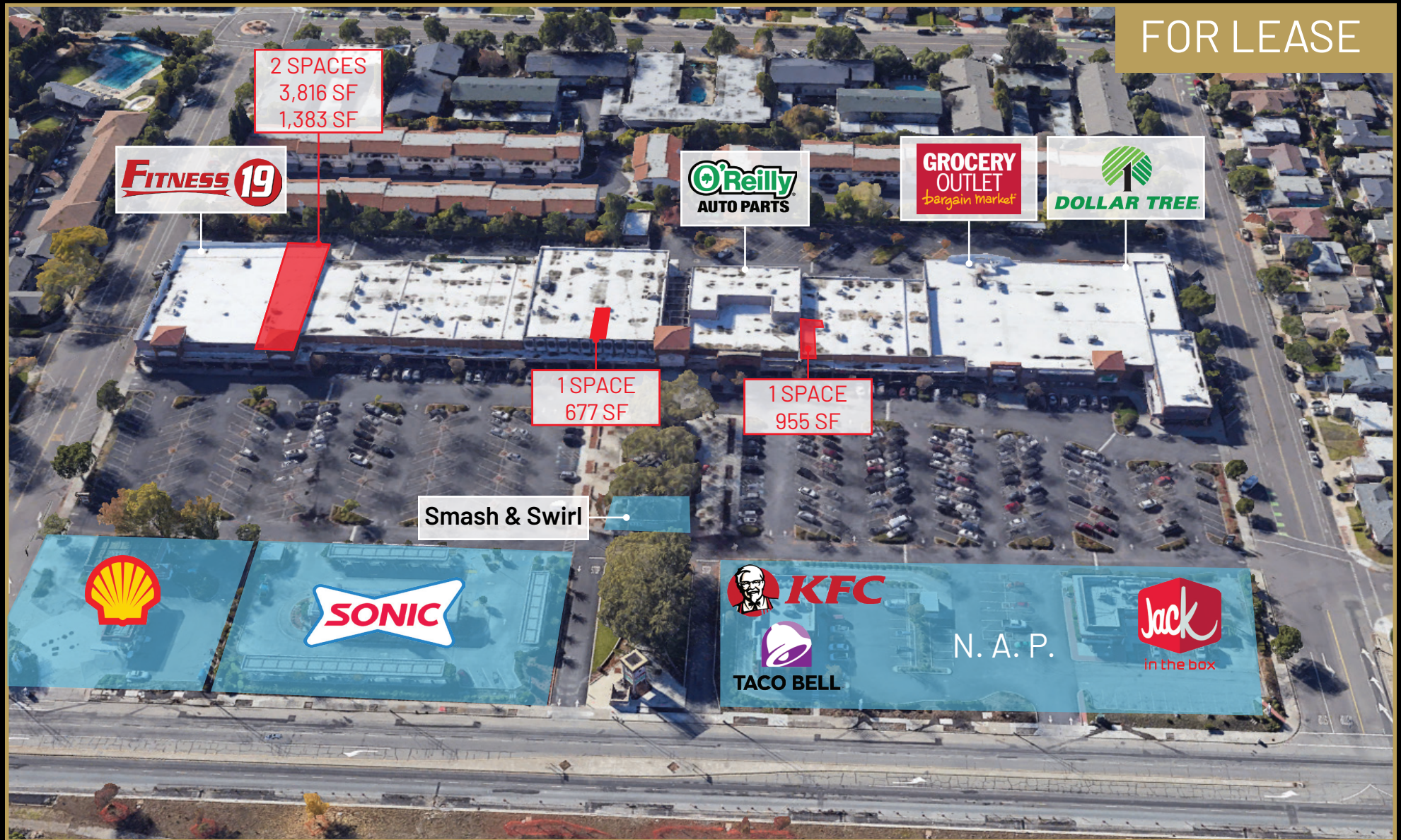


# Daily Needs Center - Join Grocery Outlet, Dollar Tree, Fitness 19 & Oreilly Auto Parts



# For Lease

Fairway Park Shopping Center | Hayward, California



## DESCRIPTION

This is the perfect daily needs center with no immediate retail competition. It is anchored by Grocery Outlet, O'Reilly Auto Parts, Fitness 19 and Dollar Tree and includes many local service offerings. Total shopping center size is 138,368 SF of retail space excluding the outparcels, with the potential to do a small drive-thru.

