

**±27,441 SF Lot  
±1,875 SF Building  
\$1,940,000 (\$70/SF Land Value)**

Price Reduced by \$530,000  
Submit All Offers



# FOR SALE

27572 Mission Blvd, Hayward  
±1,875 SF Building on ±27,441 SF of Land  
Owner/User - Investment - Development

**AVISON  
YOUNG**



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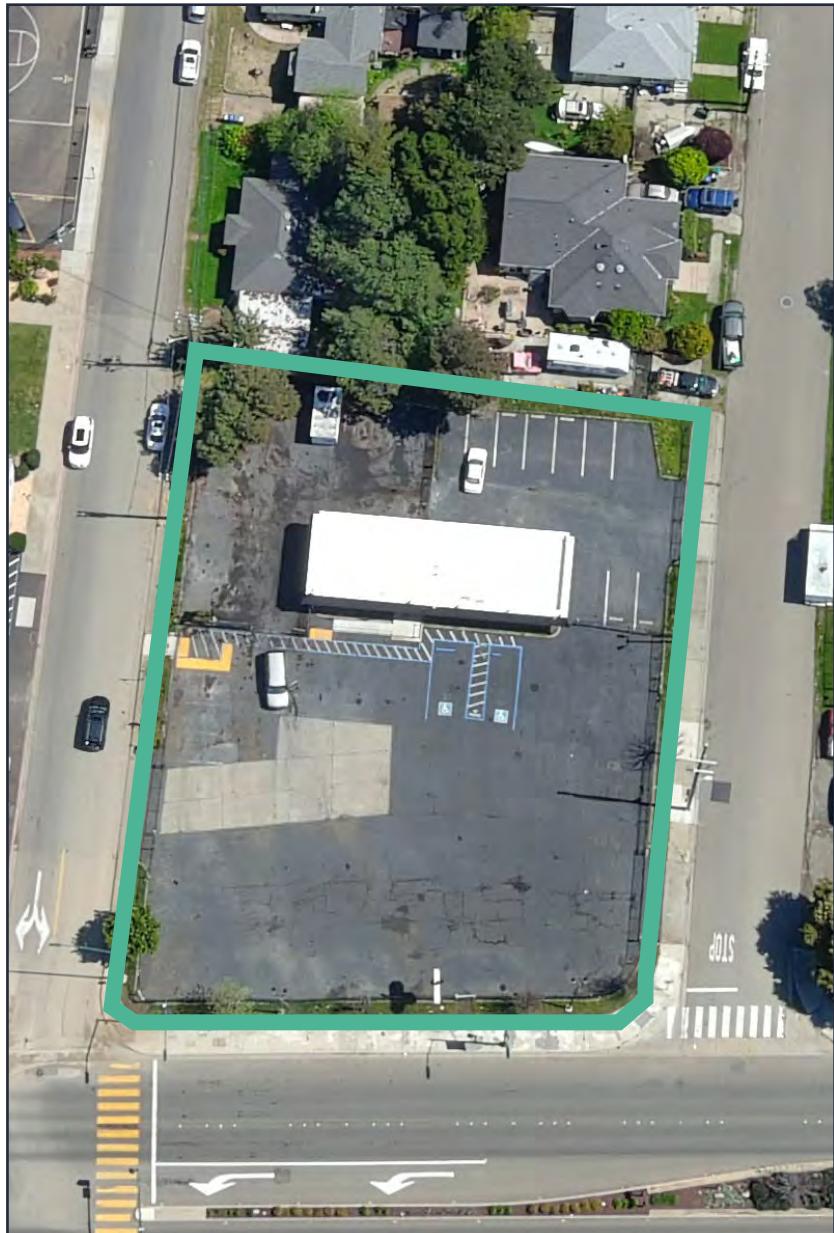
**AVISON  
YOUNG**

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# Property Details

<b>Asking Price reduced:</b>	\$1,940,000 (\$70/sf Land) <del>\$2,470,000</del>
<b>Occupancy:</b>	Vacant at close of escrow
<b>Land Size:</b>	±27,441 SF
<b>Building Size:</b>	±1,875 SF
<b>Previous Use:</b>	Used car sales
<b>Building Type:</b>	Free Standing Retail
<b>Development Potential:</b>	Up to 35 units/ acre (Max 55 units/acre with site review)
<b>Parcel Number:</b>	078C-0645-013-03
<b>Zoning:</b>	MB-CN (Mission Boulevard-Corridor Neighborhood)
<b>Year Built:</b>	1974
<b>Ceiling Height:</b>	8.5 feet
<b>Roll-Up Doors:</b>	2 in the rear of the building
<b>Electrical Meters:</b>	Single Meter
<b>Gas in Building:</b>	None
<b>Fire Sprinklers:</b>	No
<b>Security System:</b>	N/A
<b>Floors:</b>	Single Story Building
<b>Opportunity Zone:</b>	No

The information provided herein are approximations and the buyer shall be responsible to perform their own investigations into the property.





