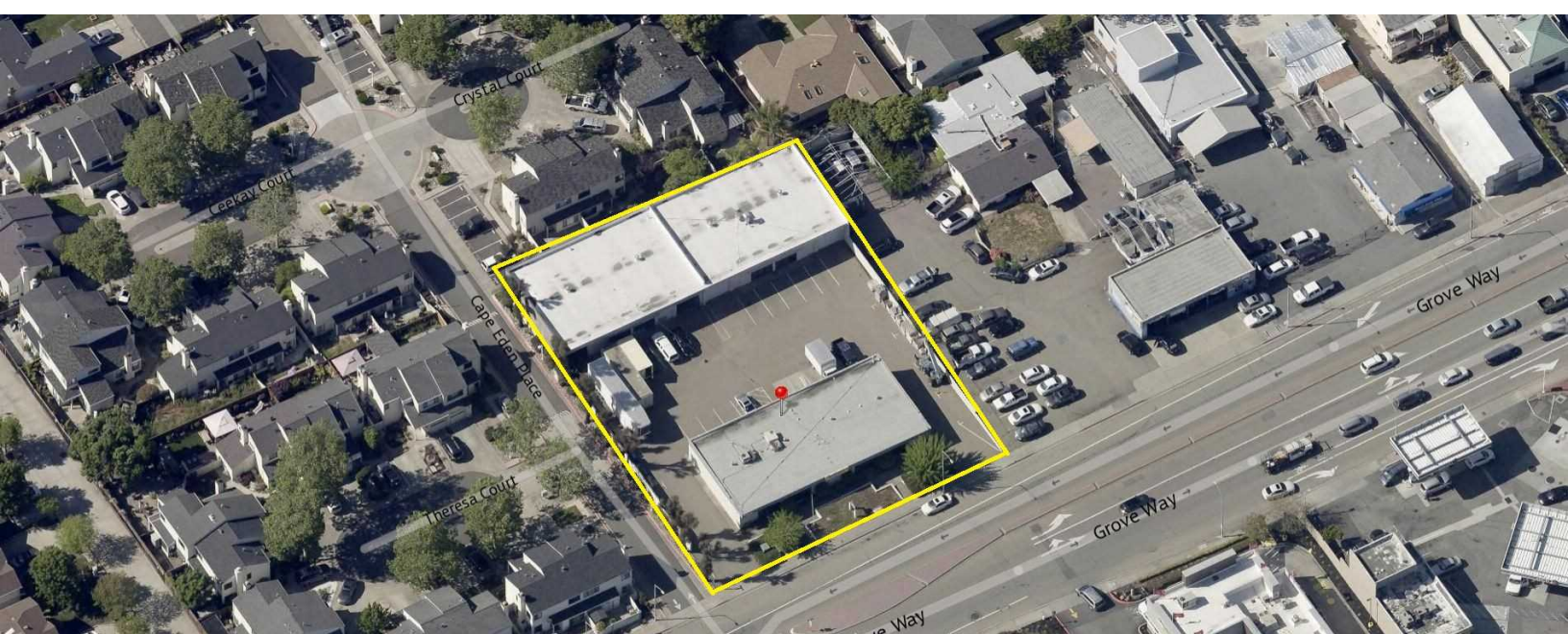


FOR LEASE RETAIL: 4,554 SF & WAREHOUSE: 1,875 SF AUTOMOTIVE-SERVICE-RETAIL-WAREHOUSE

2886 GROVE WAY, HAYWARD, CA 94546

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AVAILABLE SPACES

Suite	Rate	Size	Type
2896	Call Broker	4,554	Retail/Auto
2882	Call Broker	1,875	Warehouse

OFFERING SUMMARY

2896 GROVE WAY	4,554 SF Retail/Auto
#2896 LEASE RATE:	Call Broker
2882 GROVE WAY	1,875 SF Warehouse
#2882 LEASE RATE:	Call Broker
MONTHLY CAM (NNN):	\$0.25/Sq Ft
TRAFFIC COUNT:	25,151 ADT
YEAR BUILT:	1975

PROPERTY OVERVIEW

RETAIL/SERVICE/AUTOMOTIVE SPACE: Former tire store/repair facility consisting of 4,554+/- sq ft. The stand alone building fronts Grove Way and includes retail display area (2,466+/- sq ft) and shop/repair area (2,088+/- sq ft). The shop area can be enlarged and a third 12' X 10' roll-up door added..

