

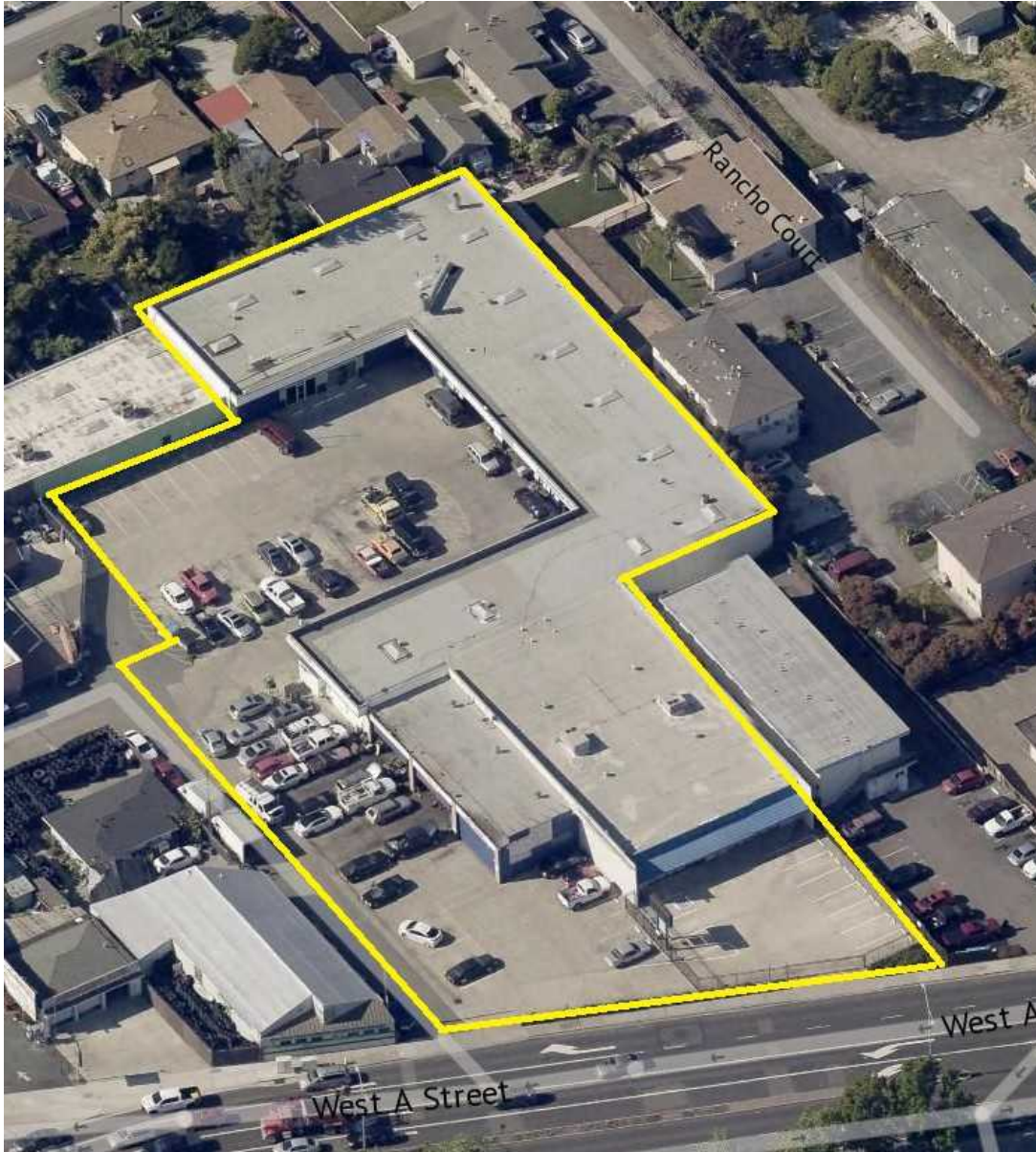
MULTI-TENANT RETAIL AUTOMOTIVE PROPERTY

889-909 WEST A STREET | HAYWARD, CA 94541

\$3,995,000

VALUE ADD OPPORTUNITY

MTC



Property Overview

Retail and automotive/garage property consisting of 27,357+/- sq ft of building area situated on three parcels totaling 61,382+/- sq ft (1.41 acres). The vacant retail building, 889-893 West A St, directly fronts West A Street and includes 8,575+/- sq ft of area. The 12 commercial automotive garage spaces total 18,782+/- with sizes ranging from 736 to 5,650 sq ft in size.

