



COMPASS
COMMERCIAL

ADDITIONAL PRICE REDUCTION

POLISHED PRIME RETAIL IN DOWNTOWN HAYWARD

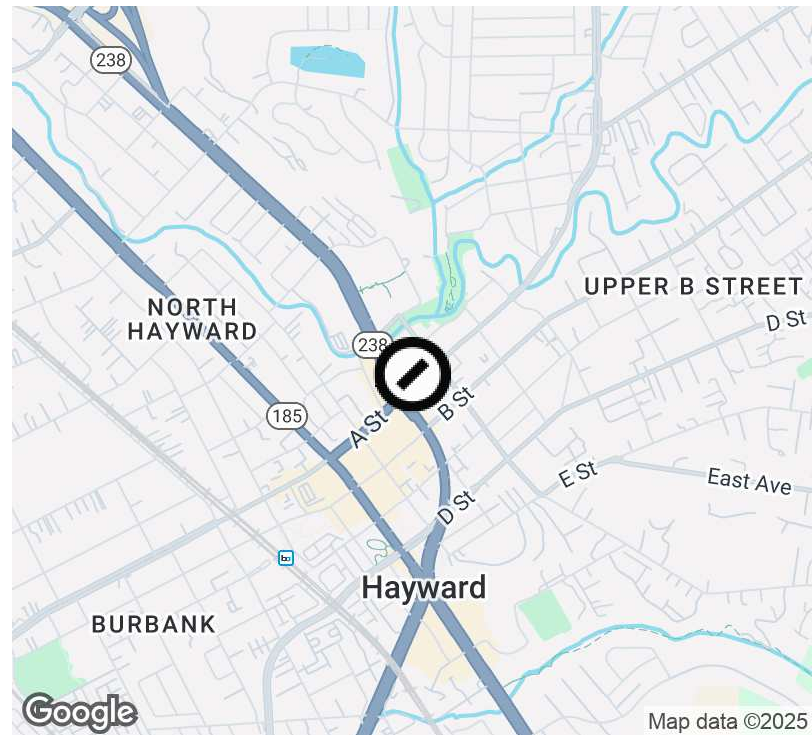
22549 Foothill Blvd // Hayward, California 94541

Get in touch

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Executive Summary



Sale Price	\$1,799,999
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Offering Summary

Building Size:	3,690 SF
Lot Size:	3,001 SF
Price / SF:	\$487.80
Year Built:	1933
Renovated:	2016
Zoning:	Central City Commercial Zoning District (CC-C)
Market:	San Francisco Bay Area
Submarket:	East Bay Area
Traffic Count:	50,506

Property Highlights

- State of the Art Extensive Distillery / Food Manufacturing Buildout
- Property May Be Delivered Free and Clear of All Existing Equipment
- Over \$2,500,000 in build-out and improvements
- Prime Centralized Location
- Extensive Street and Public Parking within a High-Traffic Area
- Vibrant and Modern Exterior Fascia
- Appraised in 2022 for \$2,600,000
- Superfluous Gas and Power Service Available
- Newly Added 400 amps 3-Phase Electrical Service Installed
- Heavy HVAC : 3 Commercial A/C Units and Boiler
- Fire Suppression Installed But Requires Connection to Water Main
- Tag/Graffiti Proof Sacrificial Coated Exterior
- Located in the "Economic Zone" Offering Potential Development Assistance

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Property Details

Sale Price	\$1,799,999
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Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	Central City Commercial Zoning District (CC-C)
Lot Size	3,001 SF
APN #	428-61-44
Traffic Count	50506
Traffic Count Street	Foothill Blvd

Parking & Transportation

Street Parking	Yes
Parking Type	Surface

Utilities & Amenities

Elevators	None
Freight Elevator	No
Central HVAC	Yes
HVAC	Yes
Broadband	Cable
Leed Certified	Yes
Restrooms	1
Landscaping	Low Maintenance

Location Information

Building Name	Additional Price Reduction - Polished Prime Retail in Downtown Hayward
Street Address	22549 Foothill Blvd
City, State, Zip	Hayward, CA 94541
County	Alameda County
Market	San Francisco Bay Area
Sub-market	East Bay Area
Cross-Streets	Foothill Boulevard & A Street
Township	Hayward
Section	Downtown
Side of the Street	Southeast
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	238, 580, & 880
Nearest Airport	Oakland International Airport

Building Information

Building Size	3,690 SF
Ceiling Height	12 ft
Number of Floors	2
Year Built	1933
Year Last Renovated	2016
Construction Status	Existing
Roof	Wood Truss
Walls/Ceiling	Textured and Painted Gypsum Board
Foundation	Concrete Slab
Exterior Walls	Concrete Block

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Property Description



Property Description

This robust retail building located at 22549 Foothill Boulevard in Hayward, California is now available for sale. The building was beautifully renovated in 2016 and is comprised of approximately $\pm 3,690$ square feet of floor space, situated on a more than 3,000 square foot lot. The interior of the building has been outfitted with all the latest features and amenities, such as high ceilings, energy-efficient lighting, explosion-proof electrical fixtures, and extensive utility service.

