

3810 CASTRO VALLEY BOULEVARD &
20690 FOREST AVENUE
CASTRO VALLEY, CA

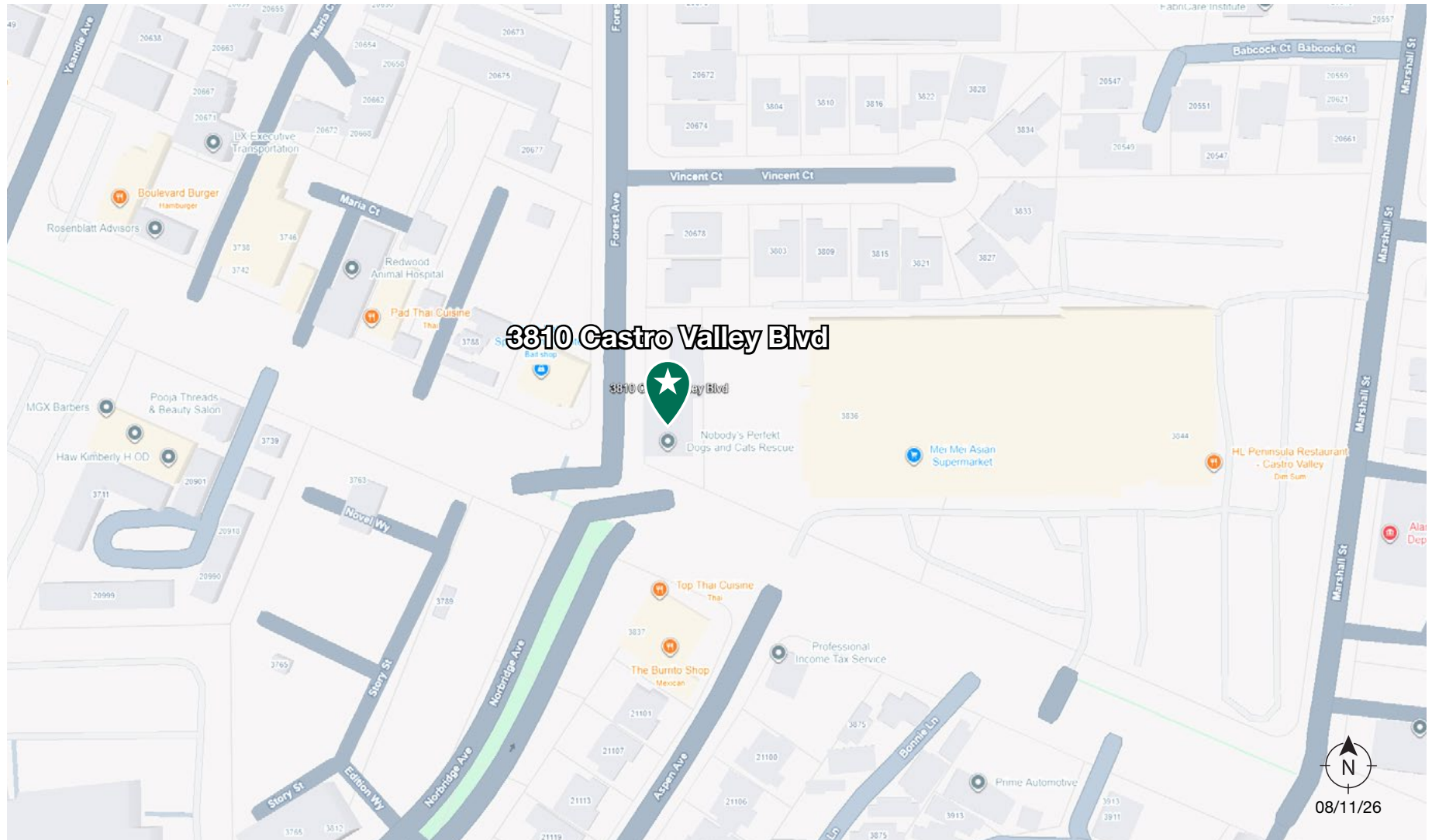


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