Presently there are 7 tenants, 6 on month-to-month terms with the lease for the 7th tenant expiring in June 2025.

Ideal property for an owner/user to reposition. Additional supporting income possible, see Proforma Tenant Rent Roll.



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PROPERTY SUMMARY

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Property Summary

Price:	\$3,995,000
Building SF:	27,357
Price / SF:	\$146.87
Occupancy:	27%
Vacant Available SF:	19,721
Lot Size:	61,382 Sq Ft
Frontage:	163.57
Traffic Count:	24,990 ADT
Parking:	65+/- Spaces
Year Built:	Circa 1980
APNs (3 Parcels):	432-20-22-2 & 28-16 & 24-3
Zoning for 889 W A St	PD-1487
Zoning for 897 W A St	RS-DV: Suburban Residential
Zoning for 909 W A St	C2: General Commercial

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Retail and automotive/garage commercial property consisting of 27,357+/- sq ft of building area situated on three parcels totaling 61,382+/- sq ft (1.41 acres). The vacant retail building, 889-893 West A St, directly fronts West A St and includes 8,575+/- sq ft of area. The 12 commercial automotive/garage spaces total 18,782+/- with sizes ranging from 736 to 5,650 sq ft in size. Presently there are 7 tenants, 6 are on month-to-month terms with the lease for the 7th tenant expiring in June 2025. Ideal property for an owner/user, with retail and automotive garage space available with supporting tenant income.

Location Overview

Busy commercial area in West Hayward at the intersection of Hesperian Blvd and West A Street. West A Street has a daily traffic count of 24,990, with Hesperian Blvd having a slightly higher count of 36,487 daily vehicles. Hayward is noted as the Heart of the Bay, proximate to Oakland, San Francisco and San Jose.

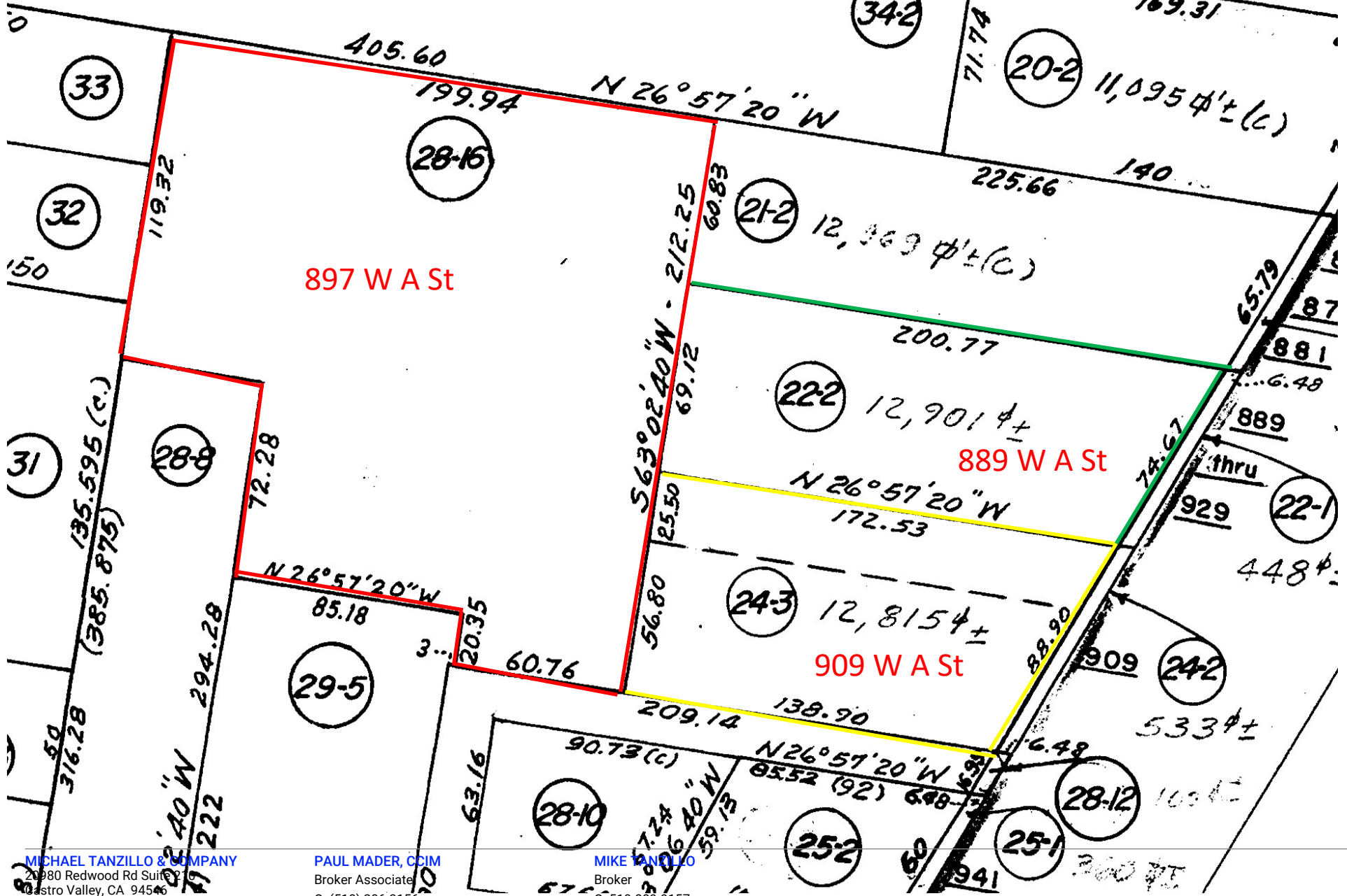
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PLAT MAP

