



**5 Service/Retail Units**

**Avg Unit 491+/- Sq Ft**

**Downtown Hayward**

**Month-To-Month  
Tenants**

**5 COMMERCIAL UNITS  
22531 MAIN STREET**

**HAYWARD, CA 94541**

**Price: \$699,000**

**MTC**

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

**PAUL MADER, CCIM**  
Broker Associate  
(510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
510-889-9157  
mtcre@sbcglobal.net  
00688066

# PROPERTY SUMMARY

22531 MAIN STREET | HAYWARD, CA 94541

MTC



## Property Summary

Address1:	22531 Main Street
Address2:	Hayward, CA 94541
Price:	\$699,000
Building SF:	2,455
Price / SF:	\$284.73
Tenants/Units:	5
Occupancy:	5 MTM Tenants
Construction Type:	Concrete Block
Lot Size:	3,349 SF
Parking:	Free Public Lot
Year Built:	1966
APN:	428-56-54-3
Zoning:	DT-MS: Downtown Main Street

## Property Overview

Five-unit retail/service property consisting of 2,455+/- square feet situated on a 3,349+/- sq ft lot. The concrete block building was constructed in 1966 and the units average 491 in sq ft. There is a common hallway at the rear and two restrooms. The spaces are occupied by hairstylists, waxing business and jewelry repair. All of the tenants are on month-to-month terms.

## Location Overview

The property is tucked behind 22561 and 22567 Main Street and fronts a public city parking lot with free parking. Downtown Hayward location between A and B Streets with 4 points of access to the public parking lot. BART is several blocks to the west and all shopping services are convenient.

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

**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

# PROPERTY PHOTOS

22531 MAIN STREET | HAYWARD, CA 94541

MTC



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

**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

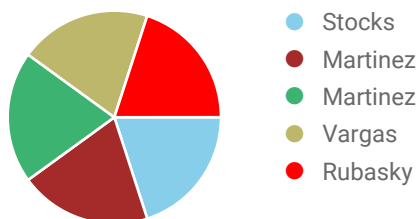
# TENANT MIX REPORT

22531 MAIN STREET | HAYWARD, CA 94541

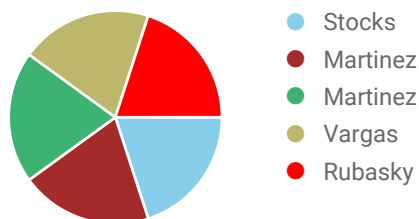


Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
22531	Stocks	491	\$1,102	\$1,102	\$1,102	\$1,102
22533	Martinez	491	\$551	\$551	\$1,000	\$1,000
22535	Martinez	491	\$605	\$605	\$1,000	\$1,000
22537	Vargas	491	\$750	\$750	\$1,000	\$1,000
22539	Rubasky	491	\$743	\$743	\$1,000	\$1,000
5		2,455		\$3,751		\$5,102

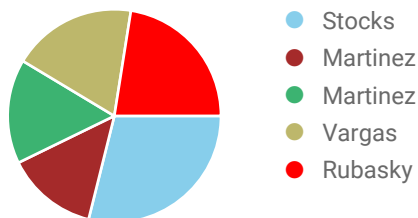
TENANT MIX



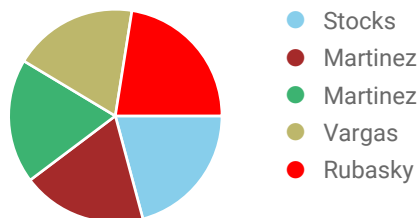
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



# PRO FORMA SUMMARY

22531 MAIN STREET | HAYWARD, CA 94541



## Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$45,012	\$18.33	\$61,224	\$24.94
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
+ Misc. Income	\$2,424	\$0.99	\$2,421	\$0.99
Effective Gross Income	\$47,436	\$19.32	\$63,645	\$25.92

## Operating Expenses

Description	Actual	Per SF	Market	Per SF
Building Insurance	\$400	\$0.16	\$5,000	\$2.04
Cleaning	\$5,129	\$2.09	\$3,000	\$1.22
Maintenance & Repair	\$2,142	\$0.87	\$2,142	\$0.87
Miscellaneous	\$100	\$0.04	\$100	\$0.04
RE Taxes	\$3,421	\$1.39	\$8,195	\$3.34
Special Assessments	\$0	\$0.00	\$1,056	\$0.43
Water & Sewer	\$2,810	\$1.14	\$2,810	\$1.14
Total Expenses	(\$14,002)	(\$5.70)	(\$22,303)	(\$9.08)
Net Operating Income	\$33,434	\$13.62	\$41,342	\$16.84

