MIXED USE PROPERTY FOR SALE

$1,150,000

MIXED USE COMMERCIAL RESIDENTIAL

21120 MISSION BOULEVARD, HAYWARD, CA 94541

EXCLUSIVE AGENTS

DUPLEX & 3 COMMERCIAL UNITS



FOR SALE

MICHAEL TANZILLO & COMPANY
20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

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PROPERTY SUMMARY

21120 MISSION BOULEVARD | HAYWARD, CA 94541



Property Summary

Price:	$1,150,000
Building SF:	4,660
Price / SF:	$246.78
Occupancy:	Spaces Available for New Owner
Cross Streets:	Cherry Way
Lot Size:	7,500 SF
Frontage:	57+/- Feet
Parking:	Onsite
Year Built:	1951
Traffic Count:	23,100 ADT
Type:	Mixed Use
Zoning:	ACBD-AO-CMU-R
Gross Monthly Rent:	$3,900

Property Overview

The 4,660+/- square foot mixed-use commercial/residential property consists of 3 commercial units and a residential duplex. The property was constructed circa 1951, consists of two buildings. The front building is concrete block construction and the three units total 3,040+/- sq ft; two of the three commercial units are vacant. The rear two-story wood frame duplex is situated at the rear of the site and the two 810+/- sq ft units total 1,620+/- sq ft. The residential 2 bedroom units can be delivered vacant. Overall the property is in average condition and is very suitable for an owner/user.

Location Overview

The property is located in a mixed use area of commercial and residential properties on a major commercial thoroughfare. This an uncorporated section of Alameda County, formerly known as Hayward but most recently identified as Cherryland. The neighborhood is northwest of Downtown Hayward and is convenient to Castro Valley as well as freeways 580 and 238. The 80,000+/- sq ft Creekside Shopping Center is one-quarter mile to the northwest,; it features Las Montanas Supermarket and Dollar Tree. BART stations are convenient in Downtown Hayward as well as Castro Valley.

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MIXED-USE COMMERCIAL/RESIDENTIAL 5-UNITS 4,660+/- SF

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MTC

3 Commercial Spaces

- 21120 Mission Blvd: Former Bakery, 1,520+/- SF, Vacant.
- 21124 Mission Blvd: Nail Salon, 760+/- SF, $1,200/ month, month to month terms.
- 21126 Mission Blvd: Service/shop space, 760+/- SF, Vacant.

2 Residential Units: Duplex

- 21128 Mission Blvd: Ground floor two Bedroom, 1-Bathroom unit, 810+/- SF, $1,700/month.
- 21130 Mission Blvd: Second level two Bedroom, 1-Bathroom unit, 810+/- SF, $1,000/month.
- Residential units can be delivered vacant to new owner.





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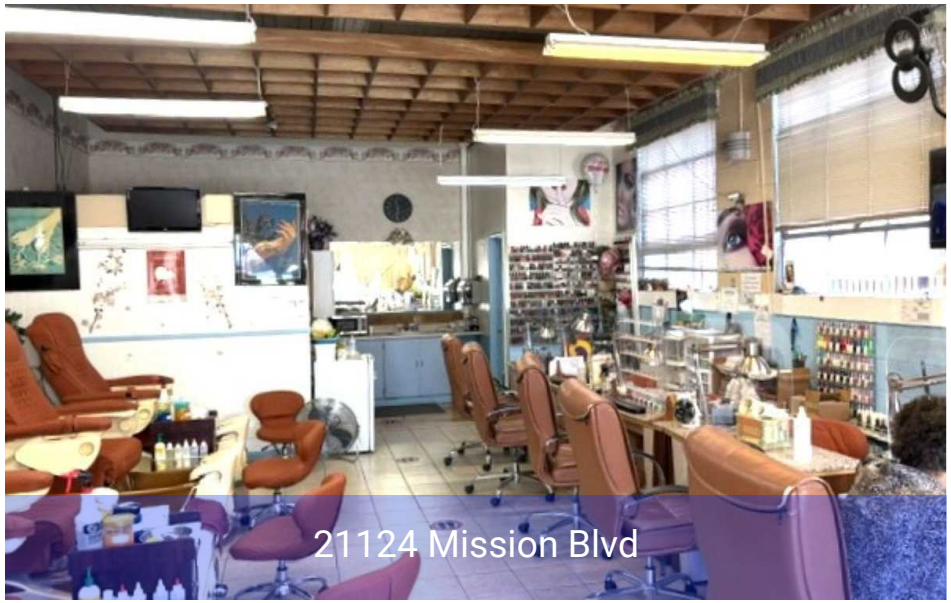
PROPERTY PHOTOS