# Allowed Uses & Building Standards

(MB-CN/General Plan is SMU-Sustainable Mixed Use)

## Allowed Uses Per MB-CN Zoning Code

1. Architectural/Engineering Service
2. Financial Institutions/Banks
3. General Office
4. Appliance Sales & Repair Shop
5. Carpet/Drapery Store
6. Convenience Market
7. Copy or Reproduction Facility
8. Furniture Store
9. Personal Services
10. Physical Fitness Studio
11. Restaurant, Micro-Breweries, Catering Facilities
12. General Retail
13. Public Agency Facilities
14. Day Care Center
15. Day Care Home
16. Education Facilities less than 2,000 sf
17. Custom Manufacturing
18. Research & Development
19. Food Vendor

## Allowed Uses With An Administrative Permit

1. Light Manufacturing
2. Medical/Dental Lab
3. Equipment Rental Service
4. Health Club
5. Education Facility Greater Than 2,000 sf
6. Live Performance Theater
7. Media Production
8. Publishing Facility
9. Small Recycling Collection
10. Cultural or Meeting Facility
11. Religious Facility
12. Automotive Repair (Minor)
13. Animal Hospital

## Development Standards

1. Units per acre: 17.5 min - 35 max (55 with major plan review)
2. Allowed Stories: Maximum 4 stories (5 with major plan review)
3. Height Limit: 57' maximum & 68' per major plan review
4. Ground Floor Ceiling: 14' for non-residential

[CLICK HERE FOR ALL PERMISSABLE USES](#)



## Investment Highlights

- High-profile car lot, retail, or development property
- Signalized corner location
- Excellent ingress/egress - property bordered by streets on 3 sides
- Currently vacant and unencumbered
- ±1,821 square foot business office on site
- Large ±27,441 square foot lot
- Ideal for future mixed-use development