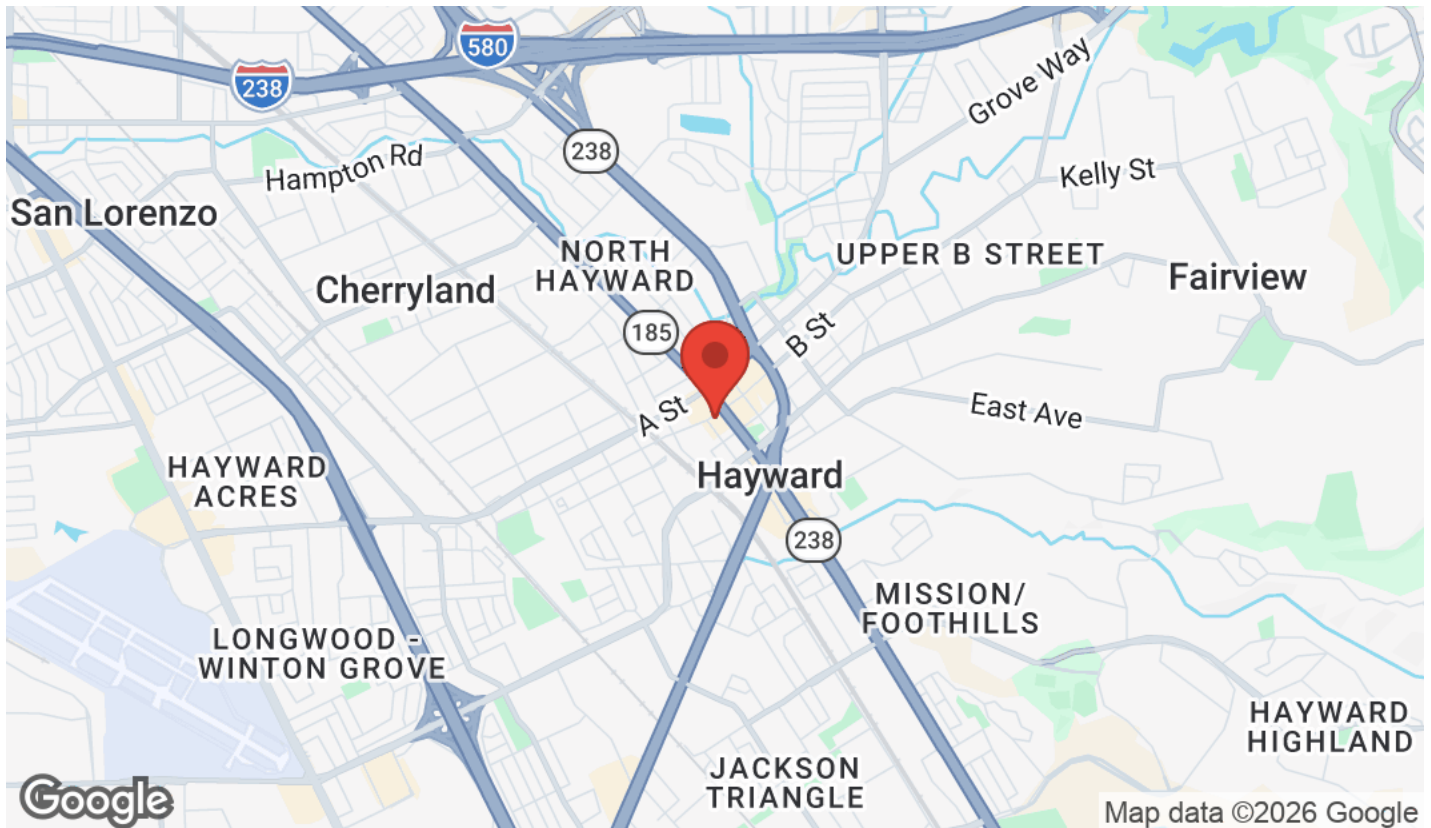
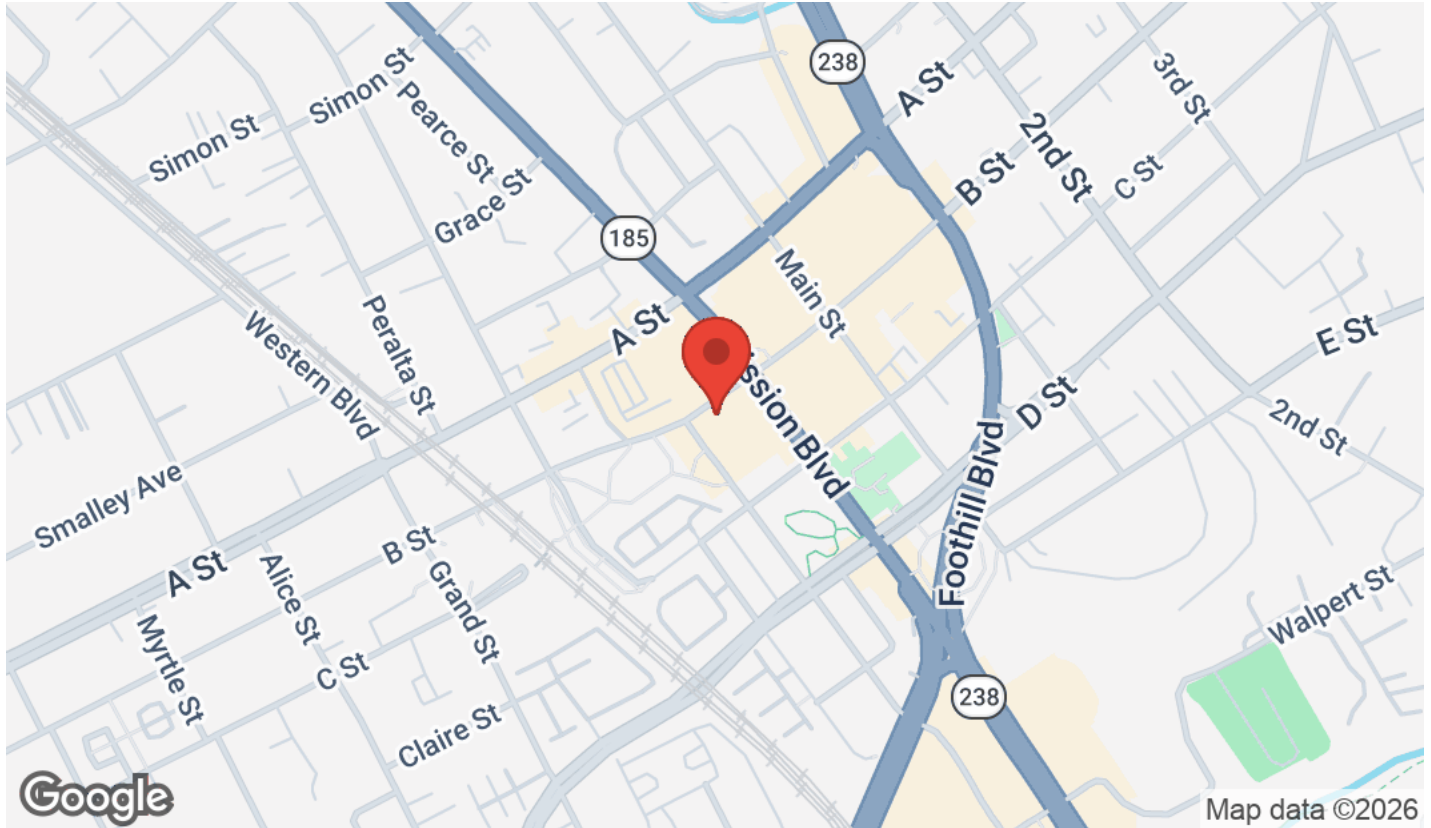
**MICHAEL TANZILLO & COMPANY**  
20980 Redwood Rd Suite 210  
Castro Valley, CA 94546

