

INDUSTRIAL SPACE FOR SALE/FOR LEASE

21087 Cabot Blvd Suite 4, Hayward, CA 94545

Industrial
Investment Opportunity

Offering Memorandum

±1,800 SF Industrial Warehouse Condo | Turn-Key Newly Renovated



MATTHEWS™

Table of Contents

03	Property Overview	08	Financial Overview	10	Market Overview
----	-------------------	----	--------------------	----	-----------------

Exclusively Listed By



Ethan Lew

Associate

(415) 651-2570

ethan.lew@matthews.com

License No. 02440620 (CA)



Belall Ahmed

Senior Associate

(925) 718-7522

belall.ahmed@matthews.com

License No. 02135621 (CA)

Broker Of Record

[David Harrington](#)

Broker Lic No. 01320460 (CA)

Firm Lic No. 02168060 (CA)

Property Overview

21087 Cabot Blvd Suite 4
Hayward, CA 94545



Investment Highlights

Offering Highlights

- ±1,800 SF Industrial Warehouse Condo (Buyer to Verify)
- Renovated Office with Mezzanine (Mezzanine not included in SF)
- Unit 4, 21087 Cabot Blvd, Hayward, CA 94545

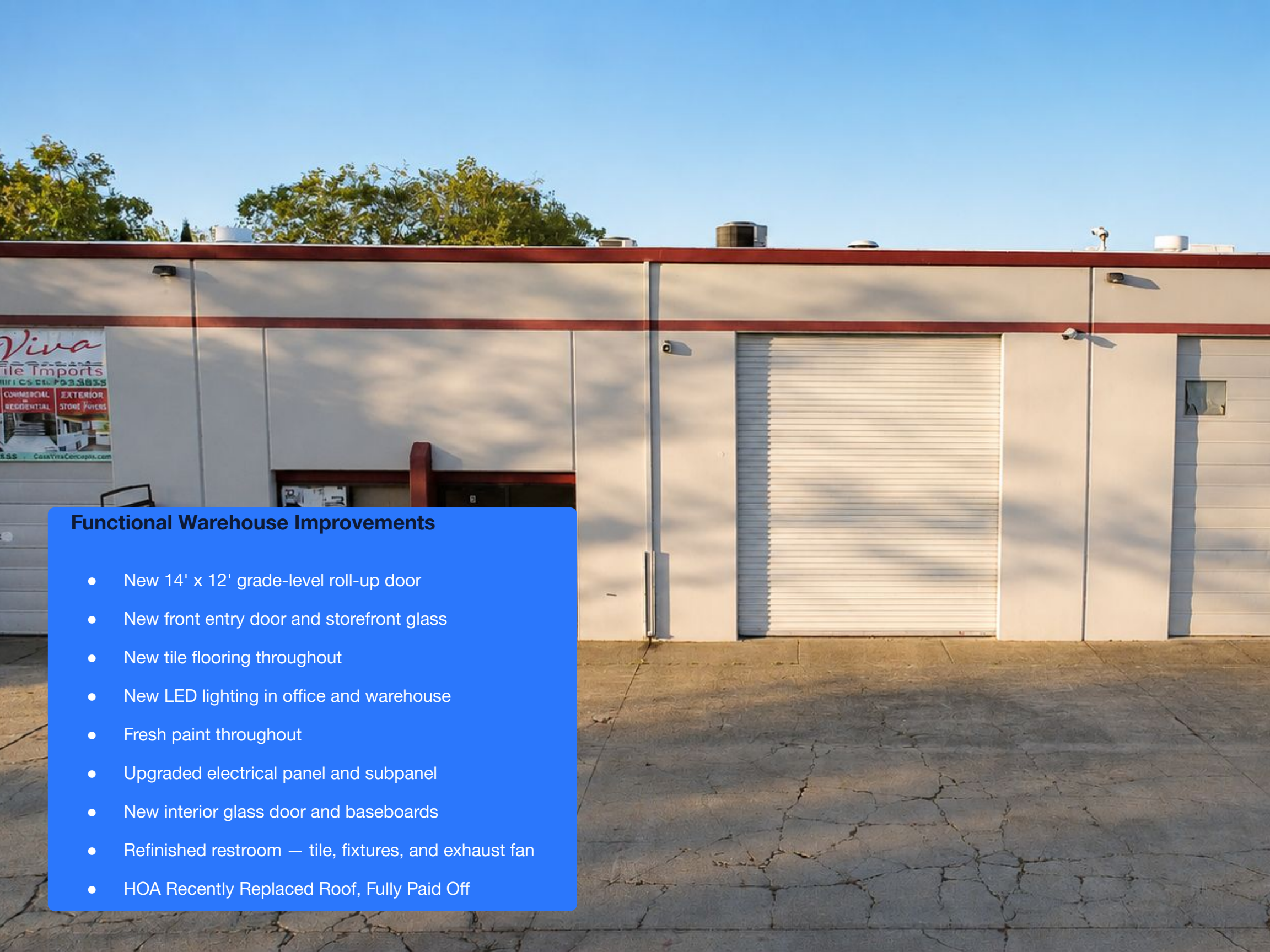
Property Details

- Approximately 18' clear height
- 14' x 12' grade-level roll-up door
- 3-phase, 100 amp power
- Dedicated office with mezzanine storage
- Private restroom
- IP zoning (no auto repair)
- Low HOA (\$275/month)
- Ample Parking in Front
- Directly Facing to Cabot Blvd with Enhanced Visibility

Turnkey Owner-User Opportunity

- Fully renovated in 2026 — move-in ready
