

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

TENANT	Starbucks
DATE OF LEASE	02/01/2023
LEASE TYPE	NNN
RENT COMMENCEMENT	07/01/2024
LEASE EXPIRATION	06/30/2034
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.
BASE RENT	\$20,000/mo. \$240,000/yr
UTILITIES	Tenant pays all utilities directly
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.
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			Proforma \$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



EXTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



SUITE B - INTERIOR PHOTOS



SUITE B - INTERIOR PHOTOS



SUITE B - INTERIOR PHOTOS



SITE PLAN





Bay Area
Rapid Transit

ATLAS @
MISSION VILLAGE NEW
TOWNHOMES BY



MISSION HILLS
GOLF COURSE

INDUSTRIAL PKWY

MISSION BLVD



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

