

PLAZA CENTER

22320 Foothill Blvd | Hayward, CA

FOR LEASE

OFFICE SPACE FOR LEASE

Mike Tanzillo

MTC Commercial Real Estate Brokerage

Broker

(510) 889-9157

mtcre@sbcglobal.net

00688066

MTC

PLAZA CENTER

01 Building Summary

Building Summary

HIGHLIGHTS

- Class A Office Complex
- Highly Visible Downtown Hayward Location
- Ample Parking in Under Ground Garage
- Elevatored
- Full Glass Line In All Units
- Utilities and Janitorial Included In Rent
- Approximately 1.5 miles to Interstates 580 and 238
- Retail Anchored Tenants Include Safeway, Starbucks and Chase Bank



Suite	Space	Floor	Size	Lease Type	Notes
150	Vacant	1st	7,996 SF	FS	8 private offices, conference room, kitchen and 2 restrooms
500	Vacant	5th	1,891 SF	FS	3 private offices and kitchen. Can add an additional private office is needed
505	Vacant	5th	918 SF	FS	2 private offices
22134	Vacant	1st	1,056 SF	NNN	Retail/Office space. The unit has 1 private office and restroom. Located in the retail section of Plaza Center. Center is anchored by Safeway, Starbucks, Kinko/Fedx

PLAZA CENTER

02 Property Description

Location Summary

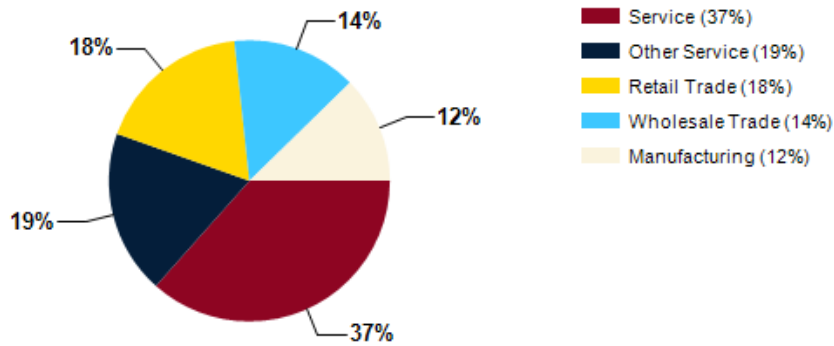
Locator Map

Aerial Map

Location Summary

- Plaza Center is a beautiful class A six story office building in the heart of downtown Hayward. There is an abundant of parking in below surface garage. The building has great views and is close to many restaurants. Hayward downtown BART is approximately 7-8 blocks from the center. Interstates 580 and 238 approximately 1.5 miles from center. Call for rent.

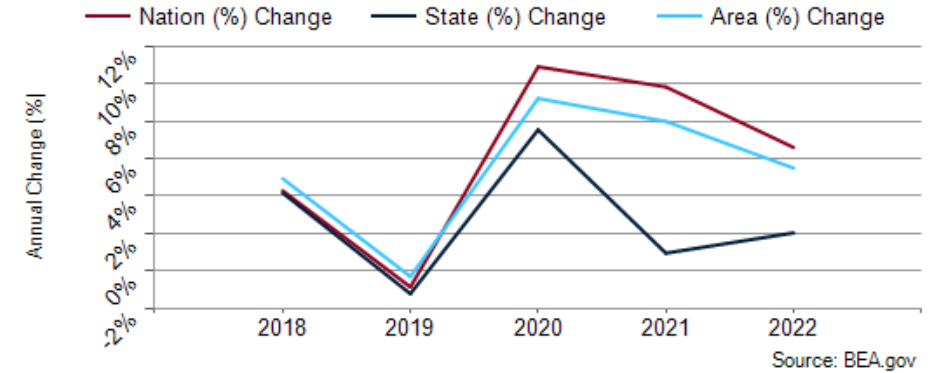
Major Industries by Employee Count



Largest Employers

Hayward Unified School District	2,500
California State University, East Bay	2,207
Kaiser Permanente	2,200
Alameda County	2,000
City of Hayward	1,178
St. Rose Hospital	842
Gillig Corporation	700
Chabot College	615

