

# TWO-TENANT 6,315± SF RETAIL BLDG. WITH **DRIVE-THRU STARBUCKS** FOR SALE



\* Rare 10% Downpayment SBA Owner User Opportunity - 3,835± SF Vacant Unit Adjacent to Starbucks

- **Brand New Construction** - Starbucks Leased to 2034
- **6.47% CAP Rate Investment Opportunity** - Seller to Guarantee Rent on the 3,835± SF Unit at \$4.00 SF NNN for 6 Months

29705 MISSION BLVD, HAYWARD



## PROPERTY OVERVIEW



**PRICE:** \$6,550,000 (\$1,037.21/SF) | 6.47% Cap Rate

**YEAR BUILT:** 2024

**BUILDING SIZE:** 6,315± SF

**PARKING:** 39 Surface Level Spaces

**LOT SIZE:** 42,171± SF

**APN:** 78G-2971-1

## PROPERTY HIGHLIGHTS

### TWO-TENANT 6,315± SF RETAIL BLDG. WITH DRIVE-THRU STARBUCKS FOR SALE

- **The Offering Presents a Rare Opportunity to Acquire** a New Construction Two-Tenant 6,315± SF Retail Building which Includes a Starbucks Drive-Thru and a 3,835± SF Vacant Unit.
- **Rare 10% Downpayment SBA Owner User Opportunity** - 3,835± SF Unit Adjacent to Starbucks Available for an Owner User to Occupy Immediately and have the income from Starbucks Offset the Mortgage Payments.
- **Investment Opportunity** - Brand New Starbucks Lease + Seller will Guarantee Rent on the 3,835± SF Vacancy at \$4.00 SF NNN for 6 Months which is a 6.47% CAP Rate.
- **Brand New Construction** – Built in 2024, Brand New Starbucks Lease – Lease Expires in 2034, and Starbucks has Three (3) Five (5) Year Options Thereafter.
- **MB-CN Zoning Designation:** Allows for Uses such as Office, (Medical/Dental Offices with Administrative Use Permit), Retail, Personal Services, Fitness Studio, Restaurants, Day Care Center, (Educational Facilities with Administrative Use Permit), and many more.
- **Large 0.96± Acre Corner Parcel** - Located in Front of the Brand-New Atlas @ Mission Village Townhome Project by KB Homes.
- **200 Feet of Frontage Along Mission Boulevard** & 150 Feet of Frontage Along Industrial Parkway.
- **Located Near the Hayward Bart Station** and Interstate 880.



# LEASE ABSTRACT

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**TENANT** Starbucks

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**DATE OF LEASE** 02/01/2023

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**LEASE TYPE** NNN

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**RENT COMMENCEMENT** 07/01/2024

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**LEASE EXPIRATION** 06/30/2034

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**RENEWAL OPTIONS** Tenant has Three (3) Five (5) Year Options with the first two (2) at \$20,166.67/mo. and \$22,183.34/mo., and the last option at Fair Market Value.

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**BASE RENT** \$20,000/mo. \$240,000/yr

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**UTILITIES** Tenant pays all utilities directly

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**PROPERTY TAXES,  
INSURANCE, COMMON  
AREA COSTS** Tenant agrees to pay its proportionate share of the Landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance and real property taxes.

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**MAINTENANCE & REPAIRS** Landlord is responsible for major repairs to the roof, side walls, foundation and parking.

## RENT ROLL

SUITE	TENANT	SF	LEASE START	LEASE END	RENT	OPTIONS	LEASE TYPE
A	Starbucks	2,480± SF	July 2024	June 2034	\$20,000/mo. (\$8.06 PSF)	Three (3) Five (5) Year Options	NNN
B	Vacant	3,835± SF			<b>Proforma</b> \$15,340/mo. (\$4.00 PSF)		
6,315± SF							

**Notes:** Starbucks has Prop-13 protection (Not Hitting - First Sale, Not Modeled). Tenant has three (3) - five (5) year options with the first two (2) at \$20,166.67 / Month & \$22,183.34 / Month, respectively, and the last at FMV. Tenant has a 5% non-cumulative Cap on Controllable Operating Expenses (Assumed Not Hitting, Not Modeled).

## EXTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## SUITE B - INTERIOR PHOTOS

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## SUITE B - INTERIOR PHOTOS

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## SUITE B - INTERIOR PHOTOS

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## SITE PLAN





Bay Area  
Rapid Transit

ATLAS @  
MISSION VILLAGE NEW  
TOWNHOMES BY  
**KBHOME**

MISSION BLVD

MISSION HILLS  
GOLF COURSE

INDUSTRIAL PKWY



29705 MISSION BLVD  
**HAYWARD**



**DAVID TAXIN**  
Partner  
Lic. #00983163  
408.966.5919  
dtaxin@moinc.net

**JEREMY AWDISHO**  
Vice President  
Lic. #02064232  
650.814.4510  
jeremy@moinc.net

 **DAVID TAXIN**  
MEACHAM OPPENHEIMER GROUP