Aesthetically, this property stands out among the competition. The façade of the building is composed of stylish stone and beautiful glass and there is an expansive outdoor gathering space with abundant greenery, perfect for events or large gatherings. Plus, the energy-efficient windows provide ample natural light throughout the building.

The retail building is located in a desirable, high-traffic area and is near various business, social, and recreational amenities. This property enjoys excellent public transportation access and close proximity to major freeways, making it a convenient option for customers.

This well-designed property is ideal for any investor or operator looking to purchase a retail building with all of the latest features and many potential uses.

Location Description

This retail property at 22549 Foothill Boulevard in Hayward is an exceptional location for any business looking to take advantage of its convenient location in the heart of the city. Located just off I-880 and close to the local BART station and Hayward Executive Airport, this property provides excellent access to the surrounding area, which is home to a variety of businesses, amenities, and services. Situated less than 3 miles from the Hayward BART station and 2 miles from Interstate 238, the site offers maximum exposure and excellent accessibility. The property is located in the heart of the Hayward business district, surrounded by numerous amenities and attractions, including Hayward City Hall, the Hayward Unified School District, Southland Mall, and the historic Mission San Jose. Additionally, you are just a short drive away from several nearby parks, beaches, golf courses, and entertainment venues. With highly visible signage, convenient parking, and an average annual consumer spending index of nearly \$34 billion, Foothill Boulevard in Hayward is an ideal location for a retail business.

