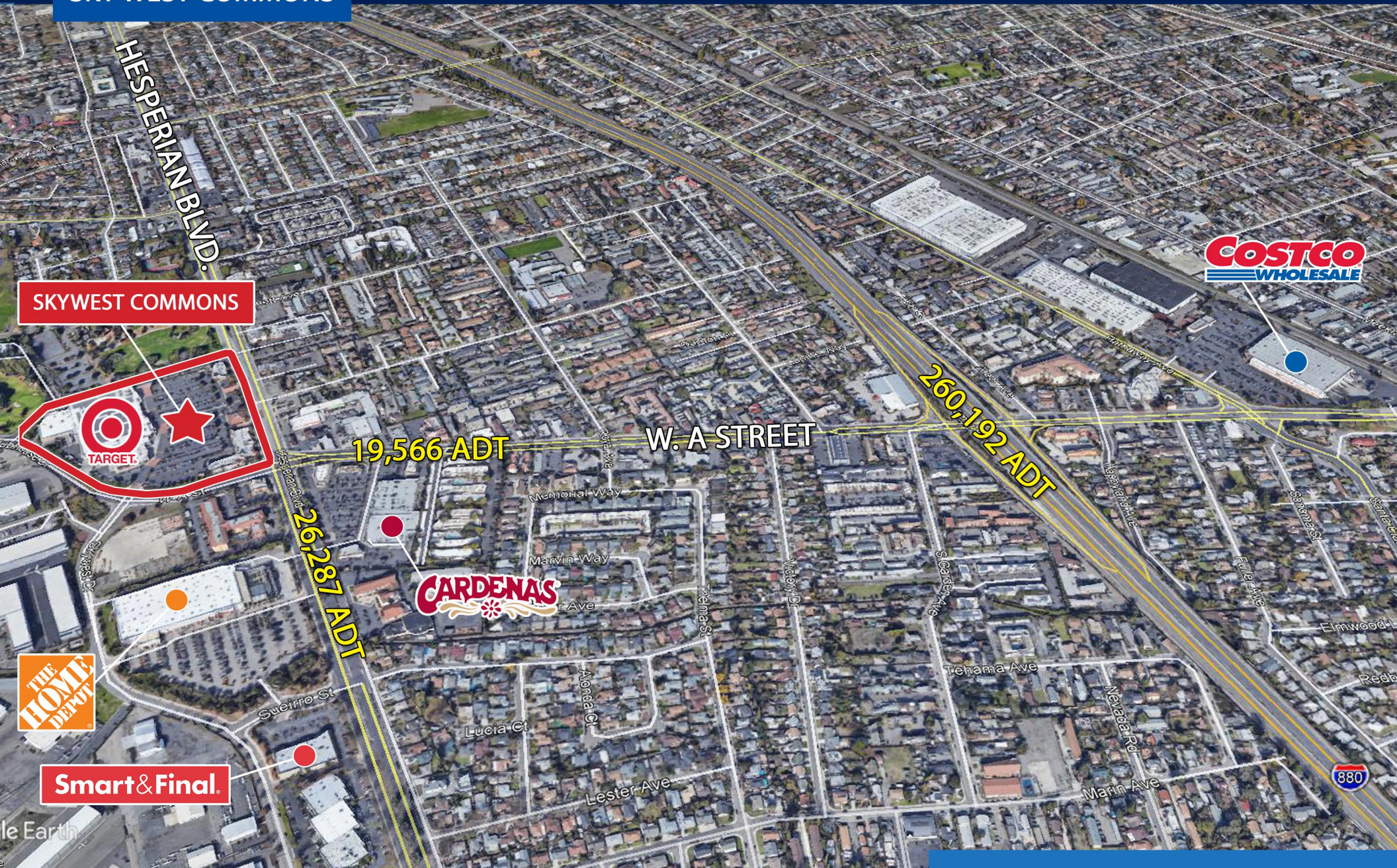
HAYWARD MISSION FAMILY APARTMENTS  
140 APARTMENTS DEVELOPMENT REVIEW



## DEVELOPMENT PIPELINE



# SKY WEST COMMONS



RETAIL AERIAL



# SKY WEST COMMONS

## SHOPS A



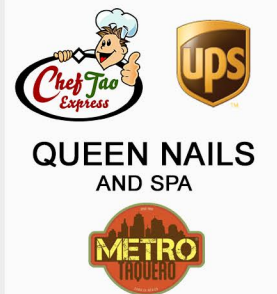
## SHOPS B

1,228 SF AVAILABLE



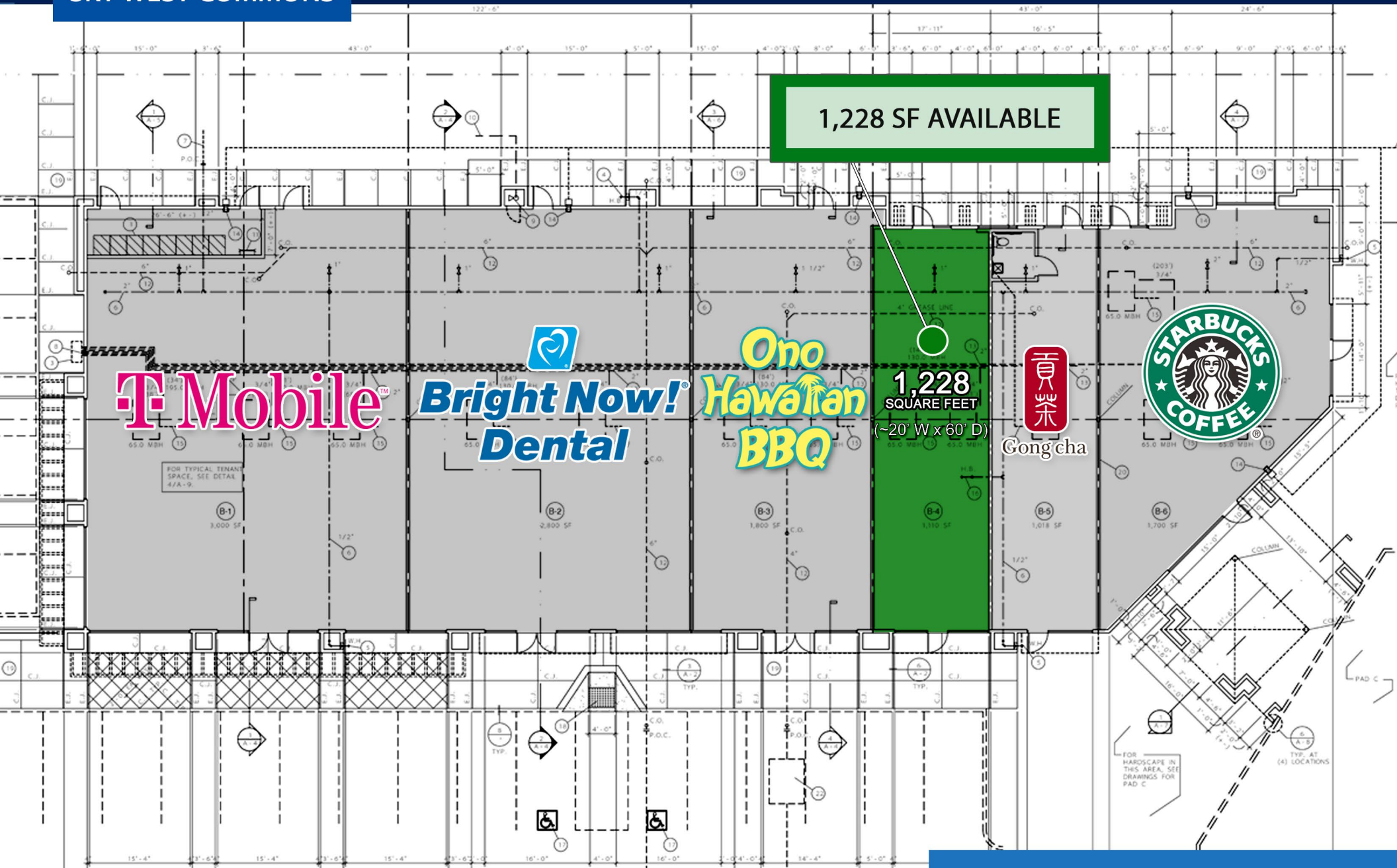
## SHOPS C

1,735 SF AVAILABLE



SITE PLAN

# SKY WEST COMMONS



SHOPS B



1,735 SF AVAILABLE

**AVAILABLE**  
**1,735**  
**SQUARE FEET**



**QUEEN NAILS  
AND SPA**



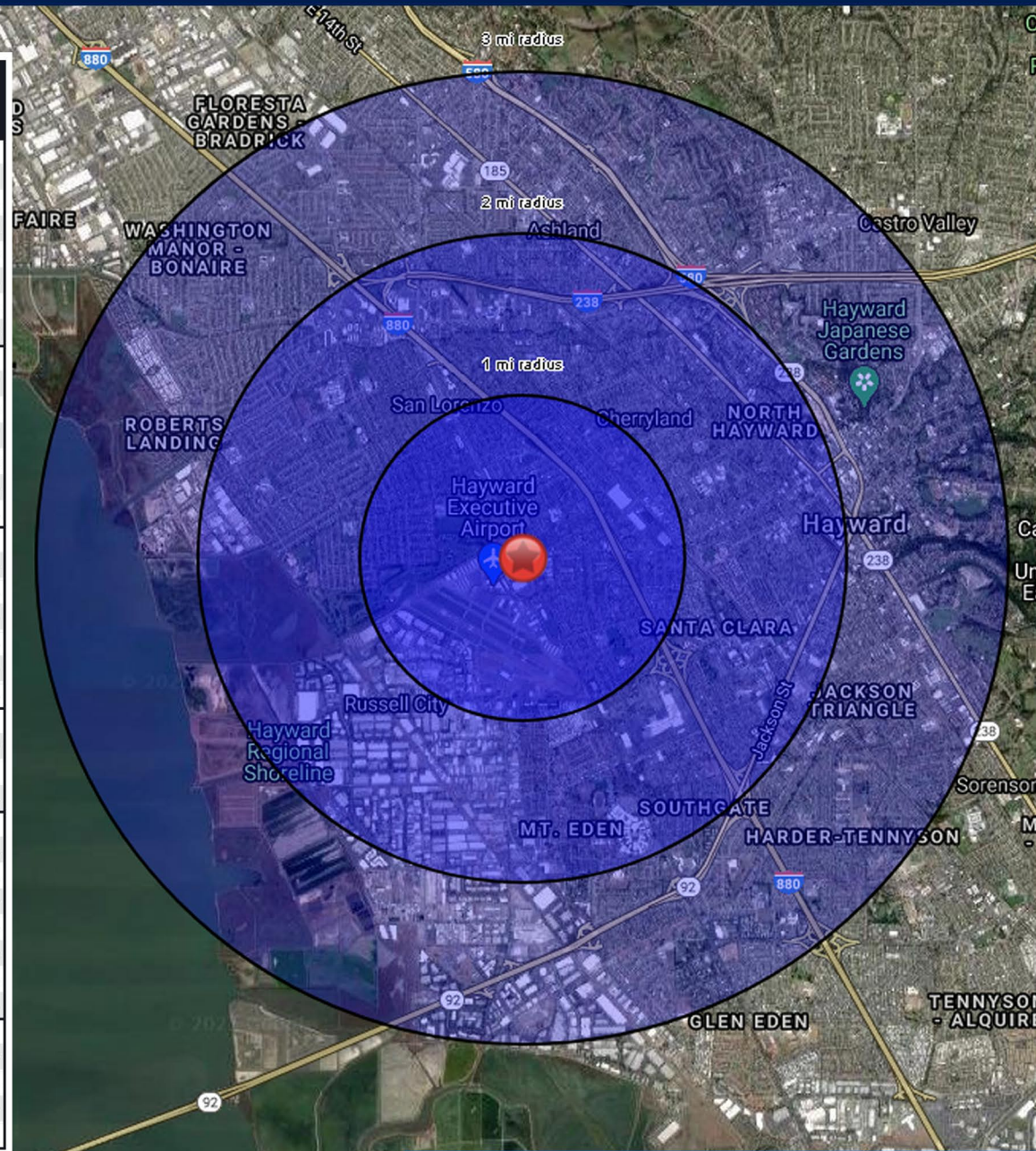
FOR TYPICAL  
TENANT SPACE, SEE  
DETAIL 4/A-1.



# SKY WEST COMMONS

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	26,767	96,573	205,081
2030 Projected Population	25,067	90,802	193,322
2020 Census Population	27,761	100,973	211,192
2010 Census Population	25,417	89,662	192,200