Alameda County GDP Trend







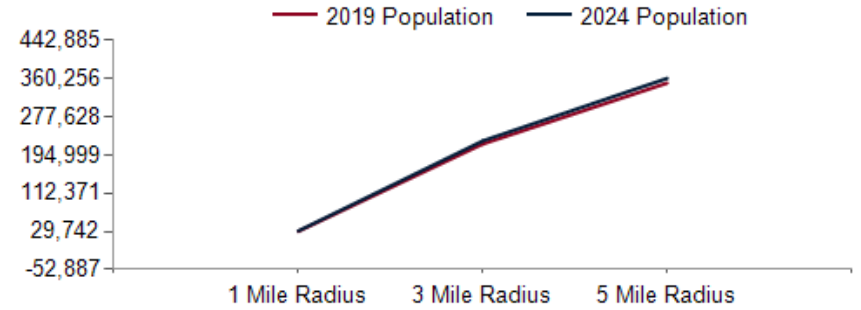
PLAZA CENTER

03 Demographics

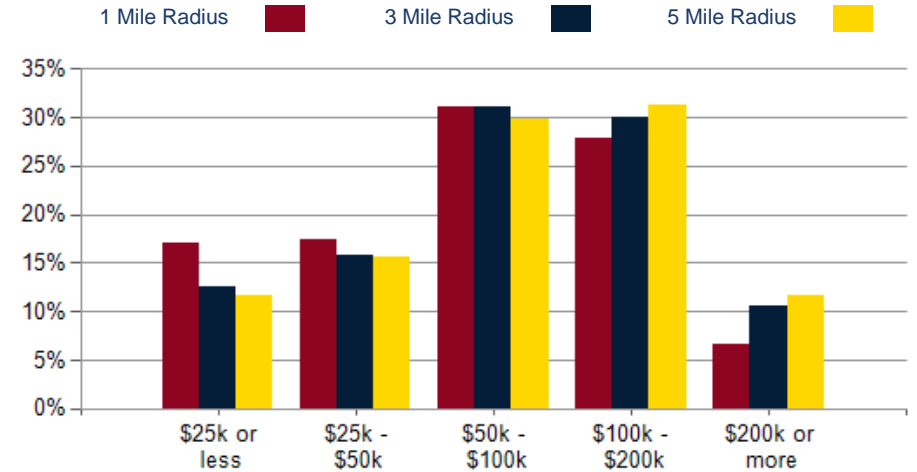
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,590	198,483	317,426
2010 Population	27,646	204,169	328,178
2019 Population	29,742	218,646	350,147
2024 Population	30,790	225,258	360,256
2019 African American	3,722	21,250	32,005
2019 American Indian	351	1,836	2,698
2019 Asian	4,852	47,079	93,906
2019 Hispanic	11,091	82,301	119,362
2019 White	12,362	88,442	132,199
2019 Other Race	5,624	39,901	58,356
2019 Multiracial	2,328	15,978	24,405
2019-2024: Population: Growth Rate	3.45%	3.00%	2.85%

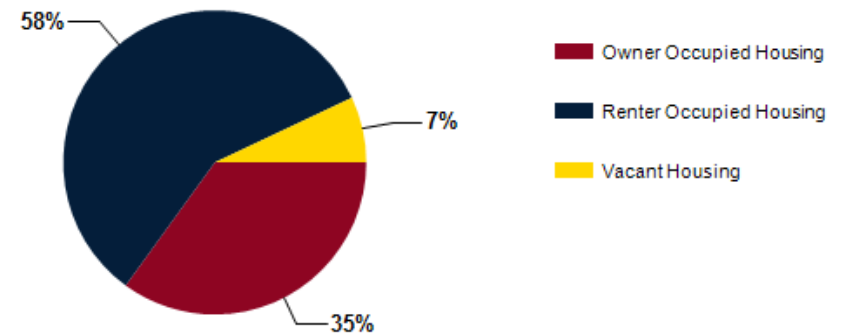
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	907	4,637	6,790
\$15,000-\$24,999	1,068	4,562	6,705
\$25,000-\$34,999	772	4,590	7,411
\$35,000-\$49,999	1,230	6,916	10,806
\$50,000-\$74,999	1,942	12,375	18,469
\$75,000-\$99,999	1,648	10,258	16,142
\$100,000-\$149,999	2,128	14,359	23,674
\$150,000-\$199,999	1,096	7,534	12,549
\$200,000 or greater	763	7,677	13,605
Median HH Income	\$72,487	\$81,695	\$85,469
Average HH Income	\$90,988	\$105,702	\$110,244



2019 Household Income



2019 Own vs. Rent - 1 Mile Radius



Source: esri

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MTC Commercial Real Estate Brokerage and it should not be made available to any other person or entity without the written consent of MTC Commercial Real Estate Brokerage .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MTC Commercial Real Estate Brokerage . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MTC Commercial Real Estate Brokerage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MTC Commercial Real Estate Brokerage has not verified, and will not verify, any of the information contained herein, nor has MTC Commercial Real Estate Brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Mike Tanzillo

MTC Commercial Real Estate Brokerage
Broker
(510) 889-9157
mtcre@sbcglobal.net
00688066

The logo for MTC Commercial Real Estate Brokerage, consisting of the letters "MTC" in a white, serif font centered within a dark blue square.