



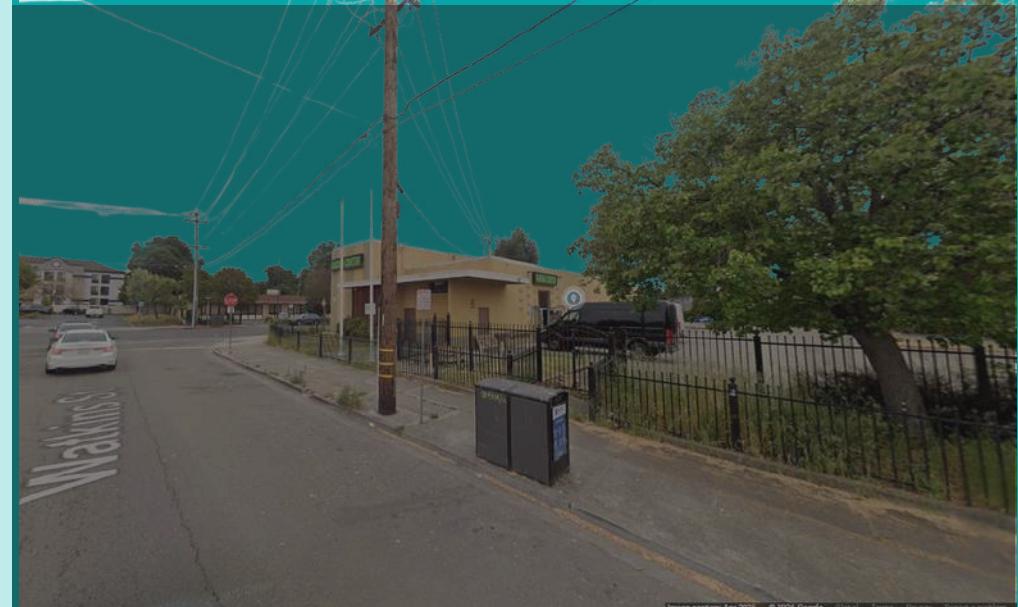
RETAIL FOR LEASE

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24089 WATKINS ST.

HAYWARD, CA 94609




ARTIZAN
Commercial Advisors


KW
COMMERCIAL
KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents
**24089 Watkins Street - 7,779 SF of
Mixed Use Building on a 39,249 SF
corner lot.**

This property occupies a prime location in the Mission-Foothill neighborhood of Hayward, Zoned MB-CN designation under Hayward City's Sustainable Mixed Use Plan, the property suits residential-oriented commercial uses, and retail, adaptive reuse.

An excellent opportunity for a creative business seeking a versatile, centrally located building with a large lot.

PROPERTY SUMMARY

For Lease:

\$1.25 psf

APN#:
444-30-48

Total Building Sqft:

$\pm 7,779$

Lot SQ Ft:

$\pm 39,249$

Zoning:

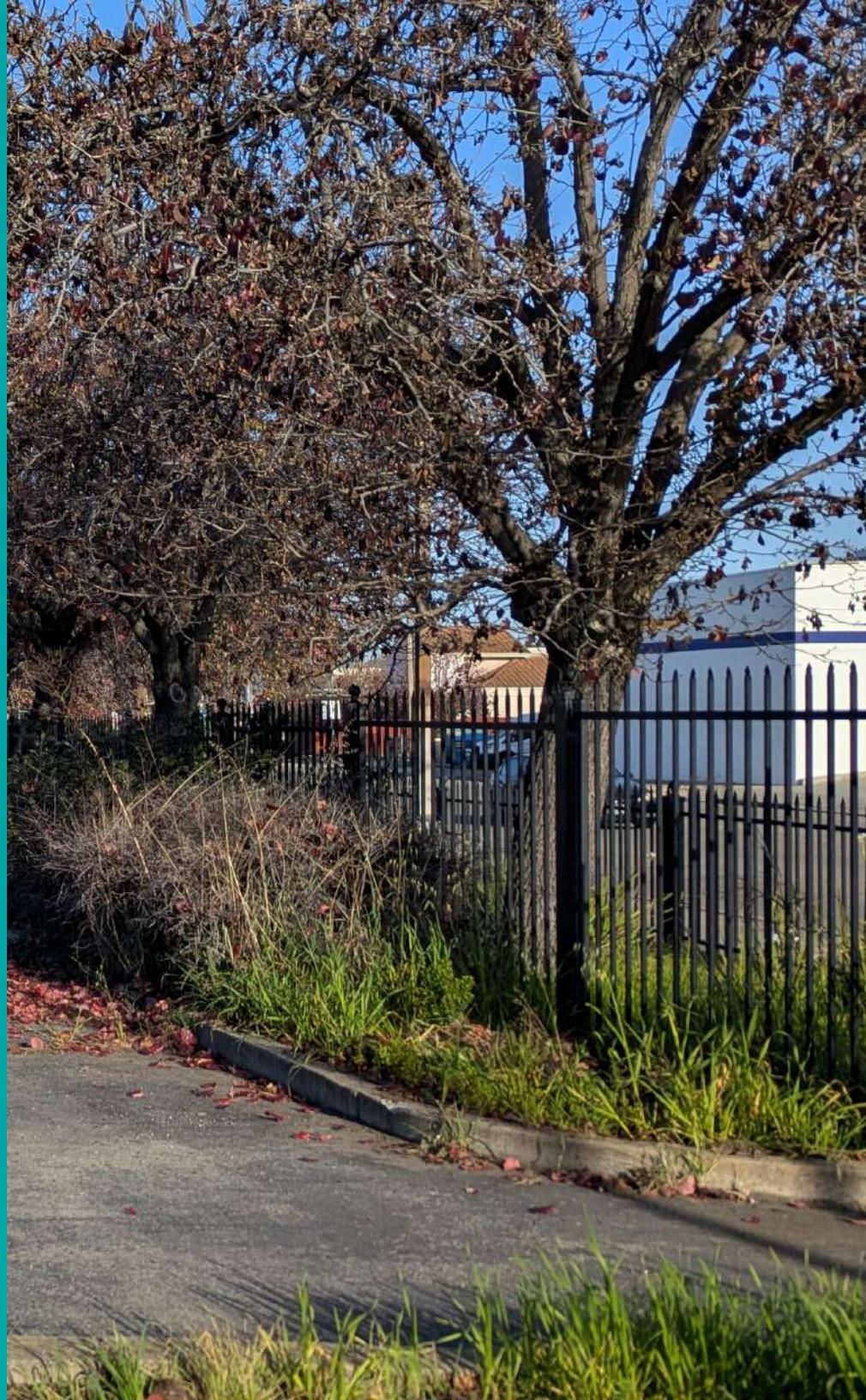
Mission Boulevard - Corridor Neighborhood

General Plan:

Sustainable Mixed Use

HIGHLIGHTS

-  **Extensive Outdoor Space**
-  **High visibility from Mission Blvd.**
-  **Flexible Zoning and Planning**
-  **Easy Access to Freeways 580 and 880**
-  **0.6 miles from Hayward BART Station**