- Ideal for owner-users, contractors, trades, distribution, retail, and small business operators
- No buildout capital or downtime — occupy immediately
- SBA 504 Opportunity





Functional Warehouse Improvements

- New 14' x 12' grade-level roll-up door
- New front entry door and storefront glass
- New tile flooring throughout
- New LED lighting in office and warehouse
- Fresh paint throughout
- Upgraded electrical panel and subpanel
- New interior glass door and baseboards
- Refinished restroom — tile, fixtures, and exhaust fan
- HOA Recently Replaced Roof, Fully Paid Off

TIRECO
DISTRIBUTORS

agiliti
UltraEX
SAME DAY DELIVERY EXPERTS

PRISM LOGISTICS

azuma foods
Azuma Foods International Inc., USA

PROFLOORS
PARTNERS YOU KNOW • EXPERIENCE YOU TRUST

GLOBAL SUPPLY COMPANY
Packaging For Everyday Life

TransPak


Hayward Executive Airport

Southland Mall

sears HOME SERVICES

JCPenney

Bath & Body Works

macy's

planet fitness

ROSS
DRESS FOR LESS

FAMOUS FOOTWEAR

VICTORIA'S SECRET

ROUND1 BOWLING & ARCADE

HOBBY LOBBY

CINEMARK



 **Subject Property**

StrapPack
STRAPPING MACHINERY & MATERIALS

ABC Supply Co. inc.

BAYWATER
PACKAGING & SUPPLY

Appliance Leaders
FAMILY OWNED SINCE 1968

smc

WESTERN STATES
TOOL & SUPPLY

Ontrack Moving
For all your moving needs

ACME SUNSHADES
ENTERPRISE INC.



±217,000 VPD

92

NEWCO OMNICABLE
EMPOWERING DISTRIBUTION™

CAL CARGO
WAREHOUSES, TRAILERS, AND TRANSPORTATION

AllModular

RUSHWAY DELIVERY

RDO
EQUIPMENT CO.