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21120 Mission Blvd


21120 Mission Blvd


21124 Mission Blvd


21126 Mission Blvd

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PROPERTY PHOTOS

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Front of Duplex



Rear of Duplex

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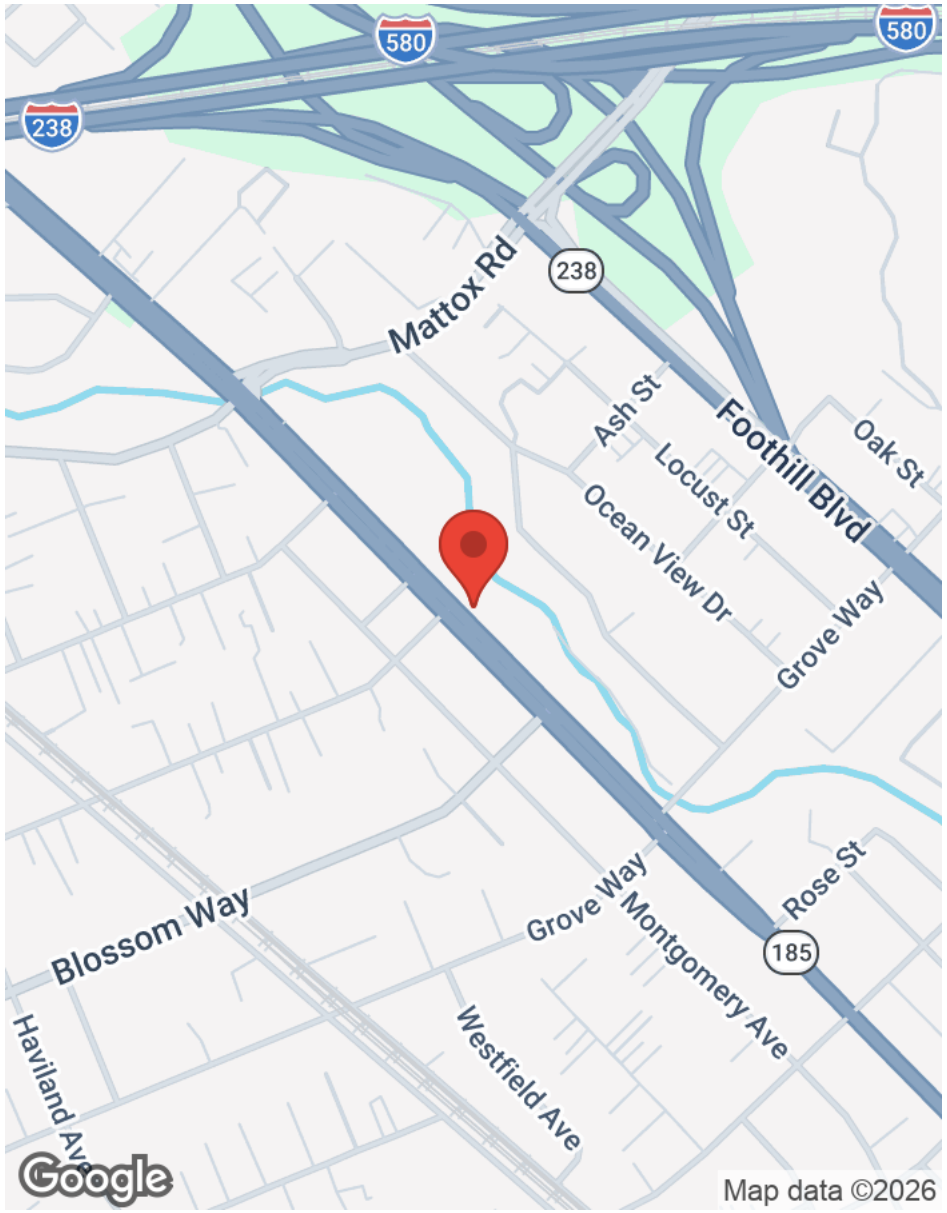
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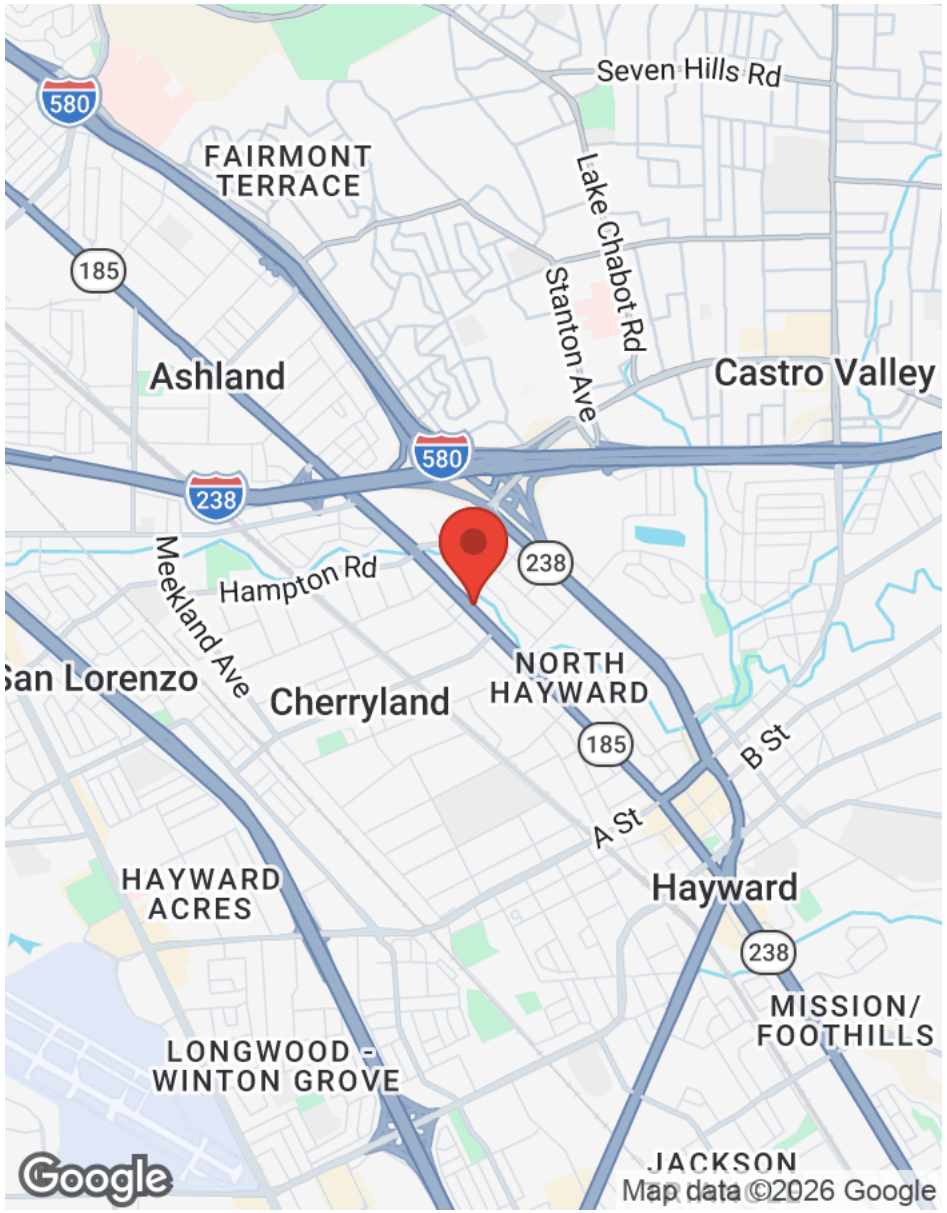
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LOCATION MAPS