OFFERING MEMORANDUM

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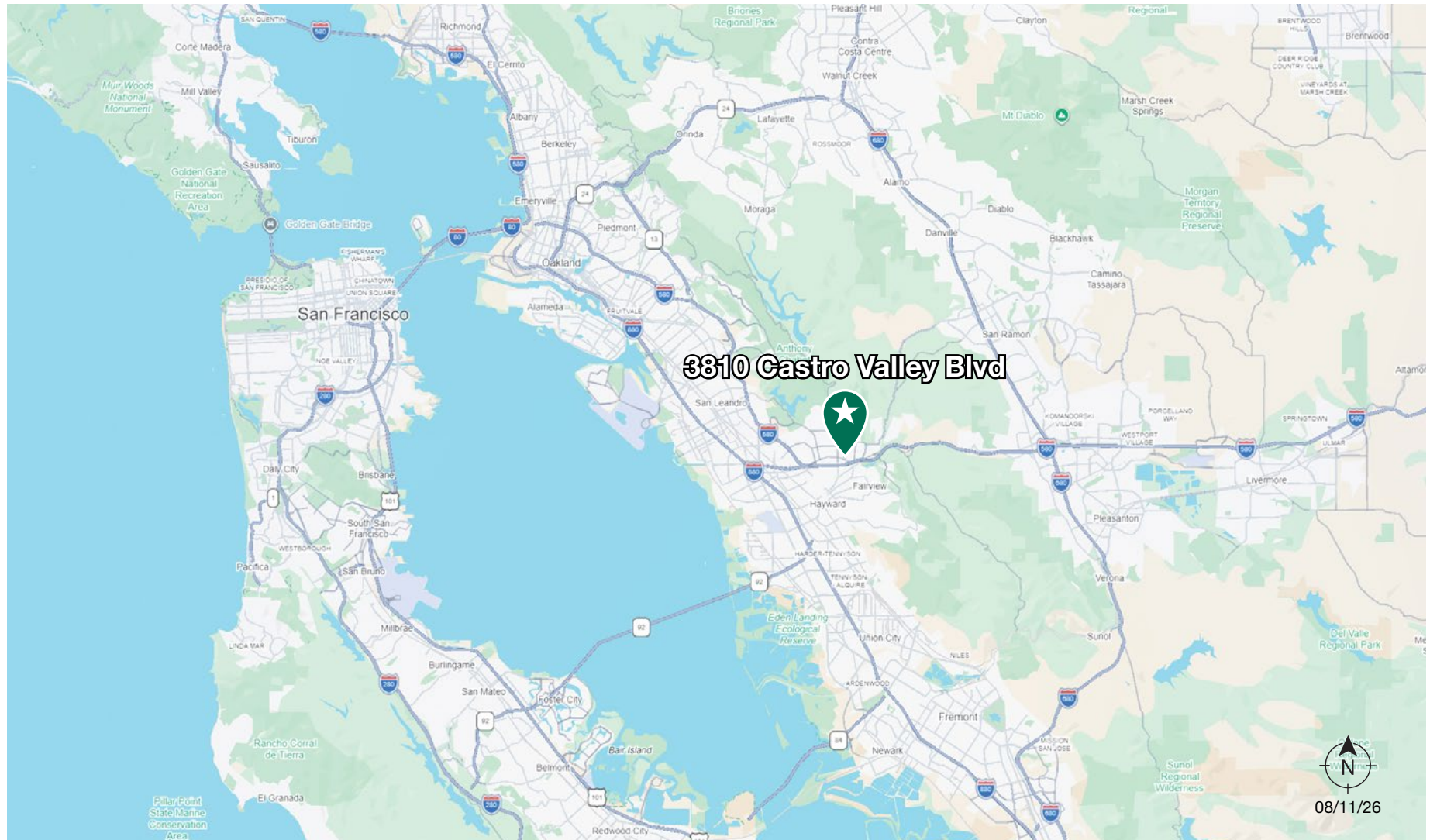
Local Map