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TENANT RENT ROLL

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Tenant Summary and Rent Roll

West A Street		Lease		Actual	Actual	Actual	Proforma	Proforma	Proforma
Addresses	Tenant	Expiration	Sq Ft +/-	Base Rent	Monthly Inc	Annual Inc	Base Rent	Monthly Inc	Annual Inc
893	Vacant	Retail	8,575			\$ -	\$ 1.00	\$ 8,575	\$ 102,900
897	Auto	MTM	1,500	\$ 2.11	\$ 3,159	\$ 37,908	\$ 2.35	\$ 3,525	\$ 42,300
901	Auto	MTM	736	\$ 2.39	\$ 1,760	\$ 21,120	\$ 2.50	\$ 1,840	\$ 22,080
905	Vacant		2,496			\$ -	\$ 2.00	\$ 4,992	\$ 59,904
909-A	Auto	MTM	800	\$ 2.48	\$ 1,985	\$ 23,820	\$ 2.50	\$ 2,000	\$ 24,000
909-B	Auto	MTM	800	\$ 2.20	\$ 1,760	\$ 21,120	\$ 2.50	\$ 2,000	\$ 24,000
909-C	Auto	MTM	800	\$ 2.20	\$ 1,760	\$ 21,120	\$ 2.50	\$ 2,000	\$ 24,000
911	Vacant		1,500			\$ -	\$ 2.50	\$ 3,750	\$ 45,000
913	Auto	MTM	1,500	\$ 1.42	\$ 2,128	\$ 25,536	\$ 2.50	\$ 3,750	\$ 45,000
917	Vacant		1,500			\$ -	\$ 2.50	\$ 3,750	\$ 45,000
921	Auto	6/30/2025	1,500	\$ 1.57	\$ 2,350	\$ 28,200	\$ 2.50	\$ 3,750	\$ 45,000
925	Vacant		3,950			\$ -	\$ 1.75	\$ 6,913	\$ 82,950
929	Vacant		1,700			\$ -	\$ 2.50	\$ 4,250	\$ 51,000
Sq Ft & Income			27,357		\$ 14,902	\$ 178,824		\$ 51,095	\$ 613,134

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ACTUAL EXPENSES

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Actual Expenses

889, 897 & 909 West A Street, Hayward

	2024 Expenses	2023 Expenses
Supplies	\$ 157	\$ 158
Insurance	\$ 21,658	\$ 13,287
Utilities	\$ 8,412	\$ 1,472
Taxes	\$ 17,143	\$ 18,280
Improvements & Repairs	\$ 7,506	\$ 4,217
Cleaning & Maintenance	\$ 13,302	\$ 16,313
Business & Legal	\$ 157	\$ 17,058
Total Expenses	\$ 68,335	\$ 70,785

