

# For Lease

145-147 Jackson Street  
Hayward, CA



± 9,030 Square Foot Freestanding Retail

**AVISON  
YOUNG**





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# Property Details

Building Size	±9,030
Asking Price	\$1.40/sf NNN
NNN Charges	\$0.27/sf (Taxes- \$20,174 & Insurance \$9,017)
Occupancy	Vacant
Building Size	±9,030 SF
Parking	35+ car parking
Parcel Number	008-125-010
Zoning	GC (General Commercial)
Year Built	N/A
Construction Type	Block and wood frame
Age of Roof	N/A
Age of HVAC	N/A
Loading Docks	None
Grade level door	One (1)
Electrical meters	1 meter
Gas in Building	Yes
Fire Sprinklers	None
Security System	Yes
Floors	Single story building
Number of Units	Single unit building
Frontage	125' facing Jackson Street











## Investment Highlights

- Currently used by Kelly Paper
- Large lot with 35+ car parking
- 125' of frontage on Jackson Street
- Ground level roll-up door
- Polished concrete floors
- Natural gas in building
- Low NNN costs



**Asking Price**  
\$1.40 NNN



**Building Size**  
±9,030 sf



**Parking**  
±35+ parking sf



**NNN Charges**  
\$0.27/sf





Jackson Street

Soto Road





# Allowed Uses

Primary Uses. The following uses are determined to be similar by the Planning Director, are permitted in the CG District as primary uses.

## Administrative and Professional Offices/Services.

Accounting and financial offices.  
Architectural and engineering offices.  
Banks and financial institutions.  
Chiropractic and acupuncture offices.  
Insurance and real estate offices.  
Law offices.  
Medical and dental offices.  
Travel and airline agency offices.  
Automobile Related Uses.  
Automobile parts store.  
Automobile dealership.  
Personal Services.  
Barber or beauty shop.  
Dance studio.  
Dry cleaner/laundry.  
Health club.  
Martial arts studio.  
Music studio.  
Nail salon.  
Photography studio.  
Physical fitness studio.  
Shoe repair shop.  
Tailor/seamstress shop.  
Bicycle store.  
Furniture store.  
Carpet/drapery store.  
Hardware store.  
Paint/wallpaper store  
Pet store / Pet grooming  
Plumbing & heating store

## Personal Services, Continued

Retail commercial uses  
Art supply store.  
Appliance store.  
Bakery.  
Clothing store  
Sporting goods store.  
Supermarket.  
Thrift shop  
Service Commercial Uses  
Copy or reproduction facility  
Equipment rental  
Hotel or motel  
Banquet hall  
Day care home  
Educational facility

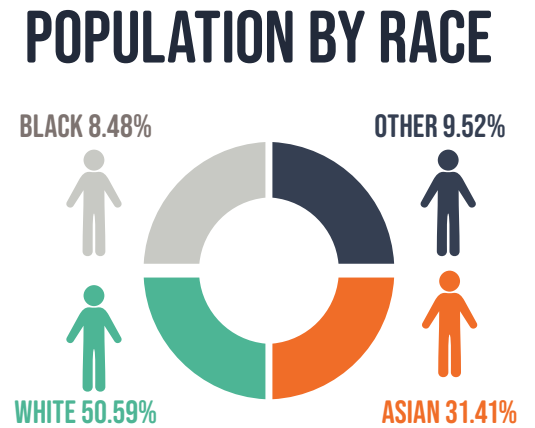
**[FOR ALL OTHER ALLOWED USES PLEASE CLICK HERE](#)**



# Demographics



**MEDIAN AGE**  
**36**  
**MEDIAN HOME VALUE**  
**\$749,621**



**HOUSEHOLDS 118,368**



Average Household Size: **3.10**

Owner Occupied Housing Units: **68,509**

Renter Occupied Housing Units: **51,392**

Median Household Income: **\$101,935**

		1 Mile	3 Mile	10 Mile
Population	2028 Projection	37,153	220,771	357,959
	2023 Estimate	37,216	223,152	362,908
	2010 Census	32,453	205,870	340,867
	Growth 2020-2025	-0.17%	-1.07%	-1.36%
	Growth 2010-2020	14.64%	8.39%	6.47%



## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 145-147 Jackson Street, Hayward, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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### EXCLUSIVE ADVISORS

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