ALLOWED USES

Animal Hospital

Medical/Dental Laboratory

Equipment Rental Service

Kennel

Health Club

Live Performance Theater

Media Production

Cultural or Meeting Facilities

Recreational Facility

Small Motion Picture Theater

Religious Facility

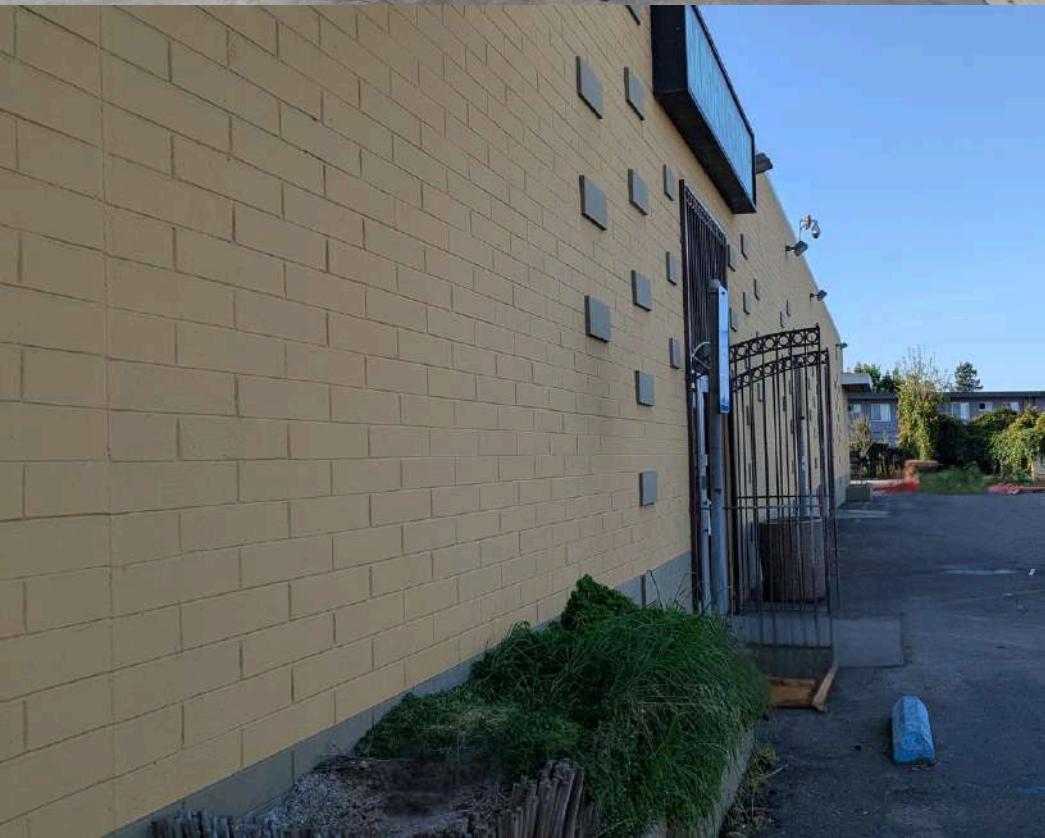
[City Website](#)





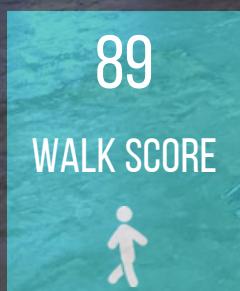
24089, WATKINS ST

HAYWARD



HAYWARD, CA

Hayward, California, offers a strategic environment for businesses and innovators seeking a central location within the Bay Area. Known as the “Heart of the Bay,” the city provides unmatched regional connectivity via two BART stations, the San Mateo-Hayward Bridge, and proximity to Silicon Valley and San Francisco. Hayward’s economy is anchored by a thriving industrial crescent, featuring over 1,300 advanced industries specializing in biotechnology, advanced manufacturing, and food production. The city’s extraordinary diversity and community-focused culture create a supportive ecosystem for enterprises with a strong emphasis on sustainability and inclusion. A revitalized downtown, extensive regional parks, and access to California State University, East Bay, contribute to a high quality of life that draws top talent. With its blend of connectivity, industrial strength, and community, Hayward is a compelling destination for businesses looking to grow and thrive in the regional market.



TRANSIT HIGHLIGHTS

-  CC Capitol Corridor Rail 1.0 mi
-  Orange-N Rail 0.4 mi
-  CA-238 0.1 mi
-  CA-92 0.3 mi
-  I-880 2.2 mi
-  I-580 2.4 mi
-  Oakland International Airport 10 mi
-  San Francisco International Airport 23 mi

