

20200 HESPERIAN BLVD

Hayward, CA 94541

LEASING BROCHURE



±15,360 SF OF LAND | GROUND LEASE OPPORTUNITY

MATTHEWS™

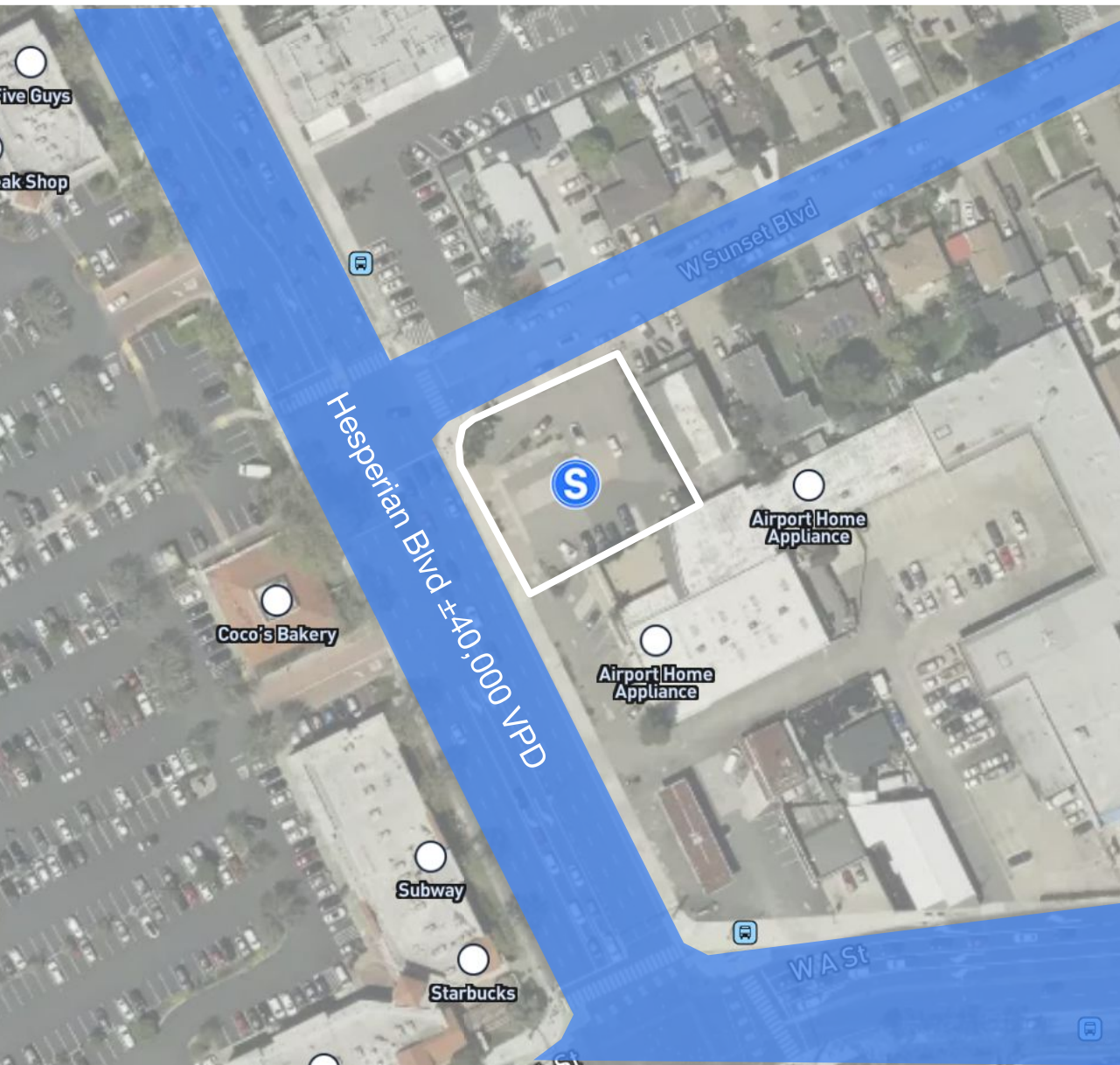
PROPERTY HIGHLIGHTS

Commercial
Zoning

±40,000 VPD
Traffic Count

±15,360 SF
Land Area

\$150,000/YEAR NNN
Asking Rent



SURROUNDING TENANTS



target





Lorenzo Manor Elementary
±520 Students



Wittenberg Manor
±95 Units



±277,000 VPD



Kennedy Park



Garden Villa
±15 Units

Sunset Elementary
±515 Students



Bohannon Middle School
±753 Students

Olive Tree Plaza
±26 Units

Subject Property



A St ± 40,000 VPD



Casa Del Sol
±36 Units

Villa Springs
±66 Units



Hayward Executive Airport



Tehama Palms Villas
±26 Units

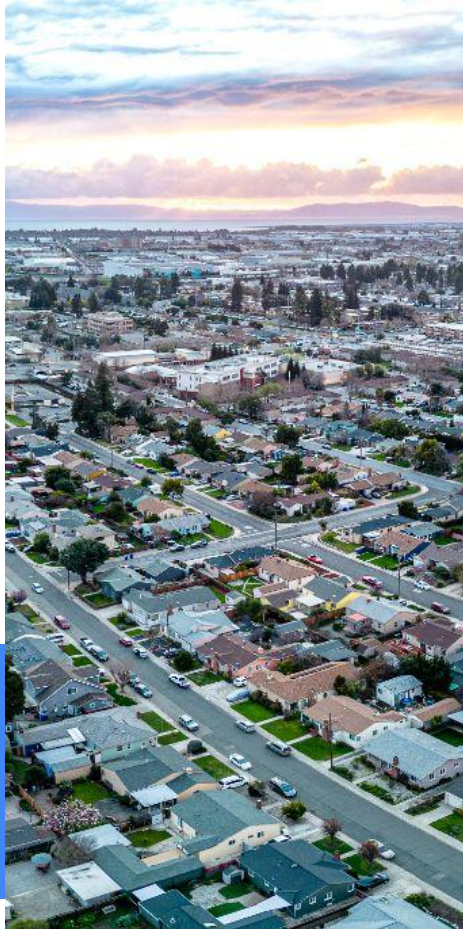


Longwood Elementary
±569 Students



HAYWARD, CA

Located in the East Bay region of Alameda County along the southeastern shore of the San Francisco Bay, Hayward benefits from its proximity to one of the most dynamic economies in California. The city sits roughly midway between Oakland and San Jose, positioning it within a globally connected technology and logistics corridor. This strategic location allows residents and businesses to access major employment centers, international airports, and regional transportation infrastructure. The surrounding metro area supports a diverse economic base