

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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PROPERTY PHOTO



PROPERTY PHOTOS



LOCATION



Hayward, California
Alameda County
San Francisco MSA

PARKING



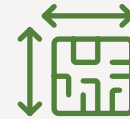
There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 5.77 stalls per 1,000 SF of leasable area.

ACCESS



W. Winton Ave: 1 Access Point

PARCEL



Parcel Number: 431-68-19-4
Acres: 0.91
Square Feet: 39,624

TRAFFIC COUNTS



W. Winton Avenue: 27,600 VPD
Amador Street: 10,400 VPD
Nimitz Freeway/Interstate 880: 290,000 VPD

CONSTRUCTION



Year Built: 1998

IMPROVEMENTS



There is approximately 6,936 SF of existing building area

ZONING



Commercial

HAYWARD EXECUTIVE AIRPORT

INTERSTATE 880

290,000
VEHICLES PER DAY

27,600
VEHICLES PER DAY

W. WINTON AVE.



2021 Estimated Population	
1 Mile	36,062
3 Miles	220,272
5 Miles	361,079
2021 Average Household Income	
1 Mile	\$100,559
3 Miles	\$105,542
5 Miles	\$117,061
2021 Estimated Total Employees	
1 Mile	10,044
3 Miles	66,629
5 Miles	120,299