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PROPERTY PHOTOS

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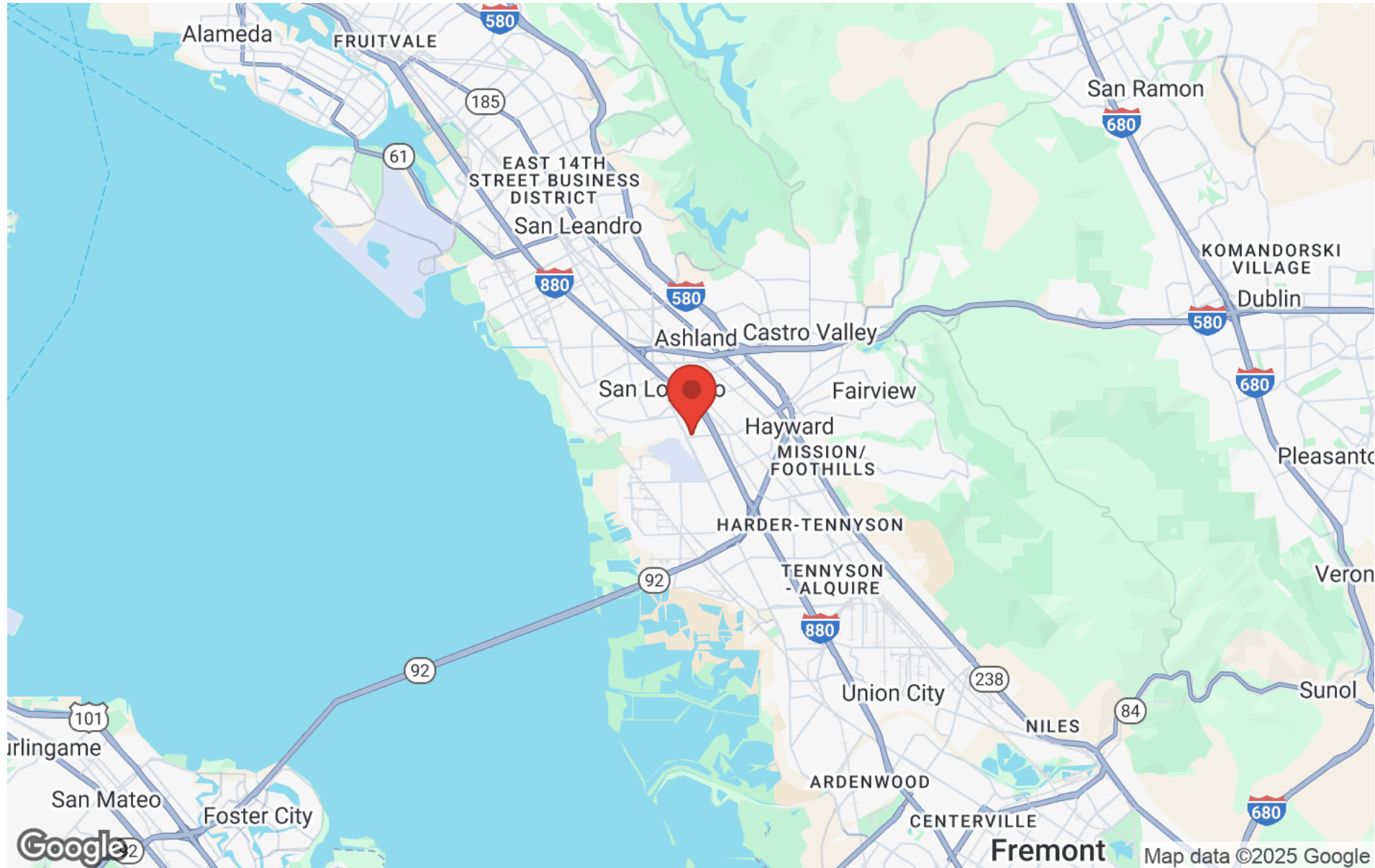
BUSINESS MAP