## SPACES AVAILABLE

Retail Spaces Available

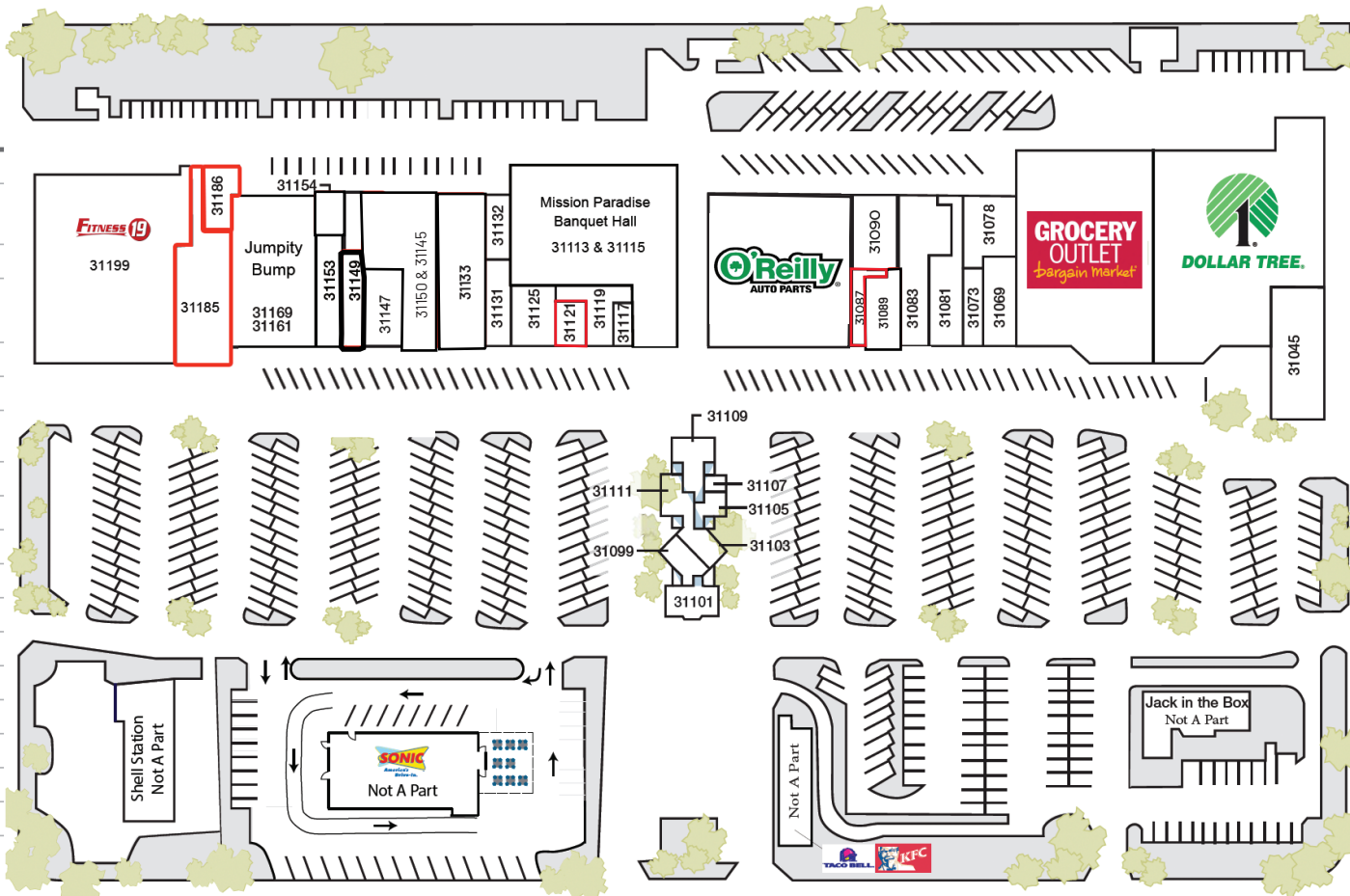
- Flexible leasing opportunity with Suites 31185 (3,186 SF) and 31186 (1,383 SF), which can be combined for up to 4,569 SF.
- 995 SF retail space
- 677 SF retail space



