

GATEHOUSE PLAZA

1260 & 1290 B Street | Hayward, CA

OFFICE SPACES FOR LEASE

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Broker

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MTC

THE PROPERTY

Location	1260 & 1290 B Street Hayward, CA 94541
Cross Street	3rd Street

HIGHLIGHTS

- All units have full glass line
- Full HVAC
- Ample on site parking
- 0.7 miles to downtown Hayward BART
- Approximately 1.2 miles to interstates 238/580
- Both buildings are elevatored
- Close to restaurants
- After hours security entry
- Utilities and janitorial are included in rent



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,059	215,831	347,180

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$93,219	\$105,836	\$110,790

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,171	71,670	114,806

Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
118 Vacant	1st	544	\$33	FS	Suite has 3 private offices
120 Vacant	1st	1080	\$27	FS	Suite has 4 private offices, large storage room, open area and waiting room

Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
375 Vacant	3rd	1931	\$27	FS	Suite has 5 private offices, conference room and kitchenette
316 Vacant	3rd	775	\$30	FS	Suite has 1 private office, kitchenette and open area

PROPERTY FEATURES

GLA (SF)	57,244
YEAR BUILT	1986
BUILDING CLASS	A
NUMBER OF STORIES	Three
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	137
PARKING RATIO	3/100
CORNER LOCATION	Yes

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes

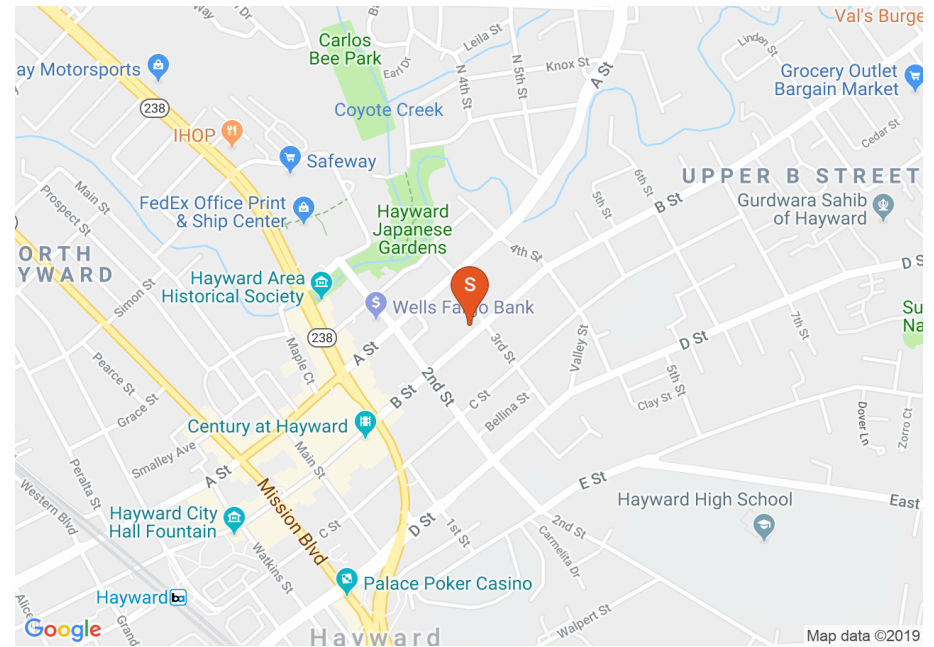


Location Summary

- Gatehouse Plaza is a three story two building office complex located in downtown Hayward at the corner of B Street and 3rd Street. The site is approximately 0.7 miles to downtown Hayward BART and approximately 1.2 miles to interstates 238/580.

Hayward is located approximately 25 miles southeast of San Francisco, 15 miles south of Oakland and approximately 25 miles north of San Jose. The cities of Foster City and San Mateo are just over the San Mateo Bridge. The cities of San Leandro, Union City and Castro Valley all Border Hayward.