290,000
VEHICLES PER DAY

STATE HIGHWAY 92

50,400
VEHICLES PER DAY

INTERSTATE 880

HAYWARD
HALL OF
JUSTICE

kidango

27,600
VEHICLES PER DAY

W. WINTON AVE.

WINTON
SHOPS

Firestone
COMPLETE AUTO CARE

H&M

CINEMARK

macy's

CHASE

Panera
BREAD

Applebee's
BREWERY

ROSS
DRESS FOR LESS

FAMOUS
footwear

Foot Locker

verizon

planet
fitness

Tandoori Paradise

Aladdin
SAIL BONDS

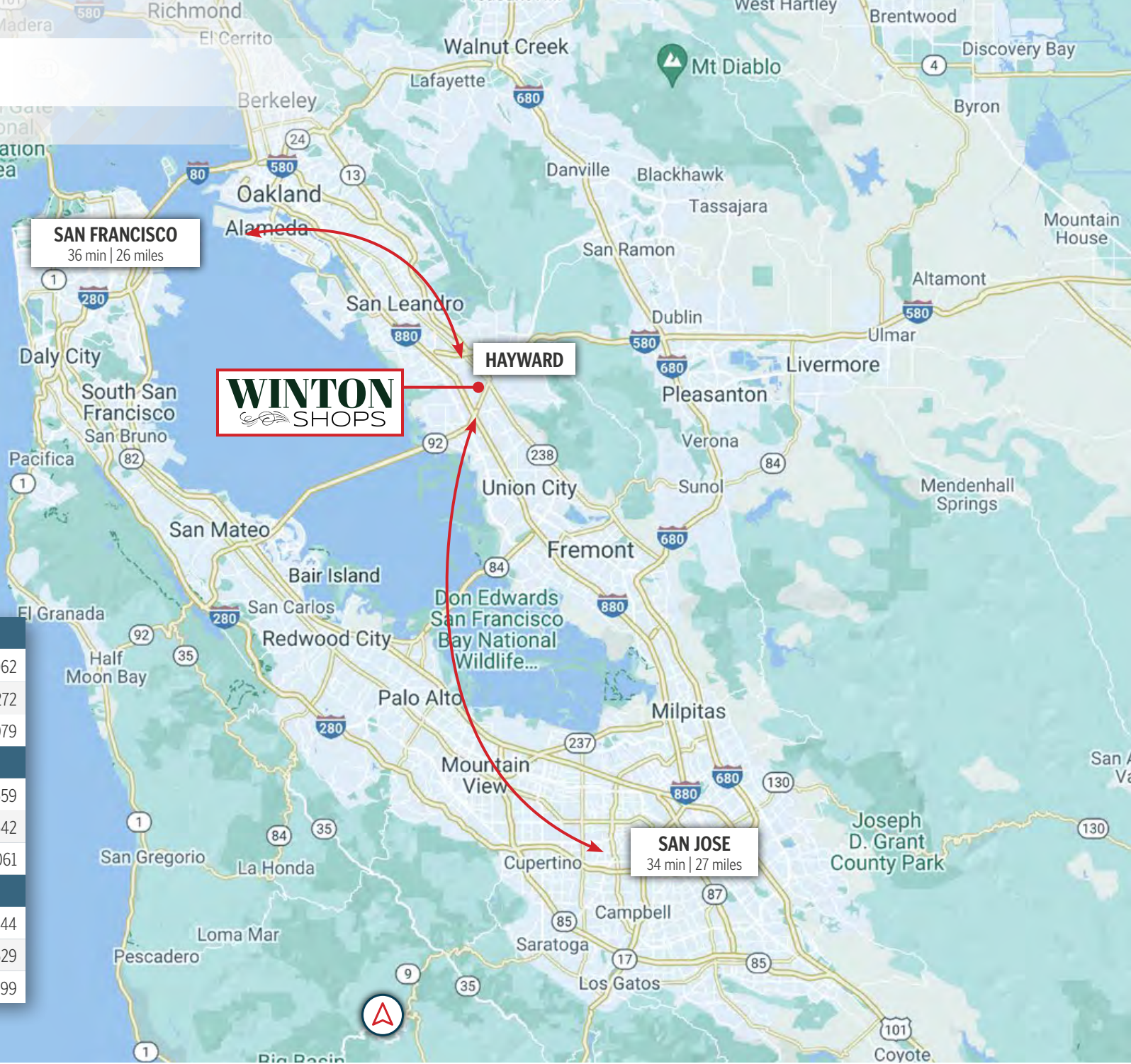
FARMERS
INSURANCE







LOCATION MAP



2021 Estimated Population	
1 Mile	36,062
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HAYWARD, CALIFORNIA

With a population currently estimated at 158,435 Hayward is the sixth largest city in the San Francisco Bay Area and the third largest city in Alameda County. Hayward is located fourteen miles south of Oakland, California. The City area includes sixty-one square miles lying between the eastern shore of the San Francisco Bay and the southern Oakland-Berkeley Hills. Hayward is part of the San Francisco-Oakland-Fremont metropolitan area.

Hayward is a diverse city with a diverse economy - comprised of a well-established and growing business community that represents a balance of retail, industrial, and advanced technologies. Hayward serves as a major transportation hub and a center of commercial and industrial activity, with immediate access to major interstate freeways, rail lines, and public transit routes such as Bay Area Rapid Transit (BART). The community has more than 50,000 homes and residences of all types, as well as considerable commercial and industrial development. Hayward has a large number of manufacturing companies, both corporate headquarters and plants. This includes some high-tech companies, with Hayward considered part of a northern extension of Silicon Valley. Manufacturing plants in Hayward include Annabelle Candy, Columbus Salame, the Shasta soft drink company, and a PepsiCo production and distribution center.

Hayward, California has easy access to all of the arts, cultural and entertainment offerings of both Oakland and San Francisco. In addition, some of Hayward's more notable entertainment offerings includes The C.E. Smith Museum of Anthropology at California State University, Hayward, The Hayward Area Historical Society Museum, The Hayward/Russell City Blues Festival, and The Zucchini Festival.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	36,062	220,272	361,079
2026 Projected Population	37,280	226,139	369,368
2010 Census Population	32,064	205,328	338,147
Projected Annual Growth 2021 to 2026	0.67%	0.53%	0.45%
Historical Annual Growth 2010 to 2021	1.02%	0.65%	0.58%
Households & Growth			
2021 Estimated Households	11,040	70,935	117,551
2026 Projected Households	11,362	72,529	119,683
2010 Census Households	9,866	66,814	111,431
Projected Annual Growth 2021 to 2026	0.58%	0.45%	0.36%
Historical Annual Growth 2010 to 2021	0.97%	0.56%	0.47%
Race & Ethnicity			
2021 Estimated White	26.54%	33.39%	33.72%
2021 Estimated Black or African American	9.64%	9.23%	8.56%
2021 Estimated Asian or Pacific Islander	19.51%	23.91%	29.76%
2021 Estimated American Indian or Native Alaskan	0.90%	0.88%	0.74%
2021 Estimated Other Races	25.31%	20.48%	16.55%
2021 Estimated Hispanic	53.10%	40.98%	33.68%
Income			
2021 Estimated Average Household Income	\$100,559	\$105,542	\$117,061
2021 Estimated Median Household Income	\$82,489	\$82,957	\$90,268
2021 Estimated Per Capita Income	\$31,258	\$33,918	\$38,169
Businesses & Employees			
2021 Estimated Total Businesses	1,114	7,453	12,145
2021 Estimated Total Employees	10,044	66,629	120,299





EL TAQUITO RESTAURANT

eltaquitorrestaurant.com
Company Type: Private
Locations: 2



El Taquito Restaurant has been serving its signature Mexican dishes since 1976. El Taquito's authentic recipes, its fresh ingredients, and its warm, welcoming environment await every customer. Its dedicated team looks forward to welcoming each guest with an unforgettable dining experience.

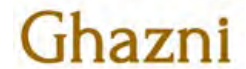
AVAILABLE SPACE

1,708 SQFT
@ 2.75 per sqft
Base rent \$4,697.00
NNN \$1,212.68

Total Monthly Rent:
\$5,909.68

GHAZNI AFGHAN KABOBS

ghazniafghankabobs.com
Company Type: Private
Locations: 2



Ghazni Afghan Kabobs specializes in Afghan food, mostly kabobs and rice, with the goal of serving authentic and delicious food to every customer. They serve lunch, dinner, take-out, and cater for all occasions including parties, corporate events, and weddings.