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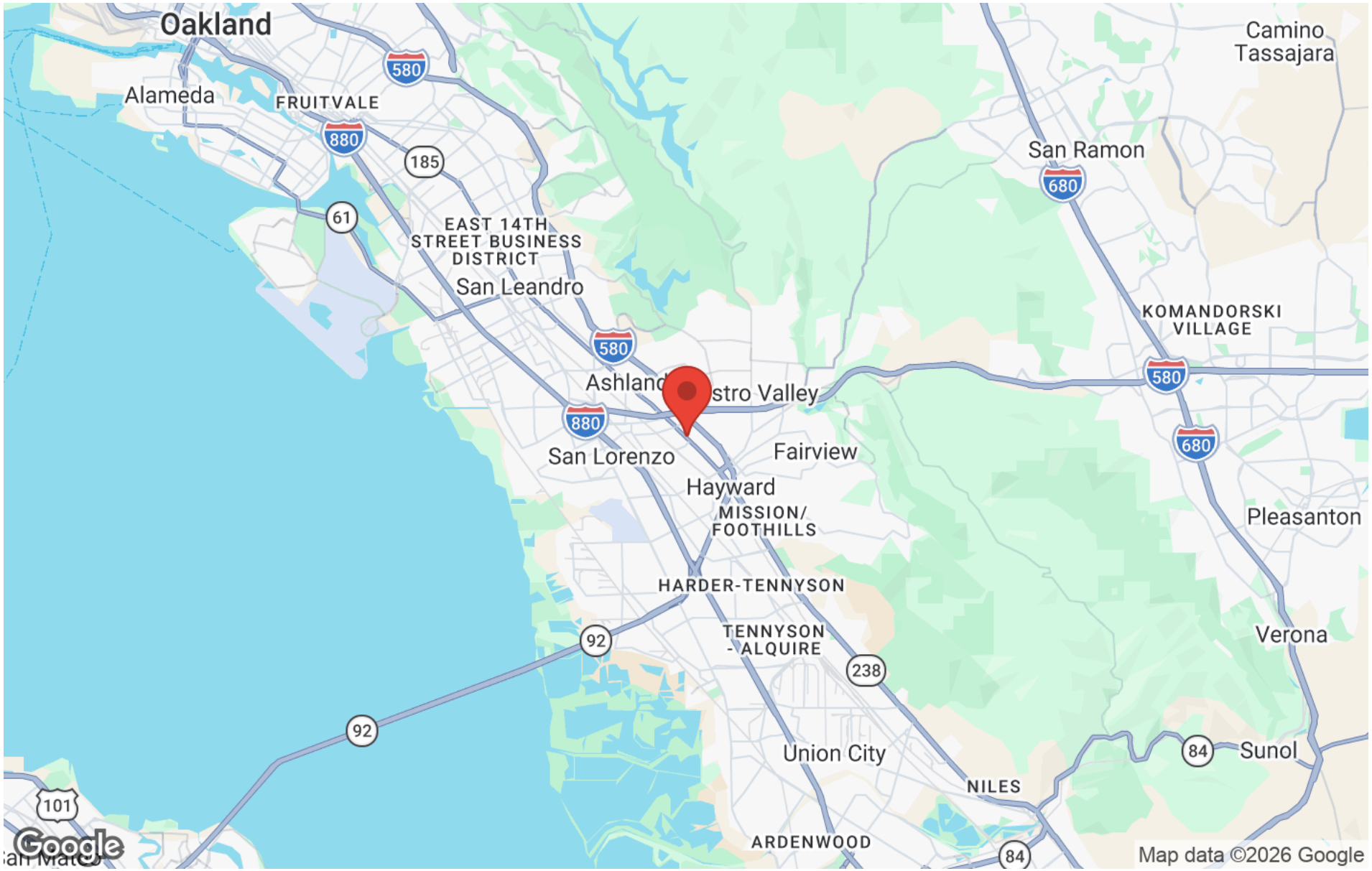
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REGIONAL MAP