Projected Annual Growth 2025 to 2030	-1.3%	-1.2%	-1.1%
Historical Annual Growth 2010 to 2025	0.4%	0.5%	0.4%
2025 Median Age	36.9	37.4	37.6
<b>Households</b>			
2025 Estimated Households	8,247	31,362	68,597
2030 Projected Households	7,846	29,955	65,640
2020 Census Households	8,272	31,545	68,157
2010 Census Households	7,685	28,738	63,656
Projected Annual Growth 2025 to 2030	-1.0%	-0.9%	-0.9%
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	21.9%	22.1%	22.4%
2025 Estimated Black or African American	7.3%	9.0%	10.5%
2025 Estimated Asian or Pacific Islander	26.7%	30.8%	32.7%
2025 Estimated American Indian or Native Alaskan	1.7%	1.4%	1.3%
2025 Estimated Other Races	42.4%	36.7%	33.1%
2025 Estimated Hispanic	48.9%	41.2%	36.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$129,825	\$136,722	\$132,380
2025 Estimated Median Household Income	\$111,617	\$113,673	\$107,771
2025 Estimated Per Capita Income	\$40,139	\$44,568	\$44,444
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	10.7%	10.6%	11.0%
2025 Estimated Some High School (Grade Level 9 to 11)	9.6%	8.7%	7.3%
2025 Estimated High School Graduate	24.9%	26.0%	25.1%
2025 Estimated Some College	21.9%	19.5%	19.6%
2025 Estimated Associates Degree Only	6.1%	7.0%	7.7%
2025 Estimated Bachelors Degree Only	20.7%	20.4%	20.7%
2025 Estimated Graduate Degree	6.1%	7.8%	8.6%
<b>Business</b>			
2025 Estimated Total Businesses	685	3,626	7,018
2025 Estimated Total Employees	6,684	32,086	63,043
2025 Estimated Employee Population per Business	9.8	8.8	9.0
2025 Estimated Residential Population per Business	39.1	26.6	29.2



## DEMOGRAPHICS