driven by technology, advanced manufacturing, higher education, healthcare services, and international trade. Hayward itself has developed into a dense urban community with a strong workforce presence and a steadily expanding housing base. Local commercial corridors and neighborhood retail districts serve a population of roughly 160,000 residents and benefit from significant commuter traffic throughout the greater East Bay region. Continued reinvestment in housing, downtown revitalization, and transportation improvements has strengthened the city's role as a central connector between Oakland, Fremont, and Silicon Valley employment hubs. Its accessibility, workforce demographics, and integration into the broader Bay Area regional economy contribute to sustained demand for residential, retail, and service-oriented commercial real estate.



\$111,810 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

64,726 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

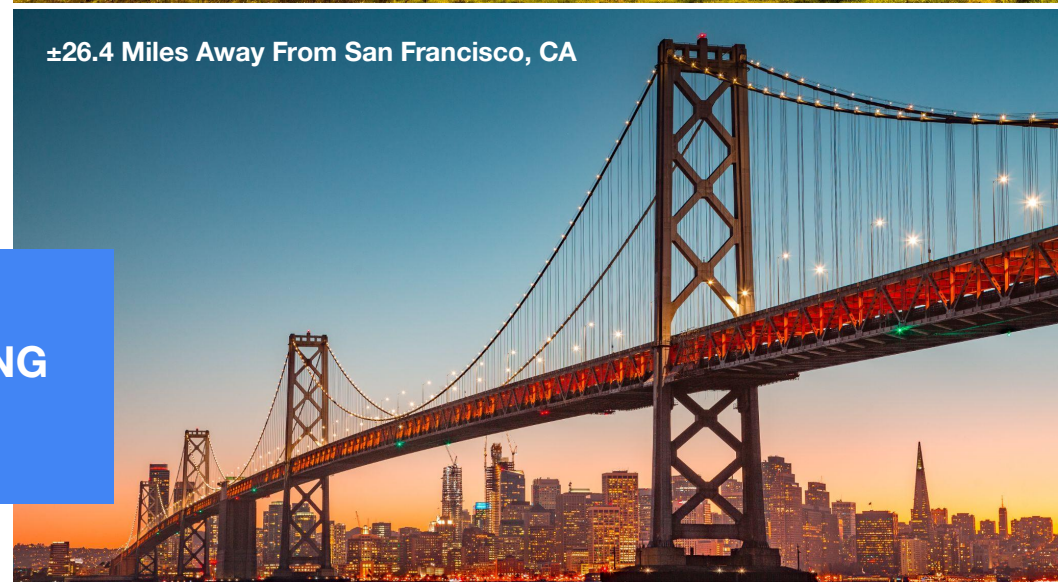
200,981 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.42B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



±26.4 Miles Away From San Francisco, CA



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Hayward, CA 94541

LEASING BROCHURE

EXCLUSIVELY LISTED BY

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