CHABOT COLLEGE

Chabot College
±14,000 Students | ±1,000 Employees

LIFEWEST

LIFE CHIROPRACTIC COLLEGE WEST

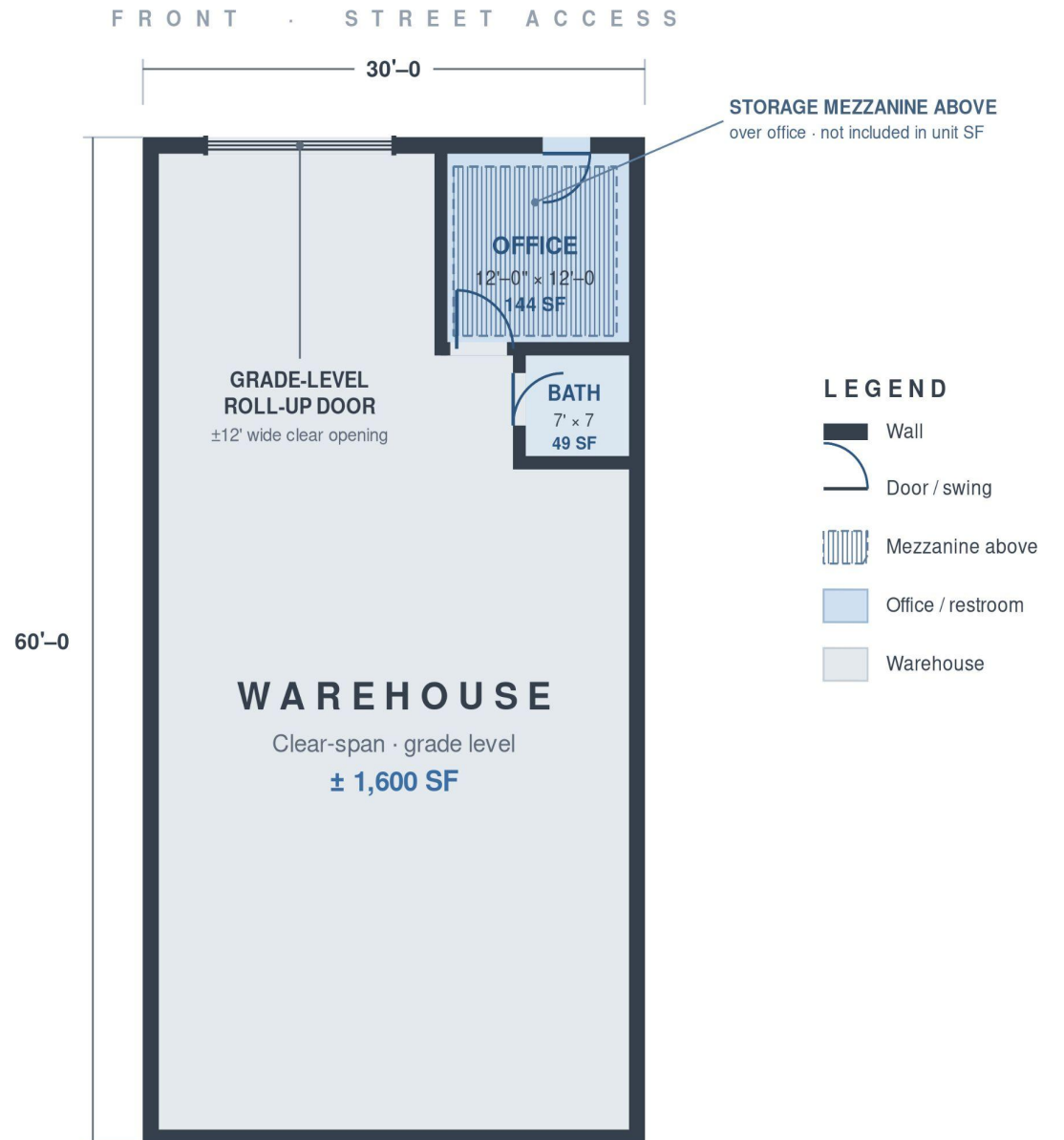
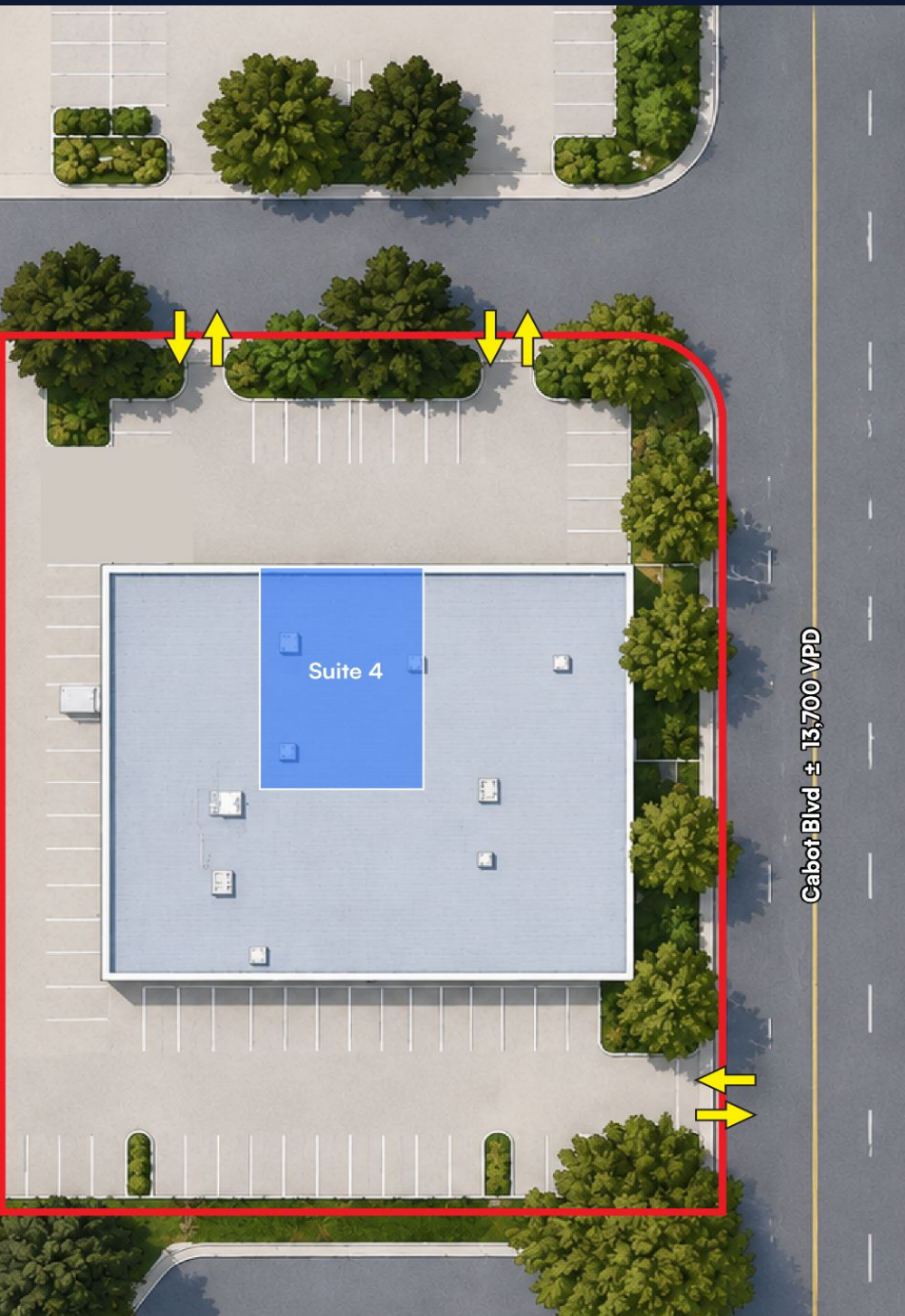
Life Chiropractic College West
±553 Students | ±330 Employees