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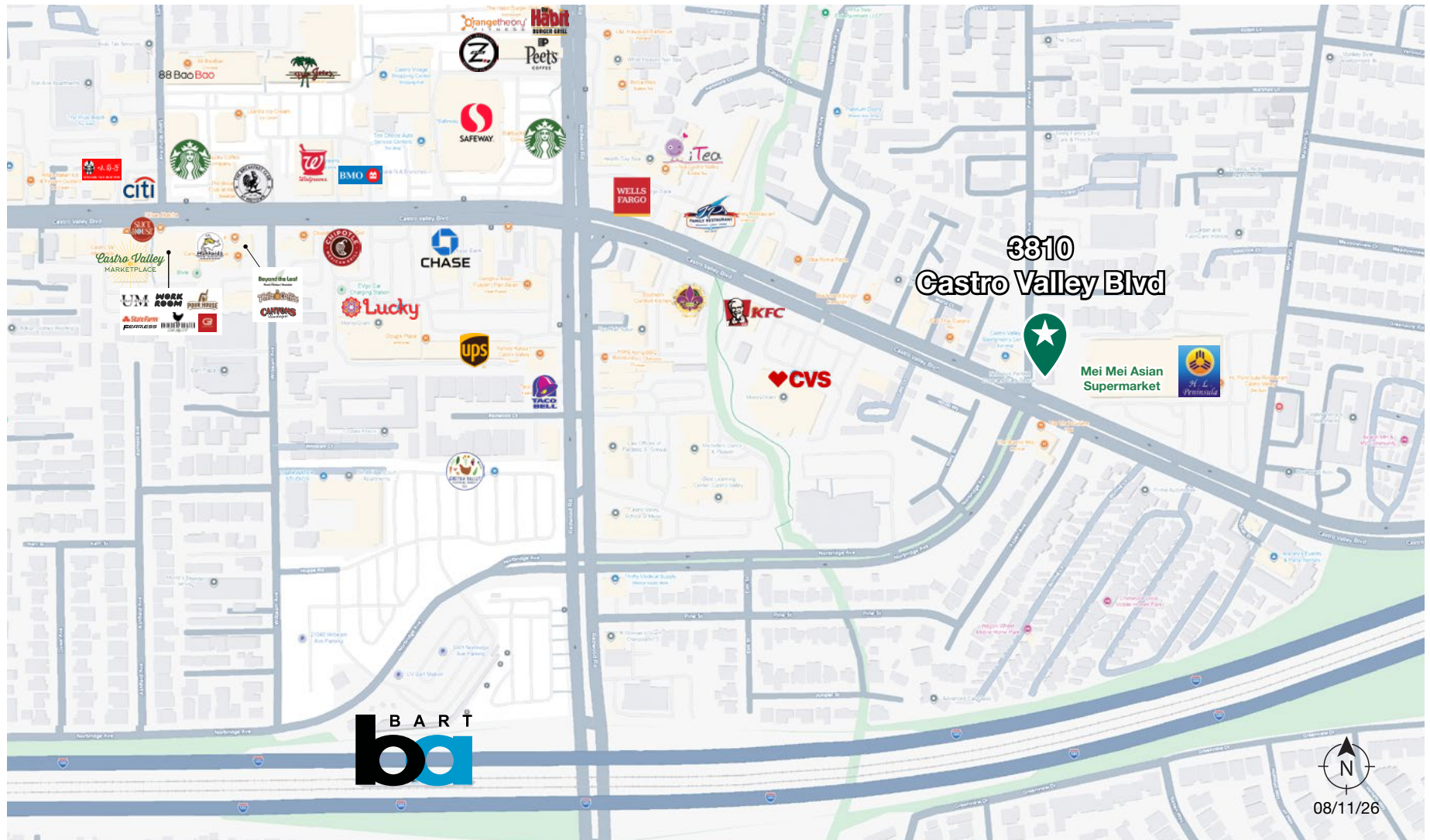
Bay Area Map



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Competition Map



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Executive Summary



Offering Summary

Sale Price :	\$1,590,000.00
Buildings Size :	4,981 SF
Lot Size:	0.22 AC
Price per Square Foot :	\$319

Owner User Opportunity

Including office storage and flex space.

Adjacent to HL Peninsula Restaurant and Mei Mei Market.

Prime corner location at Castro Valley Blvd and Forest Ave.

Approximately two blocks from BART.

Convenient regional access through Interstate 580 and the 238 Connector.