# For Lease

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| Space | Tenant                        |
|-------|-------------------------------|
| 31199 | Fitness 19                    |
| 31185 | ±3,186 SF                     |
| 31186 | ±1,383 SF                     |
| 31169 | Goodwill                      |
| 31161 |                               |
| 31153 | Kumon                         |
| 31154 | ±572 SF                       |
| 31150 | ±1,073 SF                     |
| 31149 | Storage                       |
| 31149 | EZ Lashes                     |
| 31147 | Subway                        |
| 31145 | ±3,300 SF                     |
| 31133 | ±3,657 SF                     |
| 31132 | Mission Storage               |
| 31131 | Diamond Cleaners              |
| 31125 | Donuts                        |
| 31121 | ±677 SF                       |
| 31119 | Optometrist                   |
| 31117 | BC Jewelry                    |
| 31113 | Mission Paradise Banquet Hall |
| 31115 |                               |



| Space  | Tenant                 |
|--------|------------------------|
| 31111  | Fairway Dental         |
| 31109  | Karen's Flowers        |
| 31107  | Real Estate Office     |
| 31105  | Farmers Insurance      |
| 31103  | Amy's Cafe             |
| 31101  | Smash & Swirl          |
| 31099  | Tax Prep               |
| 31091  | Oreilly Auto           |
| 31090  | Evergreen Tai Chi      |
| 31089  | Smokeshop              |
| 31087  | ±995 SF                |
| 31083  | Mountain Pizza         |
| 31081  | Taqueria               |
| 31078  | Karen's Flower Storage |
| 31073  | New Uppercuts          |
| 31069  | Nail Salon             |
| 31049A | Dollar Tree            |
| 31049B | Grocery Outlet         |
| 31045  | US Bank                |

