

22357 MISSION BLVD

OFFERED AT \$1,495,000

CITY
REAL
ESTATE



Property Highlights:

- Primary Building Sq. Ft.: 11,750 SF
- Combined Lot size: 16,213 SF
- Two Adjacent Commercial Parcels; MB-CN Zoning
- Electrical Service Upgrade (440 AMP)
- Four Years Remain on the Existing Lease (Modified Gross)
- Substantial Tenant Improvements
- Mission Boulevard Frontage
- Secure, Gated Parking
- Access from Melvin Court
- Opportunity Zone Location
- Core Bay Area Investment Opportunity
- Excellent Central Hayward Location

Vital Data:

- Purchase Price: \$1,495,000
- Price/Square Foot: \$118
- CAP Rate: 5.3%
- Building Sq.Ft.: 11,750 (main building); 960 (Structure at 851 Melvin Ct.)
- Lot Size: 16,213 Sq.Ft.
- Zoning: MB-CN
- Tenant occupied with four years remaining on a 10-year, modified gross lease



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Central Hayward investment opportunity consisting of two adjacent commercial parcels in a highly visible Mission Boulevard corridor location. The offering includes the primary commercial building at 22357 Mission Blvd, which features approximately 11,750 square feet of improved building area on a 0.27-acre parcel, along with the adjacent secondary parcel at 851 Melvin Ct. This includes a secure, gated parking lot with an additional approximately 960-square-foot structure on a 4,463-square-foot lot. A single tenant occupies the entire property. The tenant has significantly improved the property throughout their tenancy, including a full interior buildout and electrical service upgrade. The tenant has successfully operated a business for several years. Four years remain on the existing modified gross lease. Public records identify both properties as commercial auto-service/retail use with MB-CN zoning.

The corner configuration provides excellent street exposure, convenient access, and a functional site layout with frontage on Mission Boulevard and secondary access from Melvin Court. The secondary parcel offers flexibility for additional operations, storage, supplemental income, or future redevelopment potential subject to buyer verification and municipal approvals.

Located in the heart of Hayward with close proximity to downtown amenities, major transportation routes, BART, and surrounding commercial services, this property presents a unique opportunity for owner-users, automotive operators, contractors, investors, or businesses seeking a strategic East Bay location. The combined site benefits from strong visibility, established commercial use, and a versatile layout suitable for various commercial applications.

Buyer to independently verify all square footage, zoning, permitted uses, development potential, and property characteristics.