**Asking Price**  
\$1,940,000



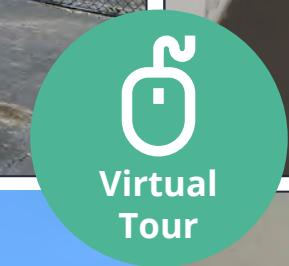
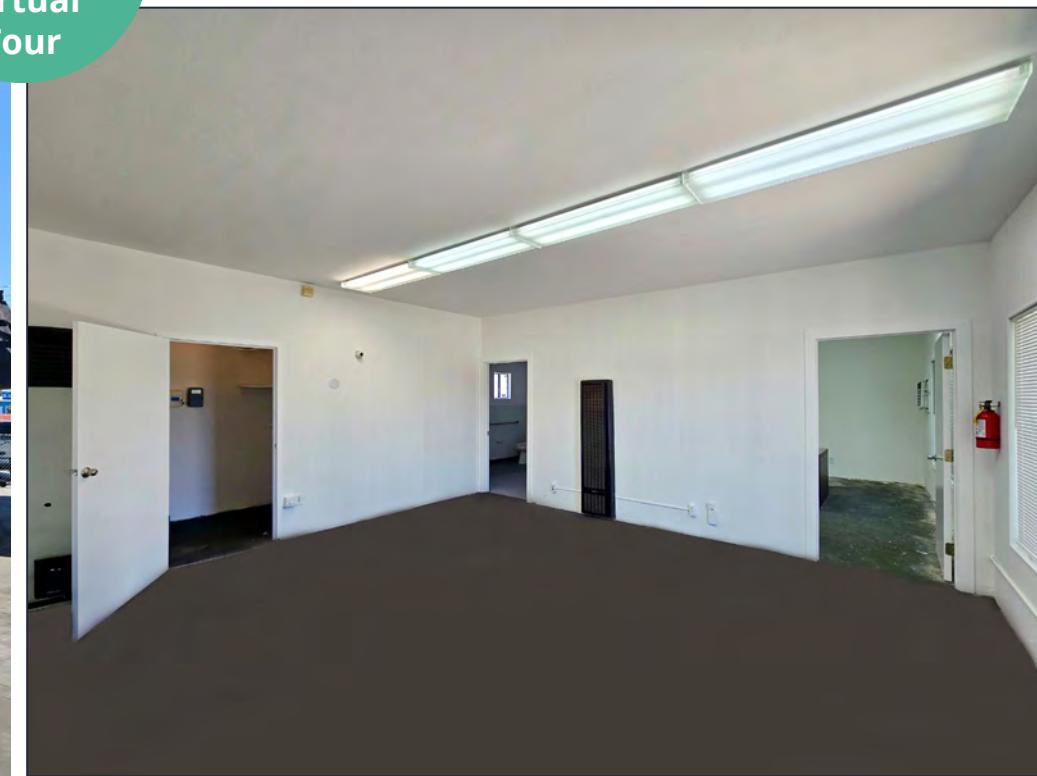
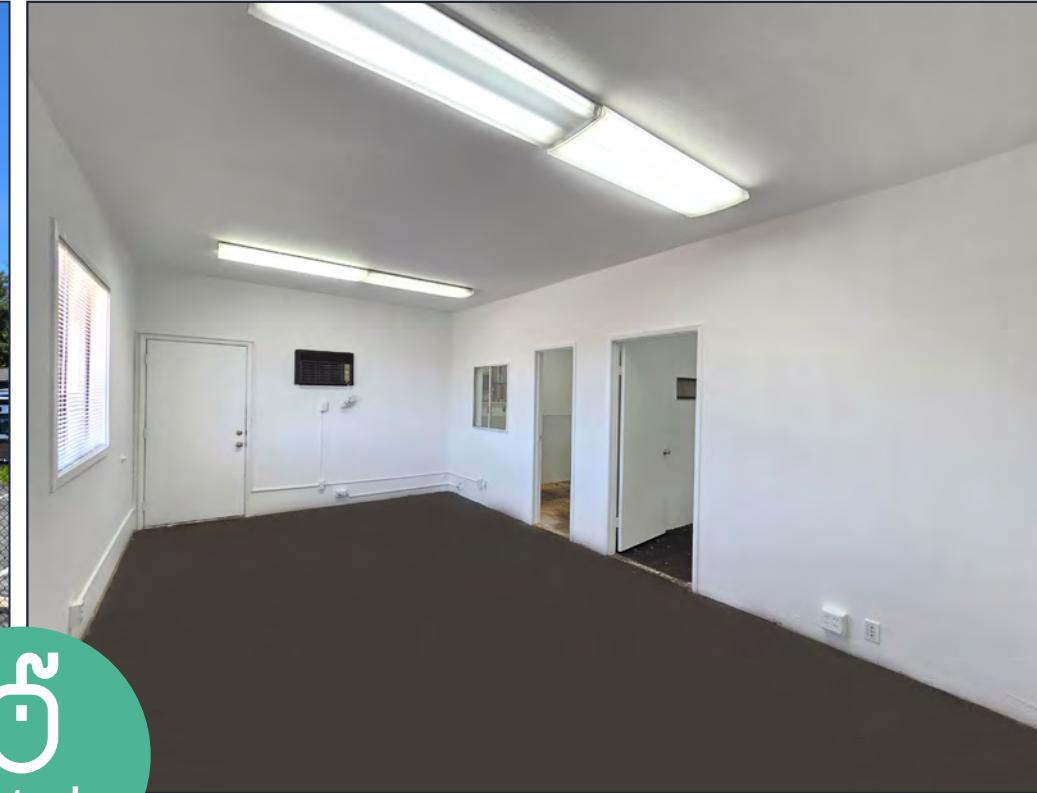
**Building Size**  
±1,875 sf