MISSION BOULEVARD

# For Lease

Fairway Park Shopping Center | Hayward, California



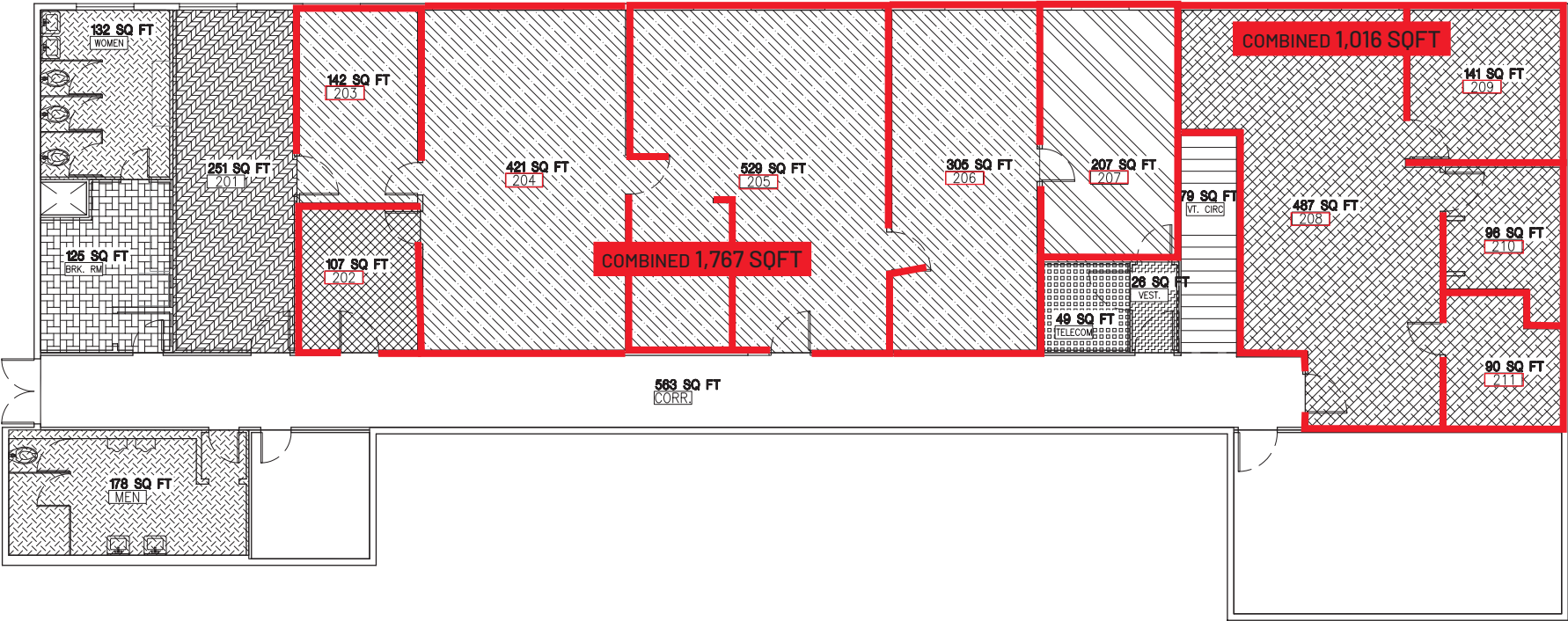
## FAIRWAY PARK – 2ND FLOOR OFFICES

| HATCH | AREA | SUITE NUMBER | AREA (FT <sup>2</sup> ) | LOAD FACTOR (1.442) | RENTAL AREA (FT <sup>2</sup> ) |
|-------|------|--------------|-------------------------|---------------------|--------------------------------|
|       | A    | 208          | 487                     | 215                 | 702                            |
|       |      | 209          | 141                     | 62                  | 203                            |
|       |      | 210          | 96                      | 43                  | 139                            |
|       |      | 211          | 90                      | 40                  | 130                            |
|       |      | TOTAL        | 814                     | 360                 | 1,174                          |
|       | B    | 207          | 207                     | 91                  | 298                            |
|       |      | TOTAL        | 207                     | 91                  | 298                            |
|       | C    | 203          | 142                     | 63                  | 205                            |
|       |      | 204          | 421                     | 186                 | 607                            |
|       |      | 205          | 529                     | 234                 | 763                            |
|       |      | 206          | 305                     | 135                 | 440                            |
|       |      | TOTAL        | 1,397                   | 618                 | 2,015                          |
|       | D    | 201          | 251                     | 111                 | 362                            |
|       |      | TOTAL        | 251                     | 111                 | 362                            |
|       |      | TOTAL        | 2,669                   | 1,180               | 3,849                          |

| HATCH | AREA | ROOM                 | RENTAL AREA (FT <sup>2</sup> ) |
|-------|------|----------------------|--------------------------------|
|       | E    | COMMON AREAS         |                                |
|       |      | 202                  | 107                            |
|       |      | WOMEN                | 132                            |
|       |      | MEN                  | 178                            |
|       |      | BREAK ROOM           | 125                            |
|       |      | VESTIBULE            | 26                             |
|       |      | TELECOM RM           | 49                             |
|       |      | CORRIDOR             | 563                            |
|       |      | TOTAL                | 1,180                          |
|       |      | VERTICAL CIRCULATION | 79                             |