WAREHOUSE SPACE: The warehouse space is 1,875+/- sq ft, has a small office and restroom, one 12' X 12' roll-up door, and the clear height is 15' +/- . The space is part of a 7,500 sq ft building with four warehouse units, each 1,875 sq ft in size.

The entire property consists of two buildings totaling 12,054+/- sq ft situated on a 29,400 sq ft site with 150 feet of street frontage. The concrete block improvements were constructed circa 1975.



MICHAEL TANZILLO & COMPANY

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PROPERTY PHOTOS

2886 GROVE WAY | HAYWARD, CA 94546

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2896 Grove Way, Castro Valley



Retail/Service/Automotive Unit

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Rear of Retail/Service/Automotive Unit



Rear of Retail/Automotive Unit

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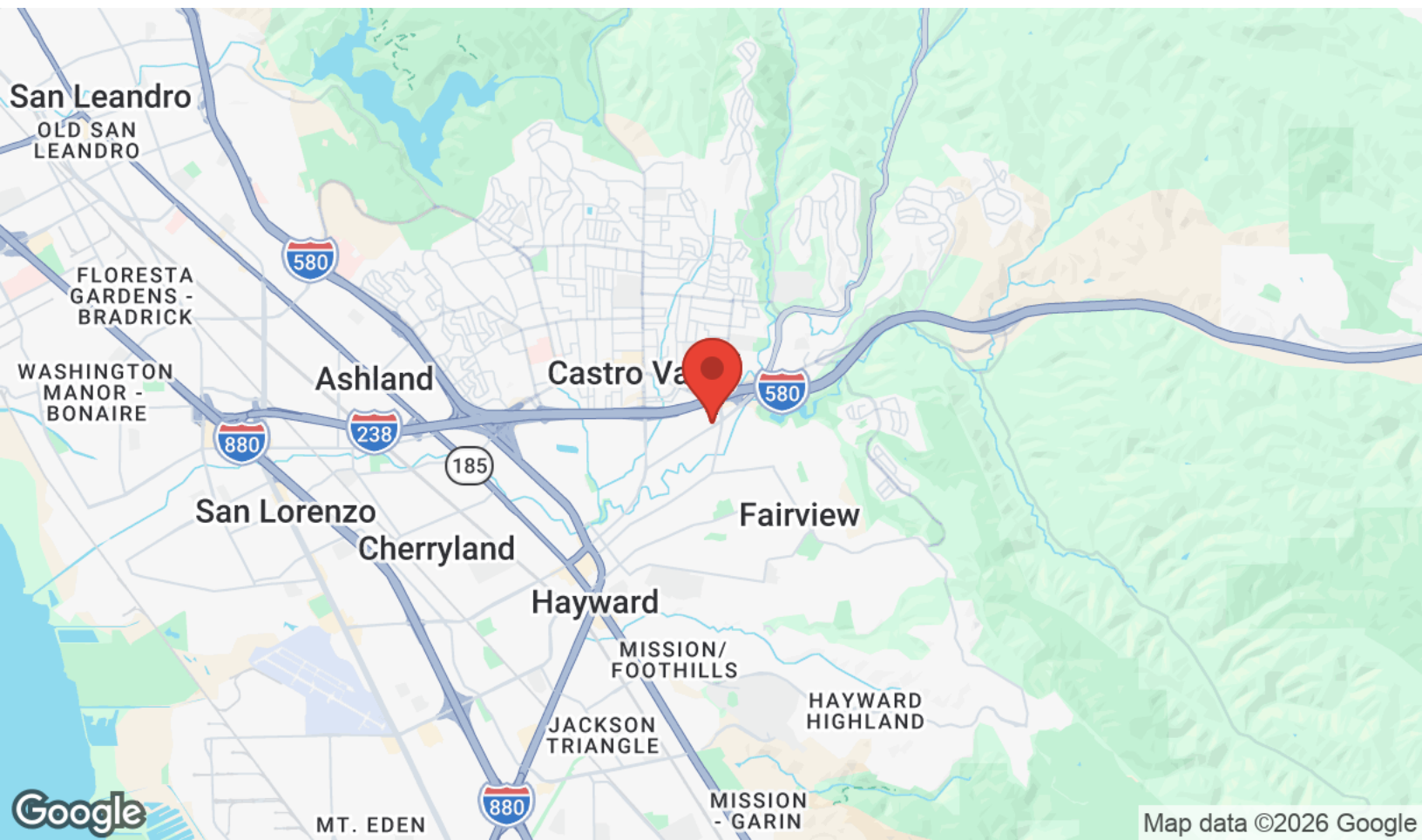
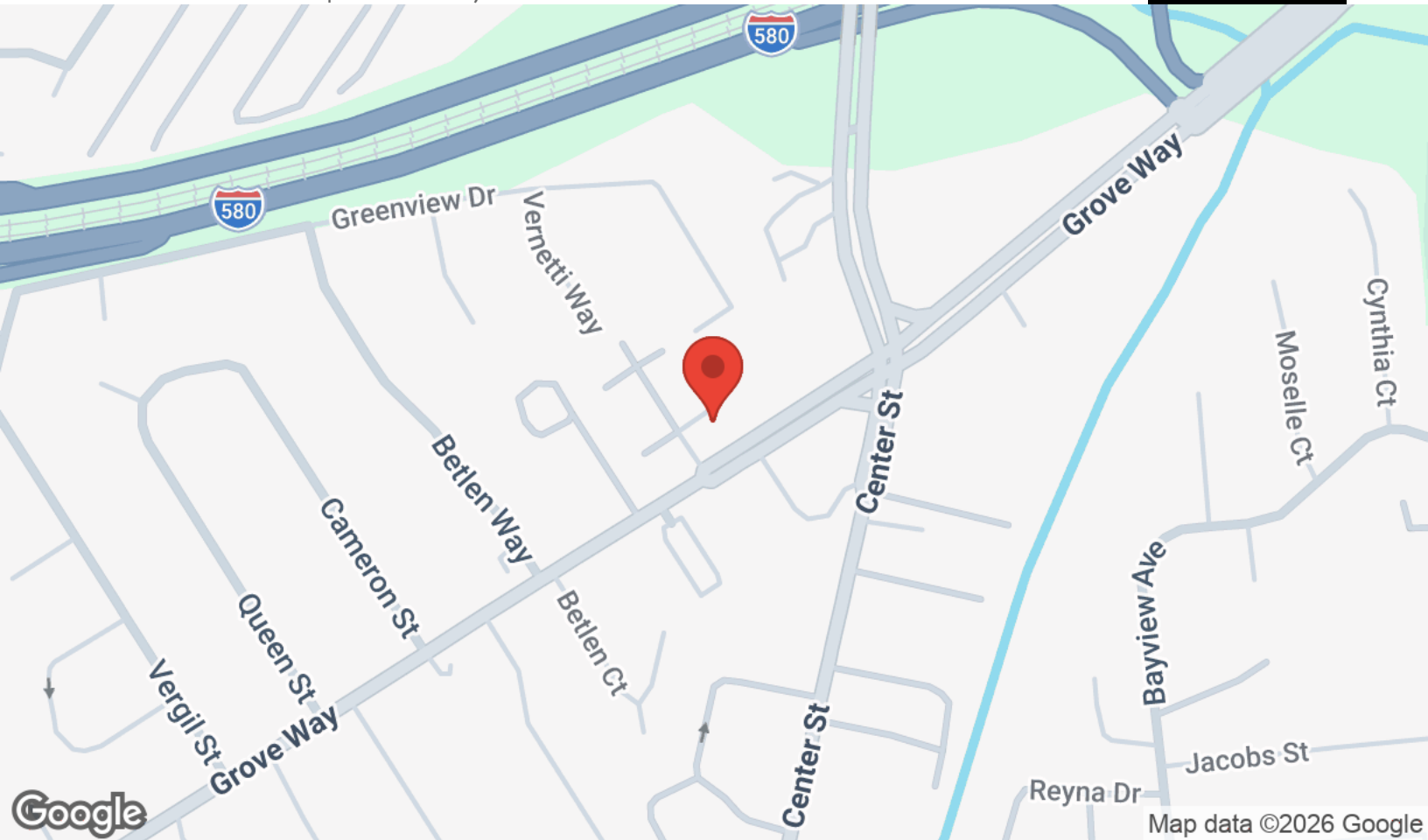
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LOCATION MAPS

2886 GROVE WAY | HAYWARD, CA 94546

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DISCLAIMER

2886 GROVE WAY

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Michael Tanzillo & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Michael Tanzillo & Company does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Michael Tanzillo & Company in compliance with all applicable fair housing and equal opportunity laws.

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