ReadySpaces

92

±125,000 VPD

Floor Plan



21087 Cabot Blvd Suite 4
Hayward, CA 94545

\$695,000 (\$386/ft)

Sale Price

Please Inquire with Broker

Lease Rate

±13,700

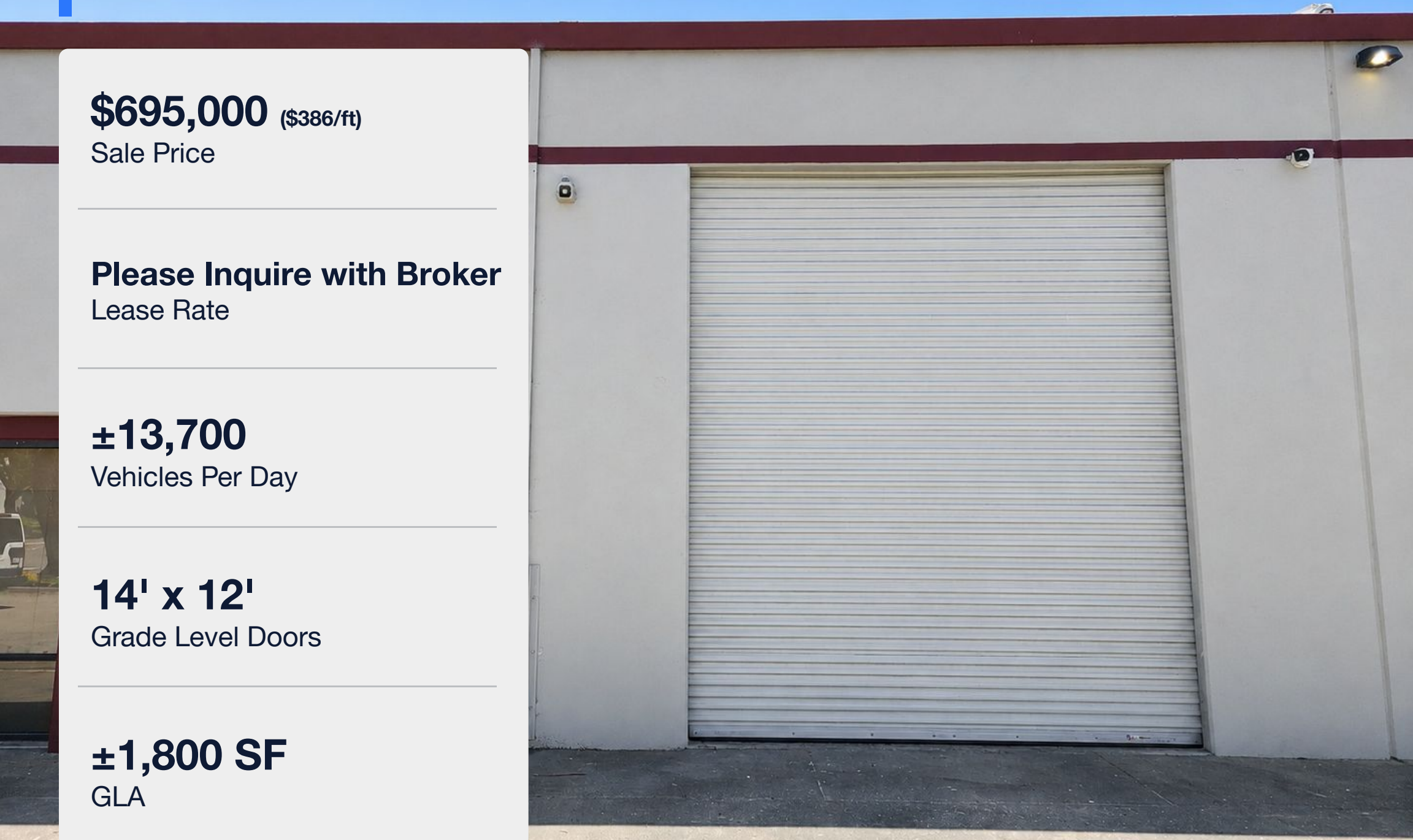
Vehicles Per Day

14' x 12'