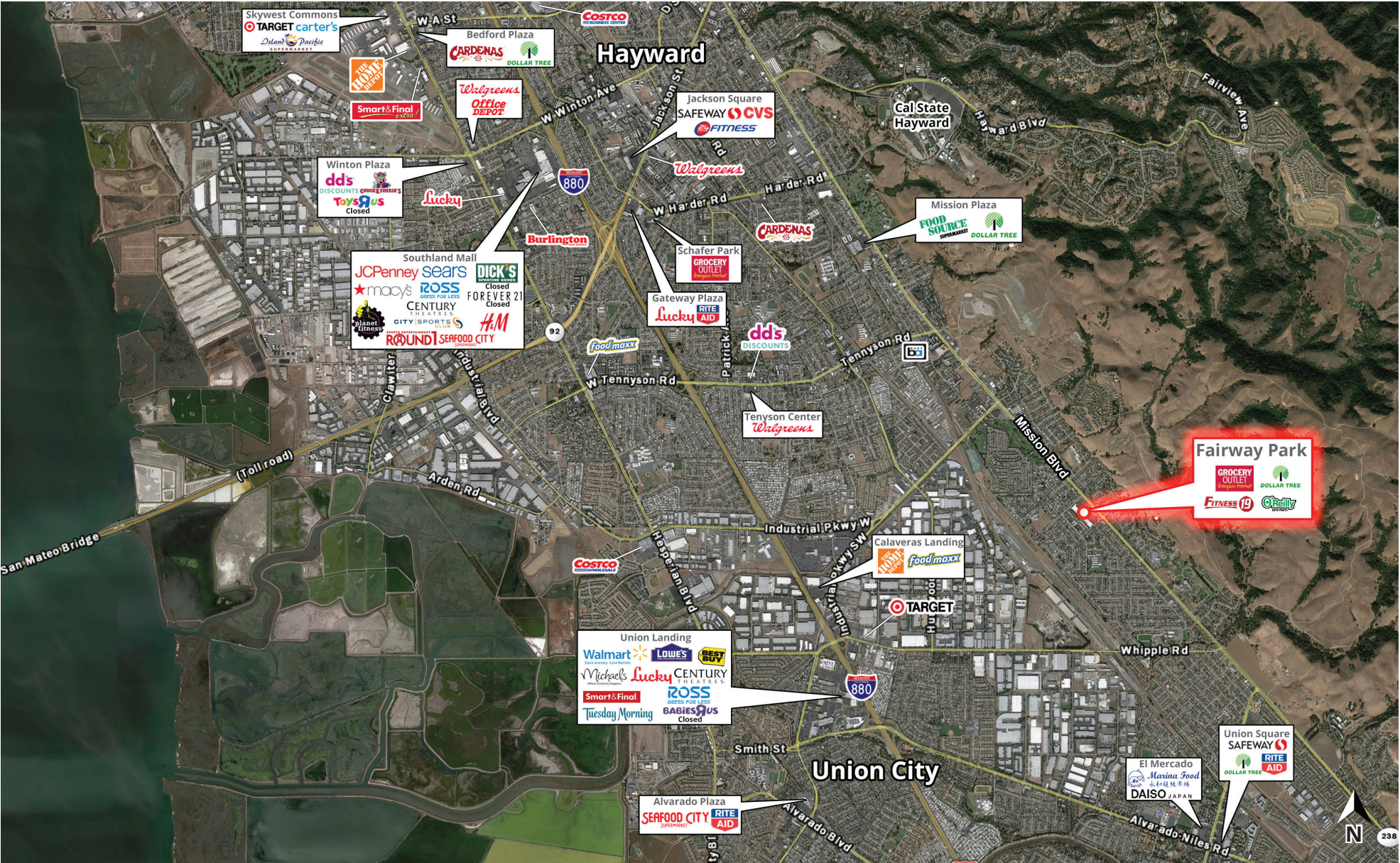
### FORMULAS

TOTAL  
RENTAL AREA = SUITES + TOTAL COMMON AREA  
LOAD FACTOR =  $\frac{\text{TOTAL SUITE AREAS} + \text{COMMON AREAS}}{\text{TOTAL SUITE AREAS}}$   
SUITE  
RENTAL AREA = SUITE AREA + LOAD FACTOR AREA