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Leasing Overview



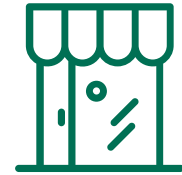
2,823 SF Freestanding Retail +
2,158 SF Flex/Office/Storage



Corner Location



2 Blocks
To Castro Valley BART



Retail/Restaurant
Opportunity with
Storage/Office/Flex Space

Availability Summary	
Available Space	Approximately 2,823 SF of prime freestanding retail space and 2,158 SF of office/flex/storage space
Frontage	Castro Valley Boulevard and Forest Avenue
Parking	On-site parking available
Space Lease Back	Current owner willing to lease back 20690 Forest Avenue building. Existing occupant of the 3810 retail building is on a month-to-month tenancy. The property can be delivered vacant.

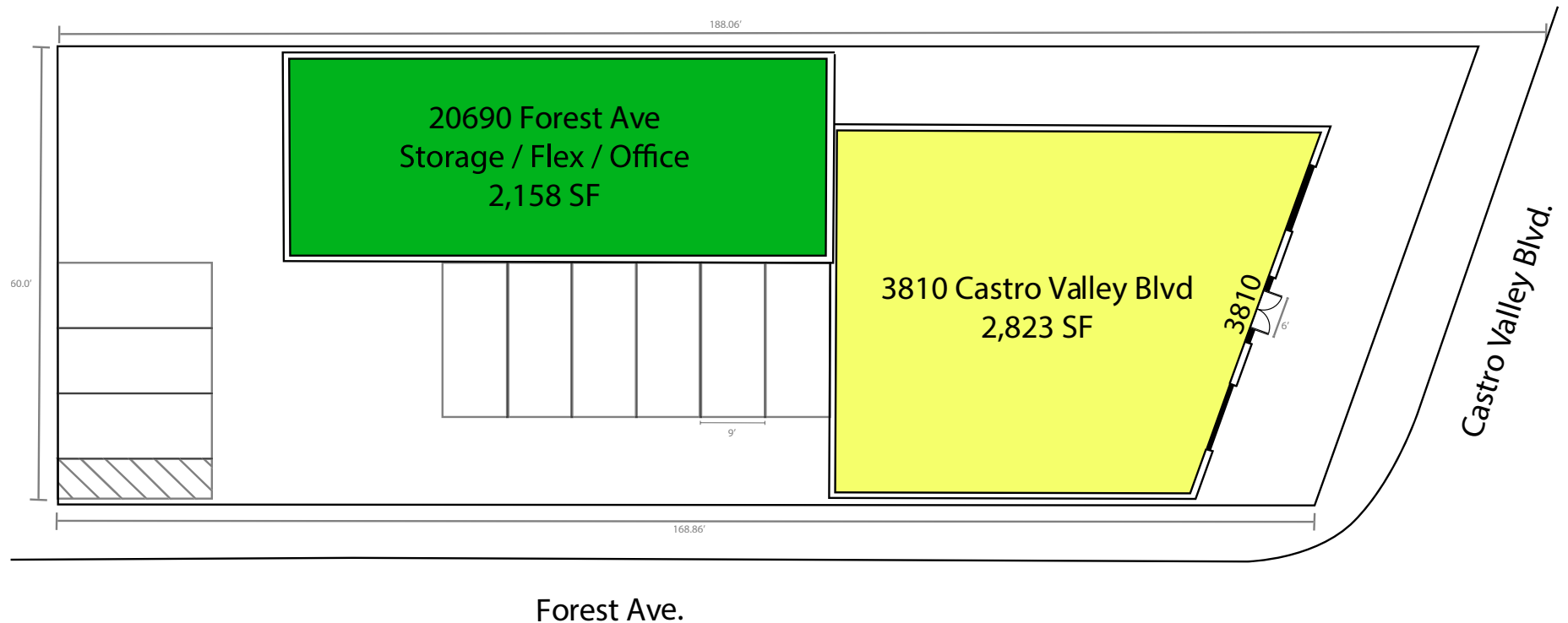
Property Highlights
Prime corner position at Castro Valley Boulevard and Forest Avenue
Adjacent to HL Peninsula Restaurant and Mei Mei Asian Market
Approximately two blocks from the Castro Valley BART station
Convenient regional access through Interstate 580 and the 238 Connector
Affluent East Bay trade area with strong household income
Suitable for retail or restaurant uses, subject to applicable approvals
Possible lease back for storage/flex space