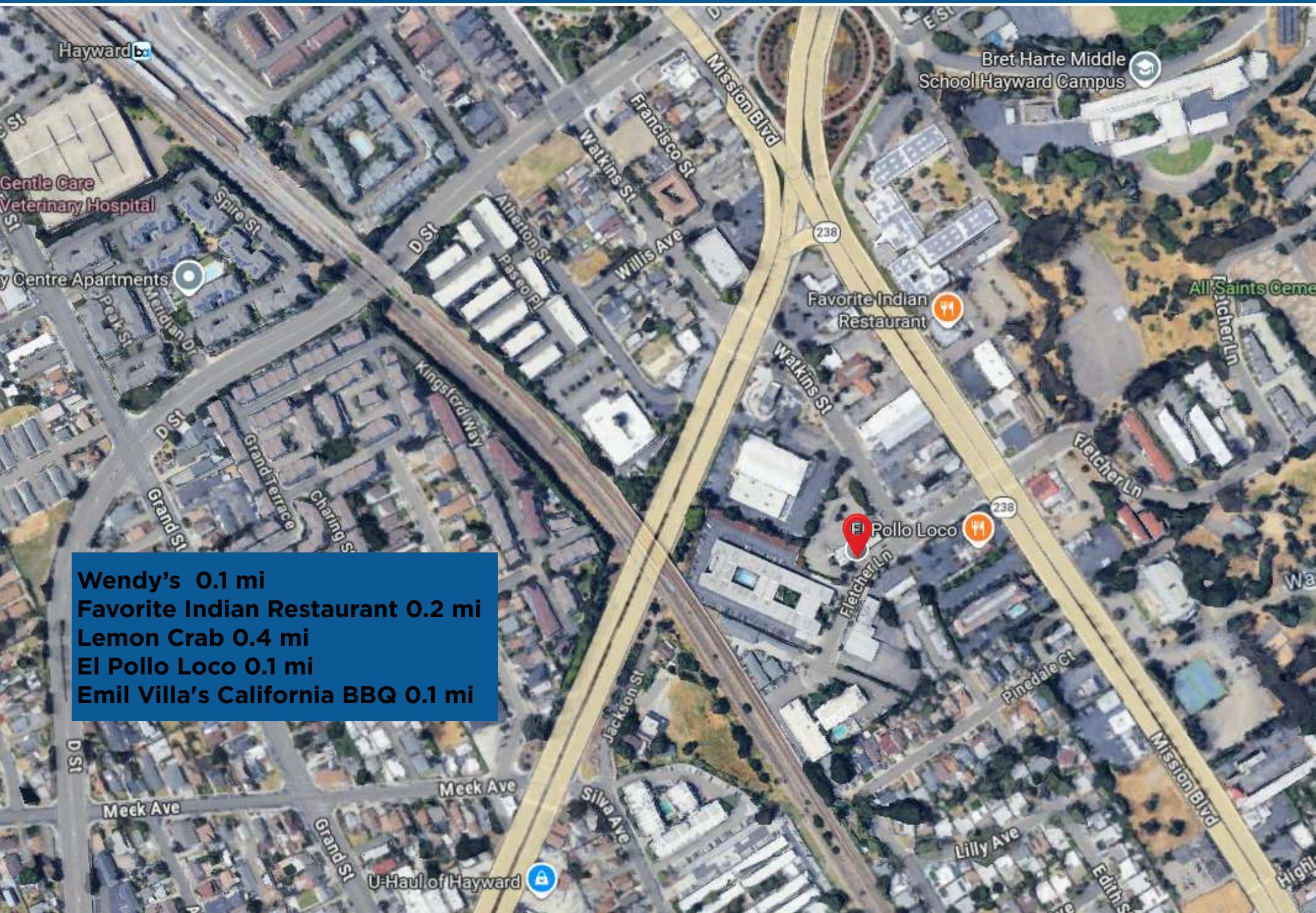
1 MILE DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME
\$103,347

MEDIAN NET WORTH
\$119,719

MEDIAN DISPOSABLE INCOME
\$83,734

LOCAL AMENITIES



Wendy's 0.1 mi
Favorite Indian Restaurant 0.2 mi
Lemon Crab 0.4 mi
El Pollo Loco 0.1 mi
Emil Villa's California BBQ 0.1 mi

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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 KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.