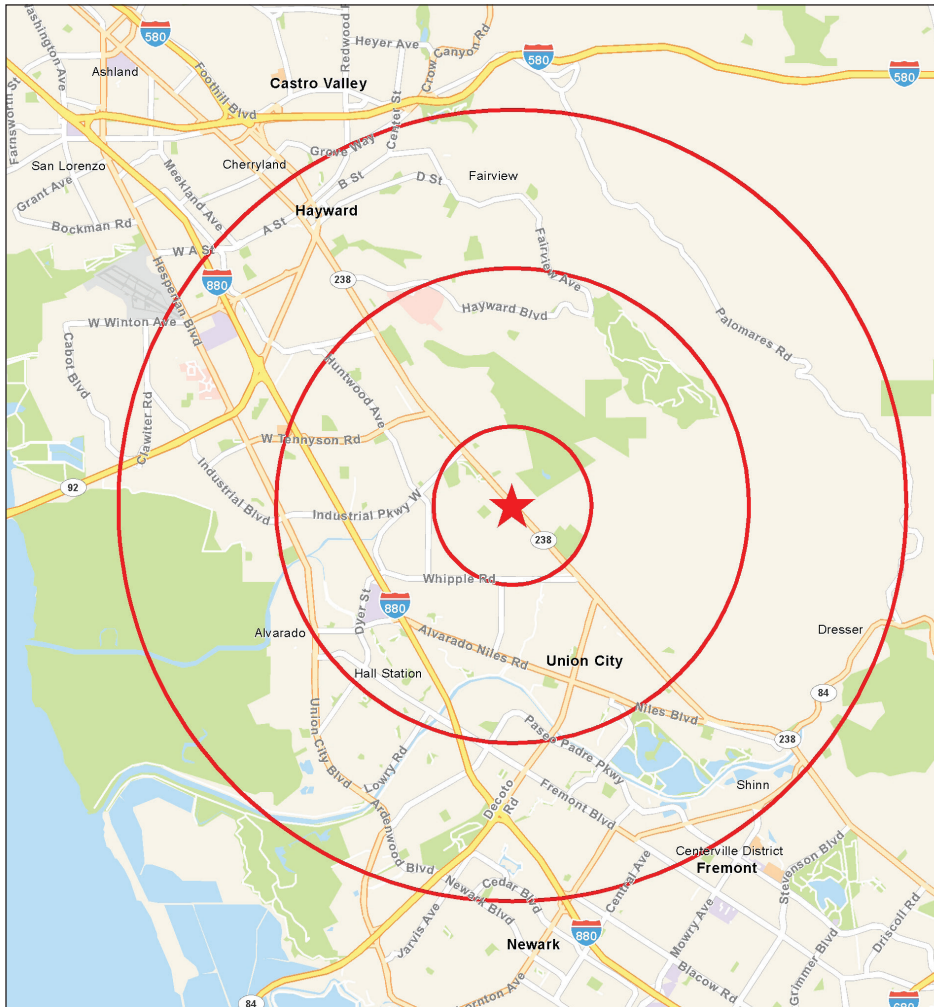
# For Lease

Fairway Park Shopping Center | Hayward, California



# For Lease

Fairway Park Shopping Center | Hayward, California



## DEMOGRAPHIC SUMMARY

### POPULATION

|                       | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2020 Population       | 13,141 | 132,614 | 331,664 |
| 2025 Population       | 13,423 | 135,690 | 341,557 |
| 2020-2025 Annual Rate | 0.43%  | 0.46%   | 0.59%   |
| 2020 Median Age       | 35.7   | 36.6    | 36.9    |
| Daytime Population    | 11,319 | 118,029 | 293,437 |

### HOUSEHOLDS

|                         |       |        |         |
|-------------------------|-------|--------|---------|
| 2020 Total Households   | 3,827 | 39,714 | 104,185 |
| 2025 Total Households   | 3,889 | 40,481 | 106,903 |
| 2020 - 2025 Annual Rate | 0.32% | 0.38%  | 0.52%   |

### MEDIAN HH INCOME

|                       |           |           |           |
|-----------------------|-----------|-----------|-----------|
| 2020 Median HH Income | \$104,349 | \$104,896 | \$109,673 |
| 2025 Median HH Income | \$111,935 | \$114,410 | \$120,784 |
| 2020-2025 Annual Rate | 1.41%     | 1.75%     | 1.95%     |

### AVERAGE HH INCOME

|                        |           |           |           |
|------------------------|-----------|-----------|-----------|
| 2020 Average HH Income | \$126,770 | \$134,289 | \$140,814 |
| 2025 Average HH Income | \$143,303 | \$151,562 | \$158,525 |
| 2020-2025 Annual Rate  | 2.48%     | 2.45%     | 2.40%     |

Source: Esri, Esri & Infogroup, U.S. Census

EXCLUSIVELY LISTED BY

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