

BAY AREA LISTING

CLIRE | 510.548.3922

24040 Hesperian Blvd

Hayward, CA 94545

Type	Office/Open space
Size	1,860 sq. ft.
Prize	\$8625 / mo.
Zoning	C-T
Contact	Steve Ruegg, 510-548-3900

Space on Hesperian Boulevard.



Offering Highlights

24040 Hesperian Blvd, Hayward, CA 94545

Rent	\$8,625
NNN	approx. \$1,900
Rentable square feet	approx. \$6,900
Parking	Large common lot
Zoning	CN
Rent increases	Greater of 3% or CPI
Building Signage	Yes

Demographics	1-mile	3-mile	5-mile
2020 Total Population	20,775	186,885	361,325
2025 Population	21,251	191,159	369,746
Pop Growth 2020-2025	2.29%	2.29%	2.33%
2020 Total Households	6,448	59,654	119,6694
HH Growth 2020-2025	2.47%	2.37%	2.40%
Median HH Income	\$87,129	\$81,380	\$87,435
Median Home Value	\$701,173	\$659,380	\$704,345

Consumers	1-mile	3-mile	5-mile
# of Employees	11,986	64,363	121,078
2020 Customer Spending	\$206,014K	\$1,795,739K	\$3,782,973K
2025 Spending Estimate	\$232,516K	\$2,025,972K	\$4,254,332K

Description of Premises: While the approximate square footage of the Premises may have been used in the marketing of the Premises for the purpose of comparison, the base rent stated is not tied to the square footage and is not subject to adjustment should the actual size be determined to be different. Note: Lessee is advised to verify the actual size prior to executing a Lease.