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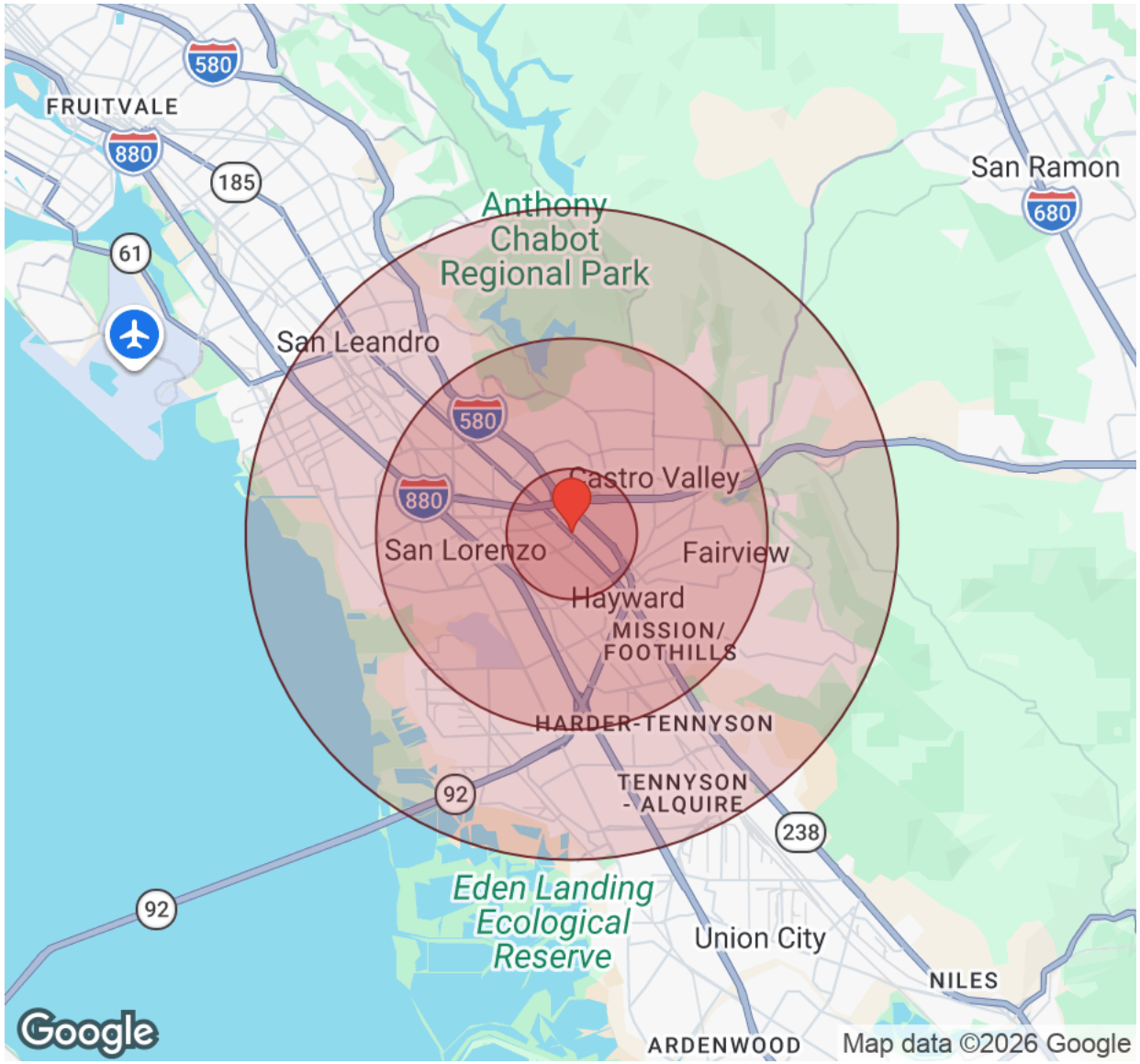
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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	16,109	110,920	182,390
Female	16,423	115,315	190,476
Total Population	32,532	226,234	372,866

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,545	48,256	76,624
Black	3,335	22,465	36,615
Am In/AK Nat	52	317	522
Hawaiian	277	2,443	4,325
Hispanic	14,008	76,874	119,056
Asian	7,053	66,875	120,995
Multiracial	1,233	8,371	13,796
Other	26	588	969

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,265	83,842	137,185
Occupied	11,411	78,189	127,988
Owner Occupied	4,483	40,429	70,535
Renter Occupied	6,928	37,760	57,453
Vacant	854	5,653	9,197

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	5,605	37,693	59,658
Ages 15 - 24	4,080	27,065	44,817
Ages 25 - 54	14,482	98,647	160,584
Ages 55 - 64	3,938	28,344	48,006
Ages 65+	4,427	34,487	59,799

Income	1 Mile	3 Miles	5 Miles
Median	$102,372	$116,108	$119,219
Under $15k	864	4,898	7,678
$15k - $25k	435	3,061	5,078
$25k - $35k	430	2,943	4,957
$35k - $50k	768	5,111	8,357
$50k - $75k	1,723	8,908	13,387
$75k - $100k	1,386	9,206	14,844
$100k - $150k	2,124	14,980	23,415
$150k - $200k	1,231	9,505	15,795
Over $200k	2,450	19,578	34,478

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