

FOR LEASE

213 W. Winton Avenue | Hayward, CA

WINTON
SHOPS



1,708 SQFT STOREFRONT RETAIL SPACE

Available for Rent at Winton Shops

TOTAL MONTHLY RENT

\$5,909.68

Base Rent + NNN

LEASE SUMMARY

AVAILABLE SPACE

1,708 SQFT

BASE RATE

\$2.75 / SQFT

BASE RENT

\$4,697.00

NNN

\$1,212.68

TOTAL MONTHLY RENT

\$5,909.68



SITE PLAN | FOR LEASE SPACE

TRAFFIC

27,600 VPD

INTERSTATE 880

290,000 VPD

PARKING

Approx. 40 Spaces

ZONING

Commercial

HIGH-VISIBILITY RETAIL OPPORTUNITY

Prominent W. Winton Avenue storefront in Winton Shops with strong daily traffic, onsite parking, established co-tenancy, and quick access to I-880, Highway 92 and the greater Hayward trade area.

Co-tenants: El Taquito Restaurant + Ghazni Afghan Kabobs



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FOR LEASE

WINTON
SHOPS

213 W. Winton Avenue | Hayward, CA

Prime W. Winton Avenue Storefront

Flexible commercial space with visibility, parking, access, and restaurant infrastructure.

1,708 SQ.FT.

AVAILABLE SPACE

31 FT x 55 FT

FLEXIBLE LAYOUT

APPROX. 18 FT

HOOD INSTALLED

APPROX. 40

ON-SITE PARKING SPACES

Opportunity Overview

Prime 1,708 sq.ft. storefront retail opportunity along Hayward's highly visible W. Winton Avenue corridor. This flexible commercial space offers strong street presence, convenient access, and approx. 40 on-site parking spaces. The space is 31 ft x 55 ft and has an approximately 18 ft hood installed.

Located alongside established food co-tenants **El Taquito Restaurant** and **Ghazni Afghan Kabobs**, this space is well-positioned to attract neighborhood customers, commuters, lunch and dinner traffic, takeout guests, and destination visitors.

Rent + Exposure

TOTAL MONTHLY RENT

\$5,909.68

Base Rent + NNN

BASE RATE **\$2.75 / SQ.FT.**

BASE RENT **\$4,697.00**

NNN **\$1,212.68**

W. WINTON AVE **27,600 VPD**

INTERSTATE 880 **290,000 VPD**

Quick access to I-880, Highway 92, and the greater Hayward trade area.

Strong Fit For Neighborhood-Serving Concepts

The layout and location make it a strong fit for neighborhood-serving concepts, including:

- Retail
- Restaurant / cafe
- Specialty food
- Coffee or dessert shop
- Salon / barber
- Beauty / wellness
- Boutique fitness / studio
- Professional office
- Tutoring / education
- Day care
- Copying / mail services
- Catering
- Cultural / community uses

A **standout opportunity** for an operator seeking visibility, parking, accessibility, and flexibility in a strong Hayward commercial corridor. Tenant to verify zoning, use, signage, parking, licensing, and all requirements with the City of Hayward.



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