**Land Size**  
±27,441 sf



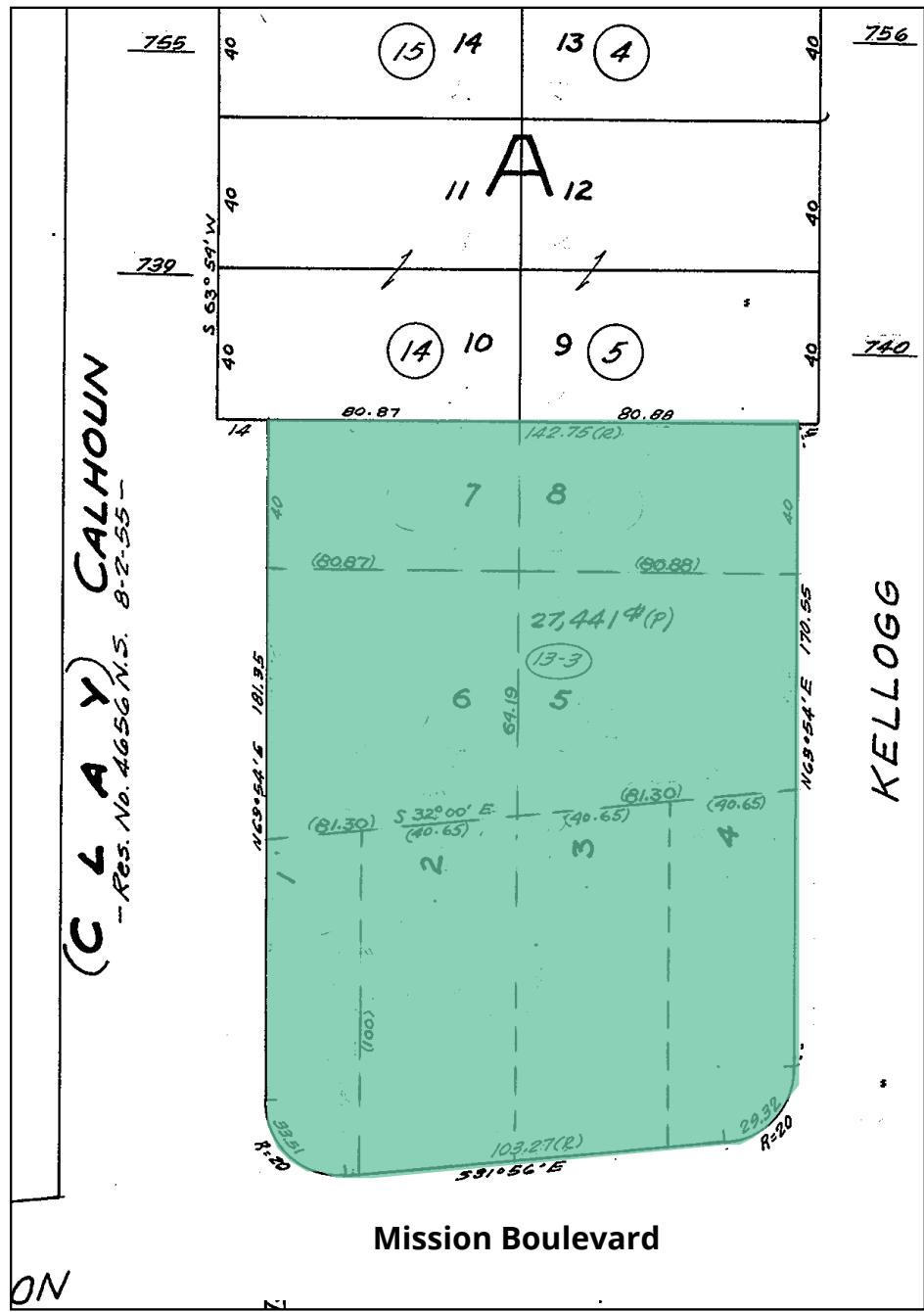
**Zoning**  
MB-CN





27572 Mission Blvd  
Hayward, CA

# Parcel Map



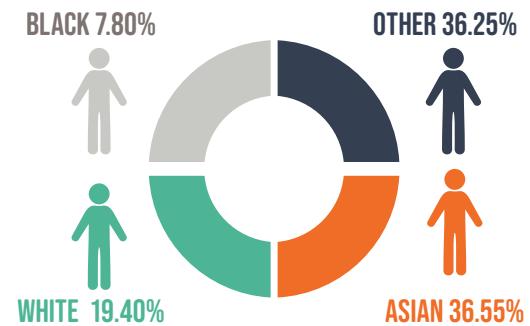
# Demographics



**MEDIAN AGE**  
**40**

**MEDIAN HOME VALUE**  
**\$812,914**

## POPULATION BY RACE



**HOUSEHOLDS** **120,243**



**AVERAGE HH INCOME**  
**\$135,363**

Average Household Size: **3.0**

Owner Occupied Housing Units: **61,087**

Renter Occupied Housing Units: **47,747**

Median Household Income: **\$106,806**

Population	1 Mile	3 Mile	5 Mile	
	2027 Projection	24,600	156,922	335,414
	2022 Estimate	25,193	161,862	347,003
	2010 Census	25,377	168,744	366,823
	Growth 2020-2025	-2.35%	-3.05%	-3.34%
	Growth 2010-2020	-0.73%	-4.08%	-5.40%

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 27572 Mission Blvd, Hayward, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

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