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REGIONAL MAP

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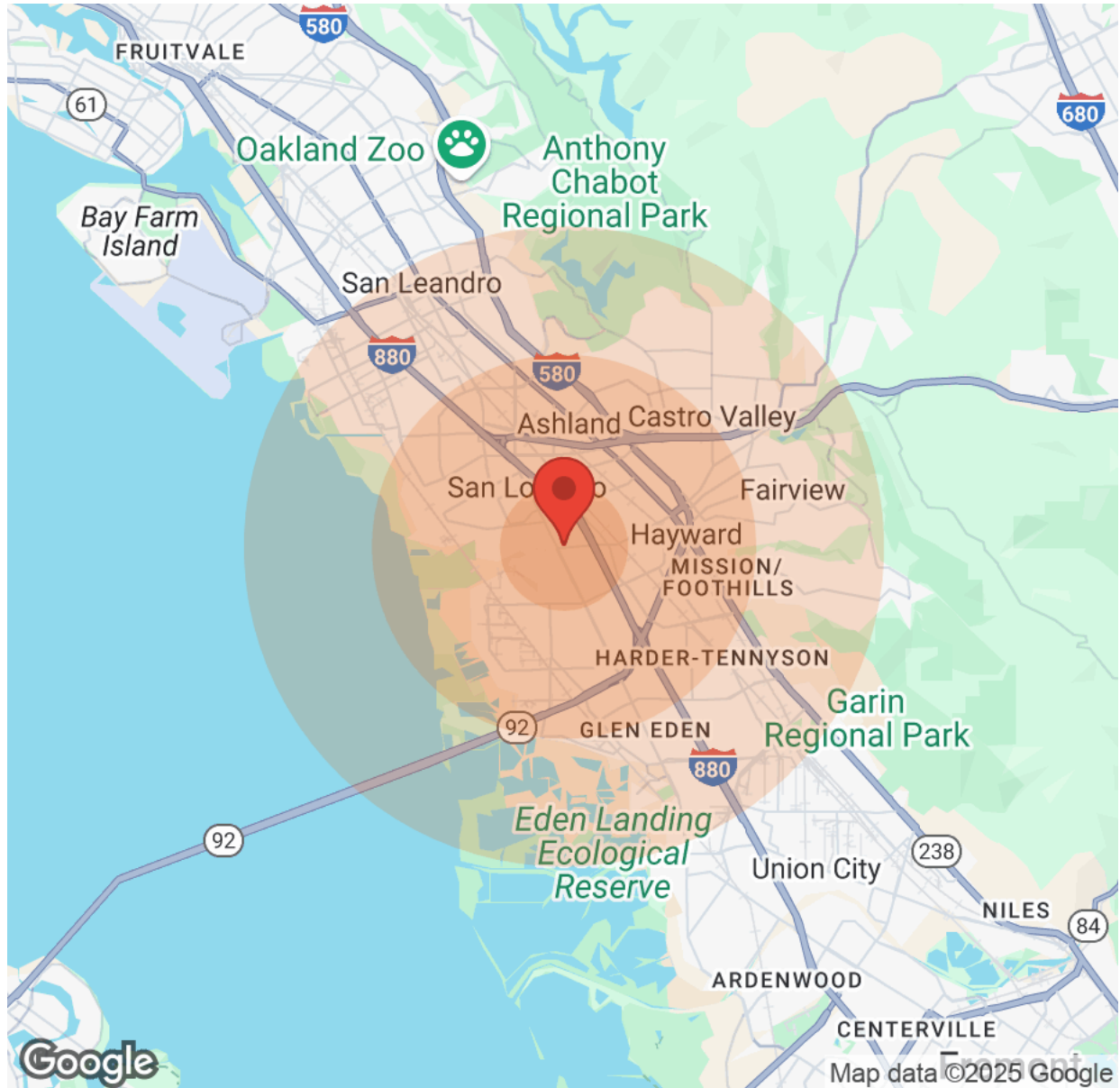
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	12,537	101,058	168,431
Female	13,686	103,745	175,099
Total Population	26,223	204,803	343,530

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,153	42,758	69,062
Ages 15-24	3,649	26,760	44,058
Ages 25-54	10,930	86,778	142,611
Ages 55-64	2,663	23,203	41,118
Ages 65+	2,828	25,304	46,681

Race	1 Mile	3 Miles	5 Miles
White	10,578	77,636	135,082
Black	1,845	21,491	34,503
Am In/AK Nat	85	567	812
Hawaiian	219	2,650	4,124
Hispanic	16,166	91,731	134,388
Multi-Racial	20,184	121,410	182,172

Income	1 Mile	3 Miles	5 Miles
Median	\$54,186	\$57,766	\$63,185
< \$15,000	849	6,658	10,395
\$15,000-\$24,999	845	6,457	10,006
\$25,000-\$34,999	742	6,463	10,155
\$35,000-\$49,999	1,303	9,843	15,753
\$50,000-\$74,999	1,738	14,231	22,964
\$75,000-\$99,999	1,038	9,327	15,667
\$100,000-\$149,999	1,028	9,966	18,769
\$150,000-\$199,999	231	3,147	7,008
> \$200,000	79	1,508	4,338

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,308	71,773	123,268
Occupied	7,891	67,704	116,531
Owner Occupied	3,667	33,338	64,292
Renter Occupied	4,224	34,366	52,239
Vacant	417	4,069	6,737

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DISCLAIMER

889 WEST A STREET

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