**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

# LOCATION MAPS

22531 MAIN STREET | HAYWARD, CA 94541



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

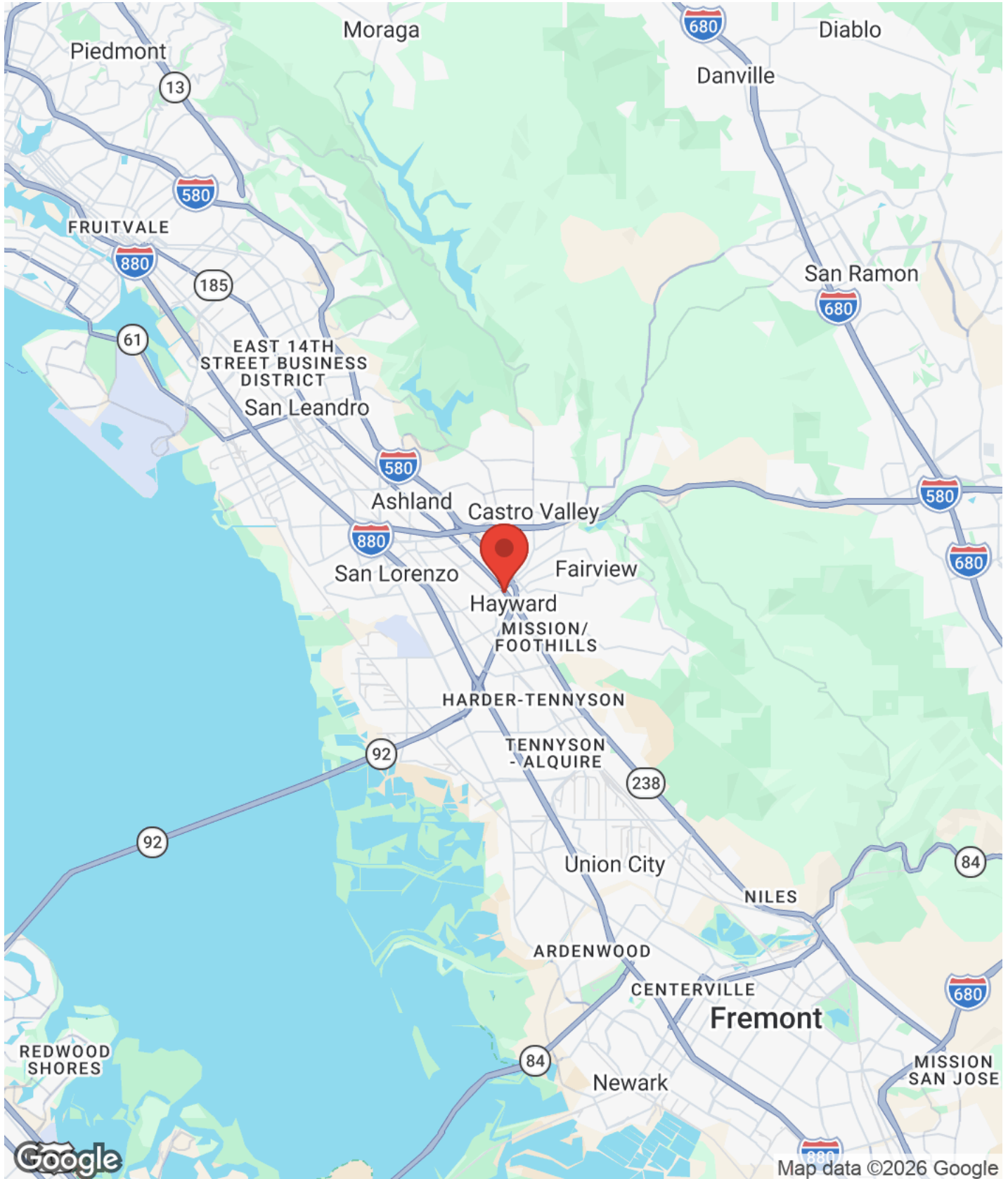
**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