Grade Level Doors

±1,800 SF

GLA

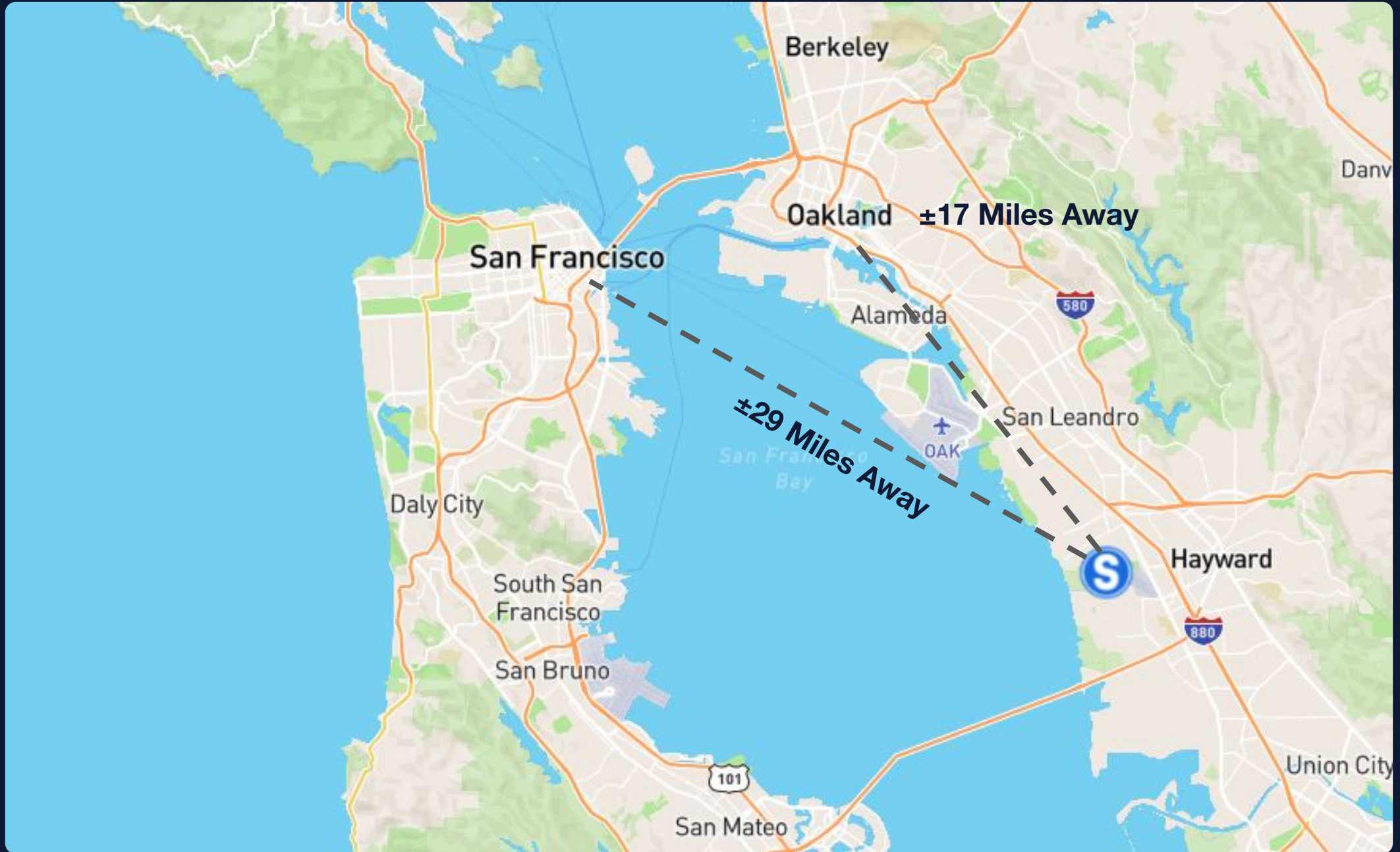


Interior Photos



Market Overview

21087 Cabot Blvd Suite 4
Hayward, CA 94545



HAYWARD, CA

157,113
Total Population

Direct Access
I-880 • I-580 • SR-92



Local Market Overview

Hayward is a strategically located East Bay community positioned between Oakland and Silicon Valley, offering direct access to Interstate 880, Interstate 580, State Route 92, the Port of Oakland, Oakland International Airport, and multiple BART stations. This central location has established the city as an important distribution, manufacturing, and logistics hub while also supporting a diverse residential population and a growing commercial base. The combination of regional connectivity, a skilled workforce, and proximity to major employment centers continues to attract businesses across industrial, technology, healthcare, and professional service sectors.

Hayward's retail market benefits from consistent consumer demand generated by its established neighborhoods, daytime workforce, and regional accessibility. Major shopping destinations, neighborhood centers, grocery-anchored retail, restaurants, and service-oriented businesses are supported by ongoing investment in downtown revitalization and commercial corridor improvements, creating a stable environment for both national retailers and local businesses.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	102,575	298,212	773,713

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	32,921	100,028	262,180

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$146,755	\$145,458	\$177,371

SAN FRANCISCO, CA MSA

Recently Ranked

#1 MOST WALKABLE US CITY

REDFIN

Career Magnet

#1 CITY FOR TECH JOBS

SIGNALFIRE

Ranked Among the

TOP 20 MOST LIVABLE US METROS

THEBAYLINKBLOG



Total Population
836,000+

Tourism Economic Impact
\$8.8B

Annual Visitors
**23
MILLION**

Regional GDP
\$600B+

MATTHEWS™

Exclusively Listed By



Ethan Lew

Associate

(415) 651-2570

ethan.lew@matthews.com

License No. 02440620 (CA)



Belal Ahmed

Senior Associate

(925) 718-7522

belal.ahmed@matthews.com

License No. 02135621 (CA)

David Harrington | Broker of Record | Broker Lic No. 01320460 (CA) | Firm Lic No. 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 21087 Cabot Blvd Suite 4, Hayward, CA, 94545 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.