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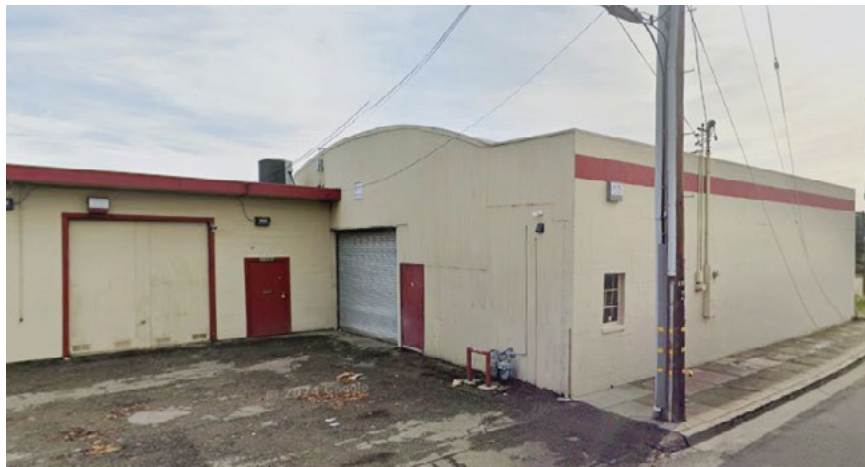
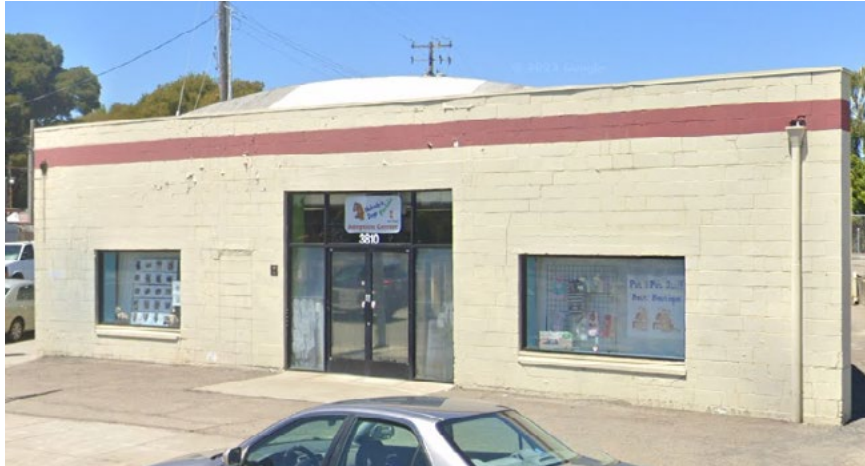
Site Map



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Opportunity Profile



Existing condition



Conceptual rendering for development

The 3810 Castro Valley Boulevard and 20690 Forest Avenue property is positioned at the northeast corner of Castro Valley Boulevard and Forest Avenue, next to HL Peninsula Restaurant and Mei Mei Asian Market. The approximately 2,823-square-foot corner space offers a high-visibility opportunity for a retail or restaurant concept serving Castro Valley and surrounding East Bay communities, with an additional 2,158 SF flex/storage building.

Castro Valley is strategically located near Interstate 580 and the 238 Connector. The Castro Valley BART station is approximately two blocks from the property, supporting access for customers and employees from across the Bay Area.

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Sales Comparables

ADDRESS	CITY	YEAR BUILT	USE	SIZE	DISTANCE FROM 3810 CVB	SALE DATE	PRICE	PRICE PER SQ FT
1411-1413 165th Ave	San Leandro	1968	Retail	3120	2.35	Jul 2025	\$1,500,000.00	\$480.77
20535-20537 Anita Ave	Castro Valley	1940	Retail	3,705	0.79	Sep 2025	\$1,050,000.00	\$283.40
21135 Mission Blvd	Hayward	1956	Retail	4,620	1.76	Jan 2026	\$1,550,000.00	\$335.50
3837-3843 Castro Valley Blvd	Castro Valley	1962	Retail	5,055	0.04	Apr 2026	\$1,450,000.00	\$286.84
20405-20413 Santa Maria Ave	Castro Valley	1953	Retail	4,558	0.56	Jul 2026	\$1,500,000.00	\$329.09
3692 Castro Valley Blvd	Castro Valley	1959	Retail	2,780	0.5	Apr 2025	\$1,749,000.00	\$629.14

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08/13/2026