



PROPERTY DESCRIPTION

Discover the Opportunity: This "plug and play" retail/cafe space is perfectly set up for a quick-service food business, like a bakery, cafe, or sandwich shop. Situated in the bustling heart of Hayward, the unit has a proven track record, previously occupied by Mad Butter Bakery and Subway.

Location Advantage: Nestled in a thriving retail environment, you'll benefit from high foot traffic and a dynamic mix of nearby shopping and dining with convenient access to major transportation routes like Highway 238. This location presents an unmatched opportunity to establish and grow your business in a lively, high-demand setting.

This front street corner space has great lighting, a hood (with a fan), a private restroom, a compartment sink, ideal to bring your equipment and run the business.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=NbB3Ntgxtkm>

OFFERING SUMMARY

Property Type:	Retail/Cafe
Lease Rate:	\$2,000/Mo (MG)
Lease Term:	Negotiable
Space Size:	+/- 735 SF
Building Size:	18,032 SF

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REAL
ESTATE

Exterior Photos

22549 2nd Street, Hayward



BUILDING HIGHLIGHTS

- Built in 1992, consists of two stories (Second Street Plaza)
- Corner space/mixed-use commercial units
- Ample parking lot with gates
- Office/dental spaces on the second floor
- One block away from downtown Hayward
- Freeway access (238 and 580)
- Great visibility and exposure
- Fire sprinkler/fire alarm

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UNIT HIGHLIGHTS

- Space size: +/- 735 SF
- Fully Built Out as a quick services/ cafe Space / Bakery
- Private Restroom
- Refrigerator
- Compartment Sink
- Air Vent (Fan)
- Former Subway/Bakery location
- Plug and Play

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REAL ESTATE

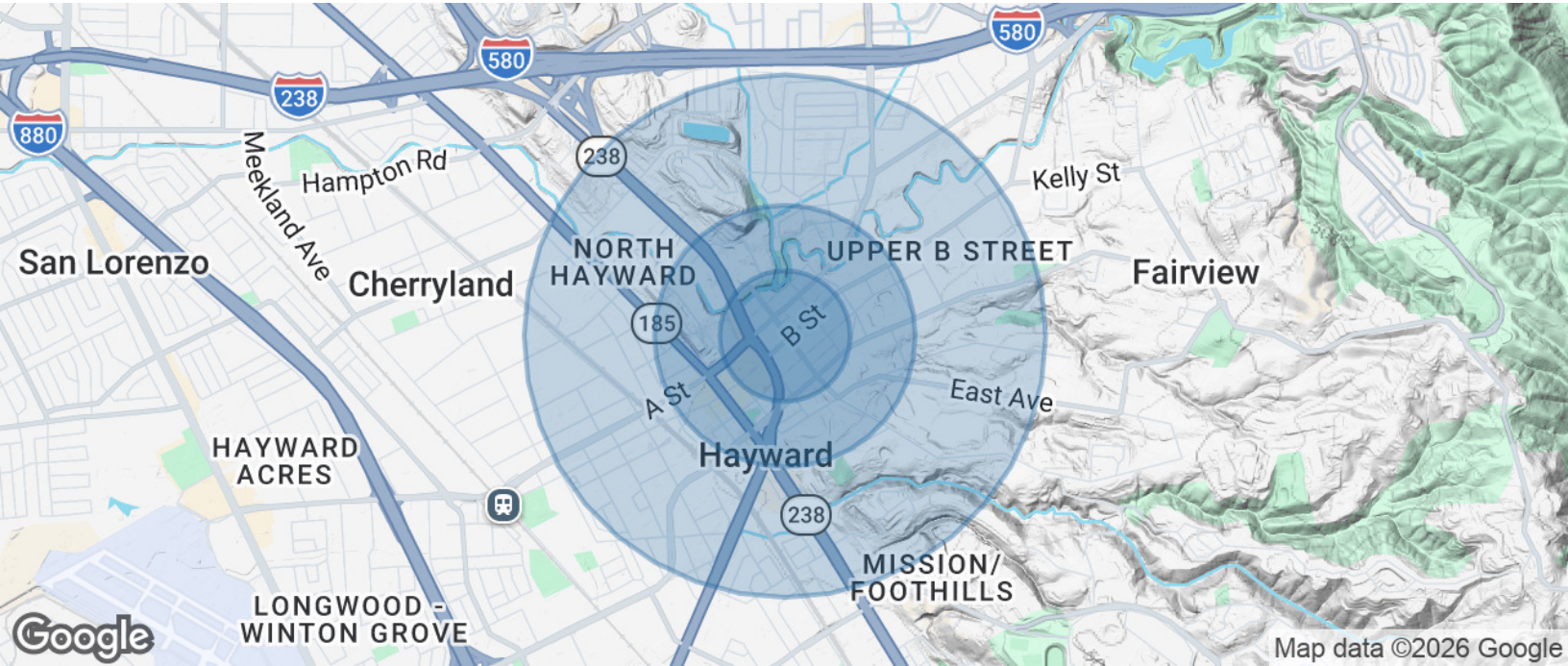
The Neighborhood

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,646	5,838	30,316
Average Age	39.2	38.1	37.1
Average Age (Male)	35.9	35.4	35.6
Average Age (Female)	41.1	42.1	38.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	982	2,714	11,367
# of Persons per HH	1.7	2.2	2.7
Average HH Income	\$54,579	\$74,730	\$94,640
Average House Value	\$499,569	\$529,838	\$536,358

2020 American Community Survey (ACS)

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