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Regional Map



Map data ©2024 Google

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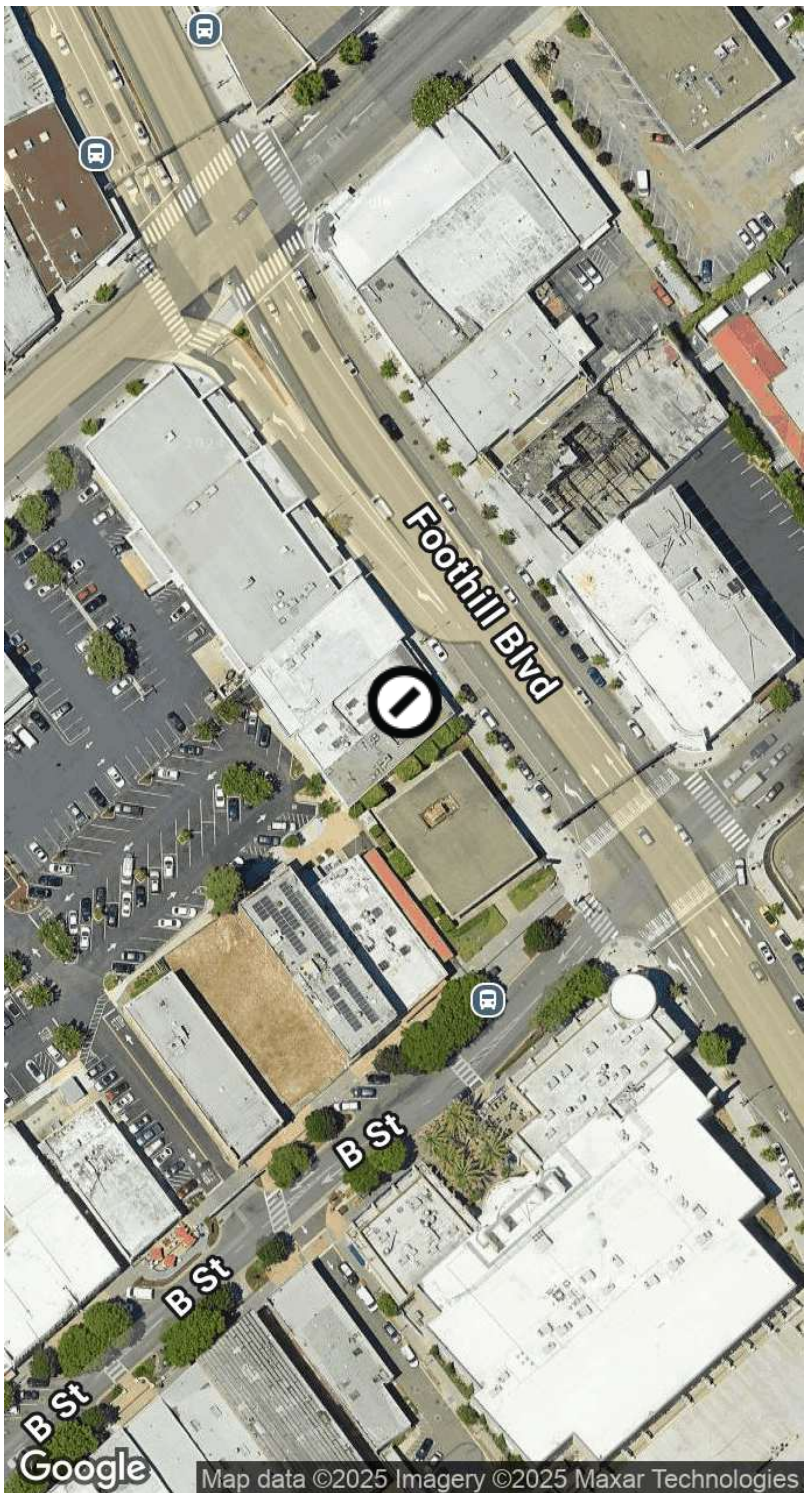
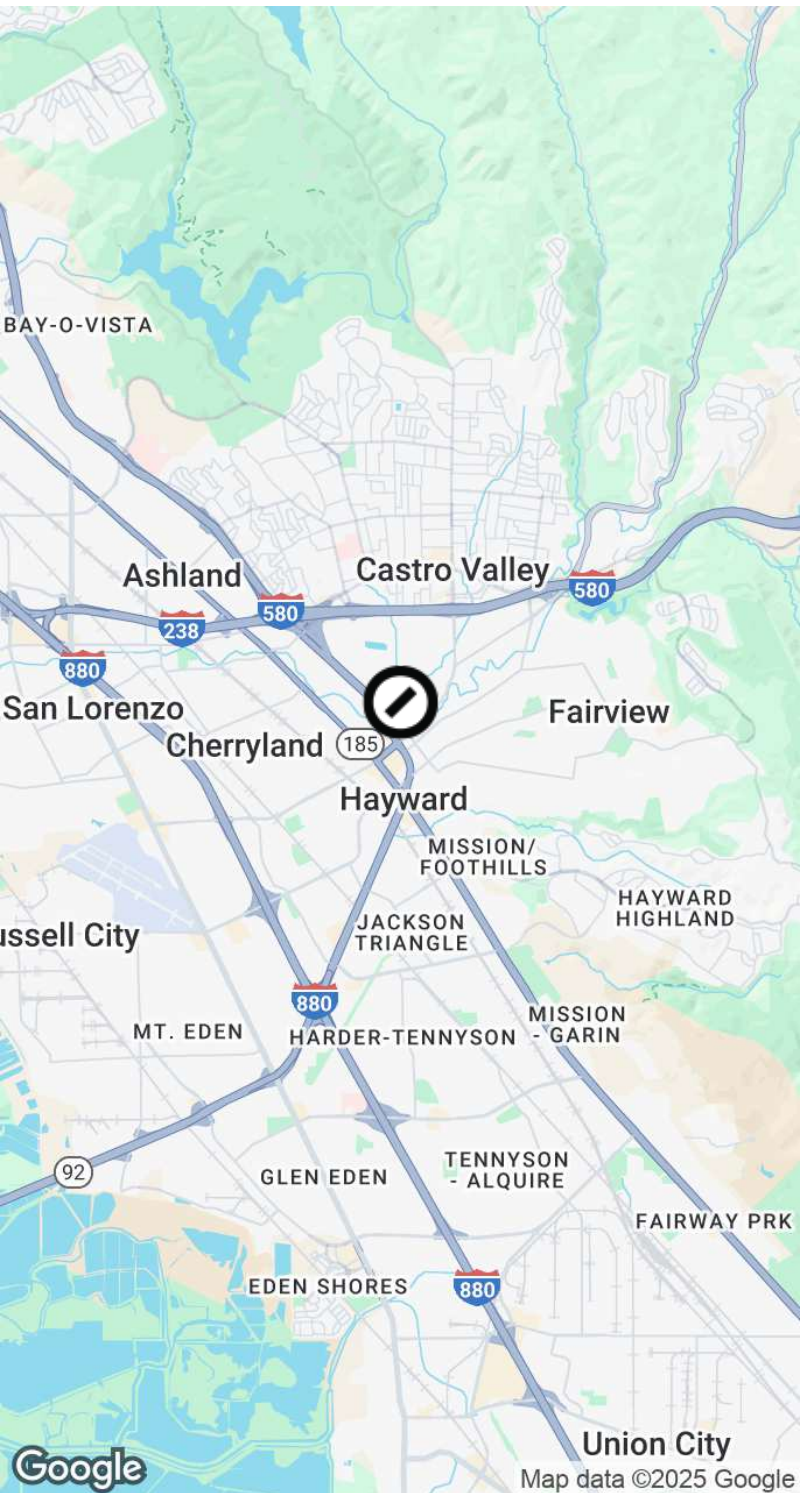
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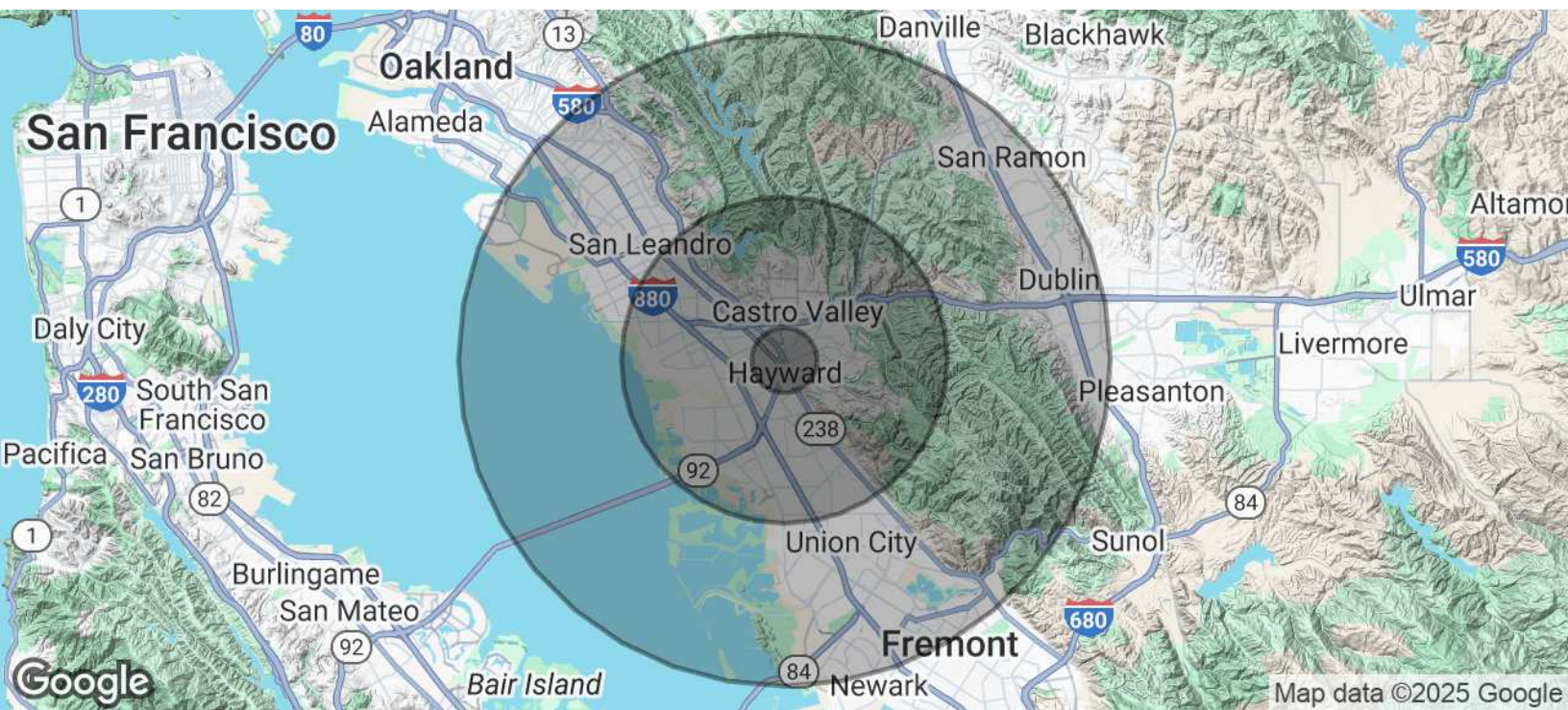
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	31,322	346,809	841,086
Average Age	36.7	39.5	39.3
Average Age (Male)	35.5	38.4	38.1
Average Age (Female)	38.1	40.6	40.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	11,568	114,821	280,623
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$95,384	\$106,503	\$123,614
Average House Value	\$532,990	\$614,546	\$703,364

2020 American Community Survey (ACS)

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