Locator Map



Regional Map





Suite 375



Suite 375



Suite 375



Suite 375



Suite 375



Suite 375



Suite 375



Suite 375



Suite 120



Suite 120



Suite 120

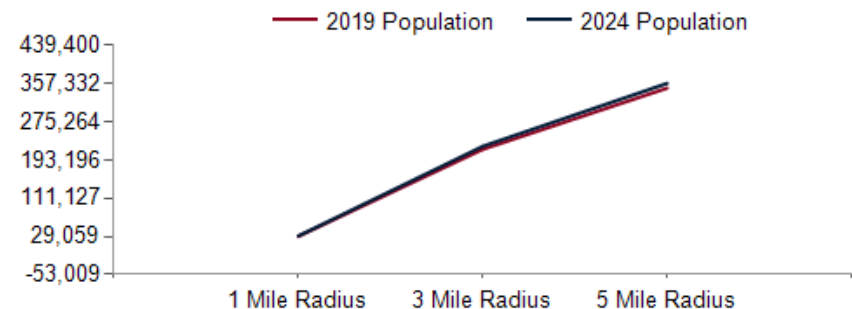


Suite 120

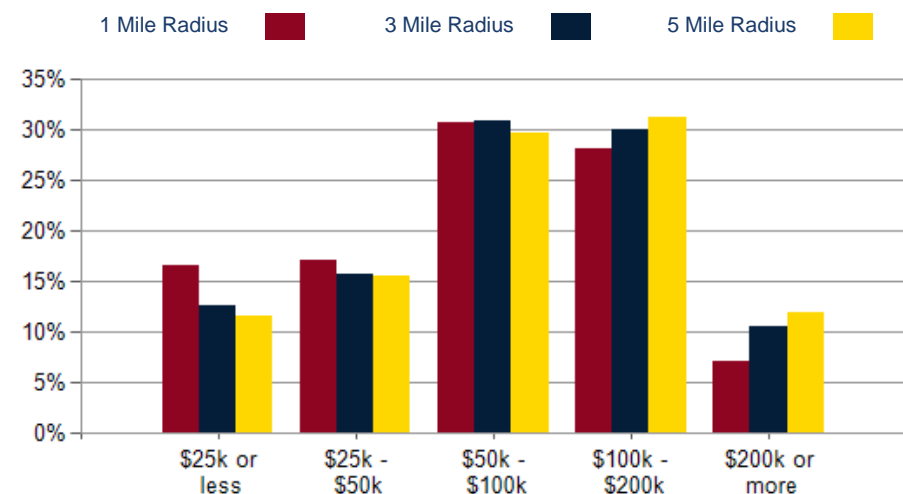
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,221	196,451	314,295
2010 Population	27,069	201,563	324,856
2019 Population	29,059	215,831	347,180
2024 Population	30,061	222,377	357,332
2019-2024: Population: Growth Rate	3.40%	3.00%	2.90%

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	864	4,590	6,731
\$15,000-\$24,999	996	4,434	6,610
\$25,000-\$34,999	723	4,461	7,317
\$35,000-\$49,999	1,196	6,841	10,597
\$50,000-\$74,999	1,839	12,119	18,172
\$75,000-\$99,999	1,599	10,096	15,888
\$100,000-\$149,999	2,041	14,090	23,414
\$150,000-\$199,999	1,107	7,481	12,416
\$200,000 or greater	805	7,559	13,662
Median HH Income	\$74,373	\$81,850	\$85,793
Average HH Income	\$93,219	\$105,836	\$110,790

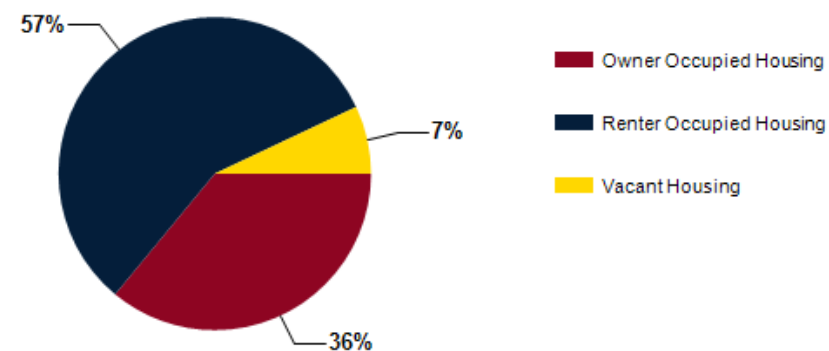
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,897	69,373	111,221
2010 Total Households	10,454	67,587	108,664
2019 Total Households	11,171	71,670	114,806
2024 Total Households	11,491	73,377	117,339
2019 Average Household Size	2.54	2.95	2.98
2019-2024: Households: Growth Rate	2.85%	2.35%	2.20%



2019 Household Income



2019 Own vs. Rent - 1 Mile Radius



Source: esri

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Exclusively Marketed by:

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The logo for MTC Commercial Real Estate Brokerage, featuring the letters "MTC" in a white, serif font on a dark blue rectangular background.