# REGIONAL MAP

22531 MAIN STREET | HAYWARD, CA 94541

**MTC**



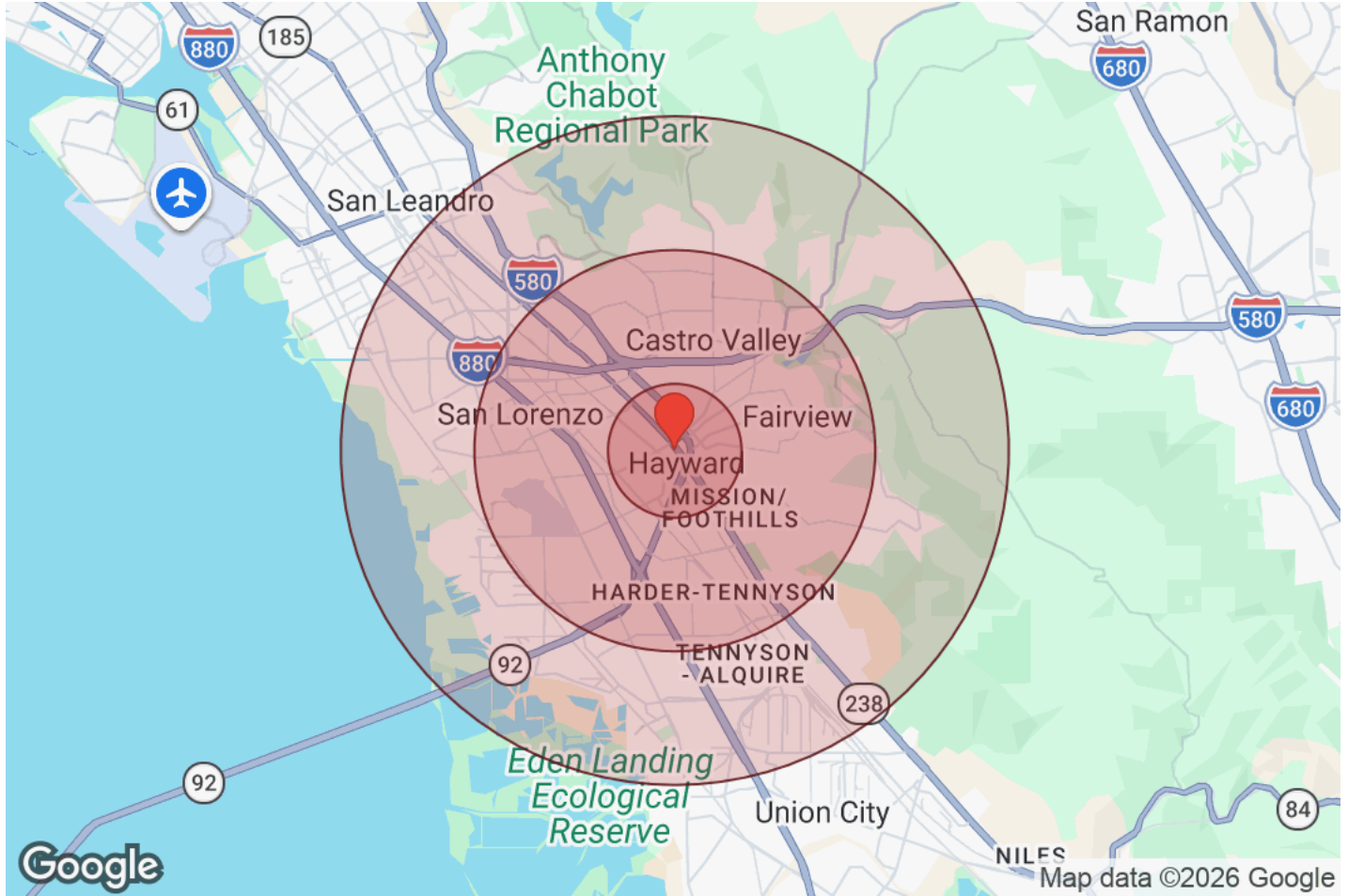
**MICHAEL TANZILLO & COMPANY**  
20980 Redwood Rd Suite 210  
Castro Valley, CA 94546

**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

# DEMOGRAPHICS

22531 MAIN STREET | HAYWARD, CA 94541



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	17,217	115,276	175,736
Female	16,998	114,188	177,095
Total Population	34,215	229,464	352,831
<b>Race / Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	6,155	46,375	70,954
Black	4,178	22,487	32,672
Am In/AK Nat	48	344	494
Hawaiian	455	2,937	4,269
Hispanic	13,635	82,768	113,541
Asian	8,489	65,237	117,034
Multiracial	1,204	8,766	13,055
Other	51	551	847
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	13,470	82,684	128,162
Occupied	12,416	77,065	119,630
Owner Occupied	4,677	39,267	66,968
Renter Occupied	7,739	37,798	52,662
Vacant	1,054	5,620	8,532

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0 - 14	5,697	38,508	56,840
Ages 15 - 24	4,187	29,357	42,709
Ages 25 - 54	15,978	100,450	152,203
Ages 55 - 64	3,871	27,870	45,414
Ages 65+	4,483	33,278	55,665
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$113,195	\$117,581	\$119,454
Under \$15k	917	4,695	7,196
\$15k - \$25k	368	2,853	4,758
\$25k - \$35k	493	2,916	4,513
\$35k - \$50k	860	5,115	7,792
\$50k - \$75k	1,577	8,697	12,584
\$75k - \$100k	1,429	9,073	14,021
\$100k - \$150k	2,189	14,423	21,619
\$150k - \$200k	1,558	9,732	14,792
Over \$200k	3,026	19,561	32,357

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

**PAUL MADER, CCIM**  
Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

**MIKE TANZILLO**  
Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

# DISCLAIMER

22531 MAIN STREET



All materials and information received or derived from Michael Tanzillo & Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Michael Tanzillo & Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Michael Tanzillo & Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Michael Tanzillo & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Michael Tanzillo & Company does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Michael Tanzillo & Company in compliance with all applicable fair housing and equal opportunity laws.

## MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210  
Castro Valley, CA 94546

### PRESENTED BY:

#### PAUL MADER, CCIM

Broker Associate  
O: (510) 206-3156  
C: (510) 206-3156  
paul@paulmaderccim.com  
DRE #00795784

#### MIKE TANZILLO

Broker  
O: 510-889-9157  
mtcre@sbcglobal.net  
00688066

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.