

# COLONIAL SQUARE

Castro Valley Boulevard & Redwood Road  
Castro Valley, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

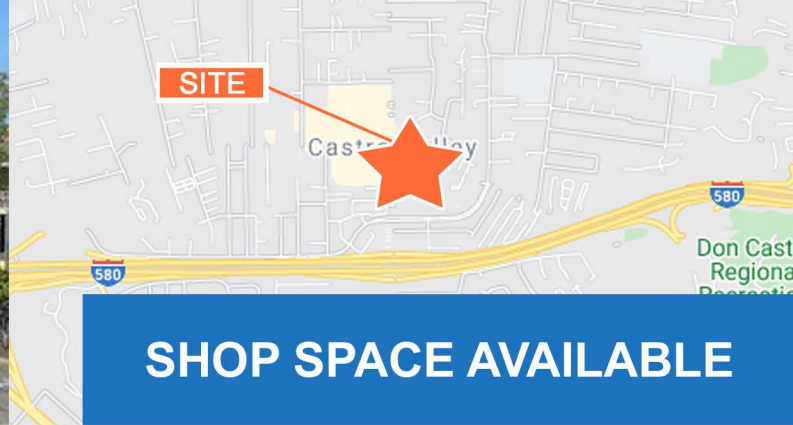
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# COLONIAL SQUARE



**SHOP SPACE AVAILABLE**

Colonial Square is located along Castro Valley Boulevard near the intersection of Castro Valley Blvd. and Redwood Road, and is home to the very popular Southern Comfort Kitchen. The center benefits from on-site and street level parking, a rarity along Castro Valley Blvd., and the site has a dedicated left turn into the center off Castro Valley Blvd. for easy access to the center. Within two miles of the site you have nearly 85,000 people with an average household income over \$155,000.

## DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
<b>28,040</b>	<b>87,415</b>	<b>161,137</b>
POPULATION		



1-Mile	2-Mile	3-Mile
<b>\$142,944</b>	<b>\$155,453</b>	<b>\$149,948</b>
AVG. HH INCOME		



Primary Trade Area  
**262,617**  
POPULATION



Primary Trade Area  
**57,318**  
EMPLOYEES

## TRAFFIC COUNTS



**37,305 ADT**  
REDWOOD ROAD



**21,188 ADT**  
CASTRO VALLEY BLVD.

PRESENTED BY:



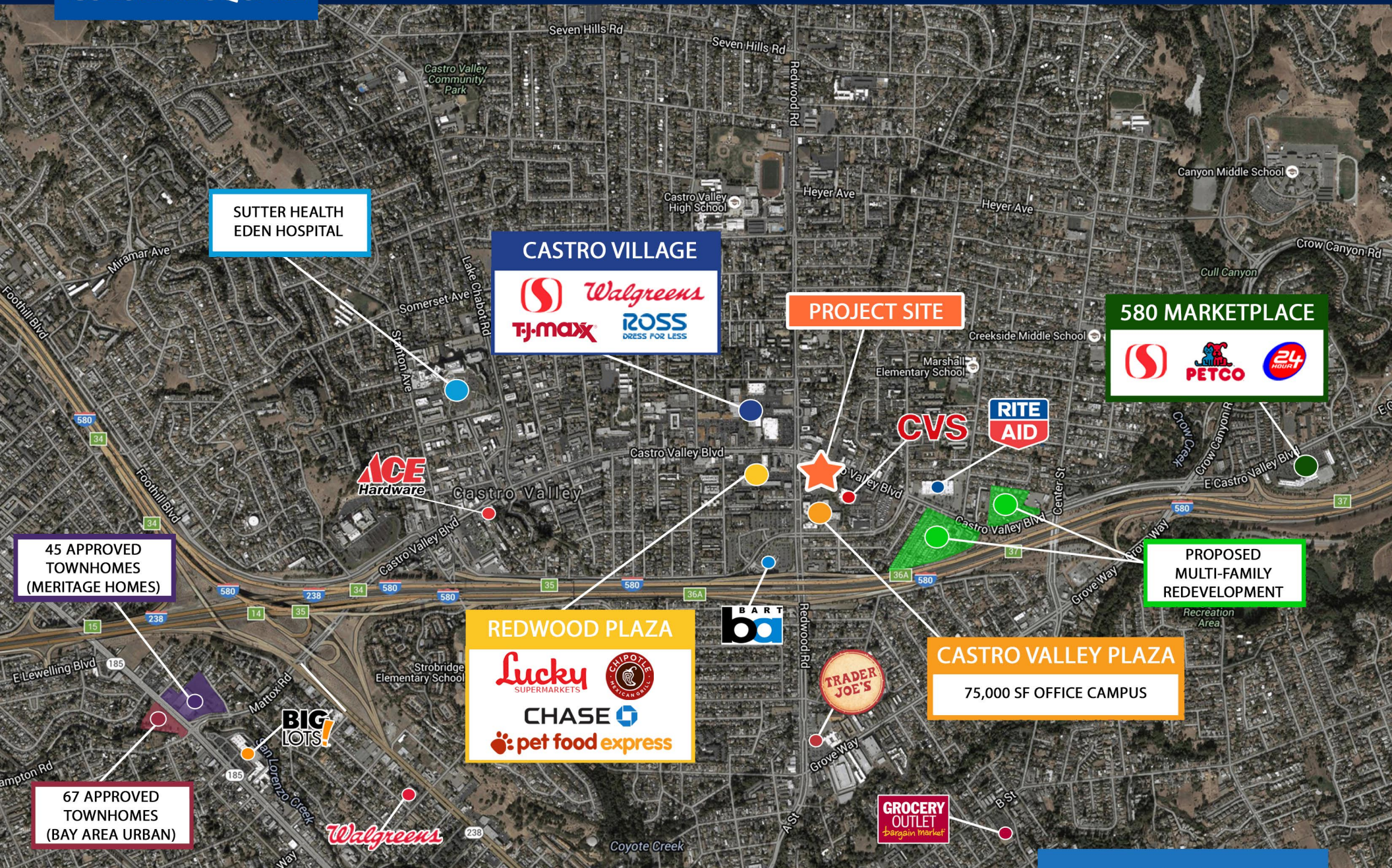
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SUTTER HEALTH  
EDEN HOSPITAL

CASTRO VILLAGE  
Walgreens  
TJ-maxx  
ROSS  
DRESS FOR LESS

PROJECT SITE

580 MARKETPLACE  
Sutter Health  
PETCO  
24 HOUR

45 APPROVED  
TOWNHOMES  
(MERITAGE HOMES)

REDWOOD PLAZA  
Lucky  
SUPERMARKETS  
CHIPOTLE  
MEXICAN GRILL  
CHASE  
pet food express

CASTRO VALLEY PLAZA  
75,000 SF OFFICE CAMPUS

PROPOSED  
MULTI-FAMILY  
REDEVELOPMENT

67 APPROVED  
TOWNHOMES  
(BAY AREA URBAN)

GROCERY  
OUTLET  
bargain Market

# RETAIL AERIAL

## EDEN MEDICAL CENTER



220,000 SF Hospital (opened in 2012)  
80,000 SF Medical Office Building  
164 Patient Beds & 22 Private Exam Rooms

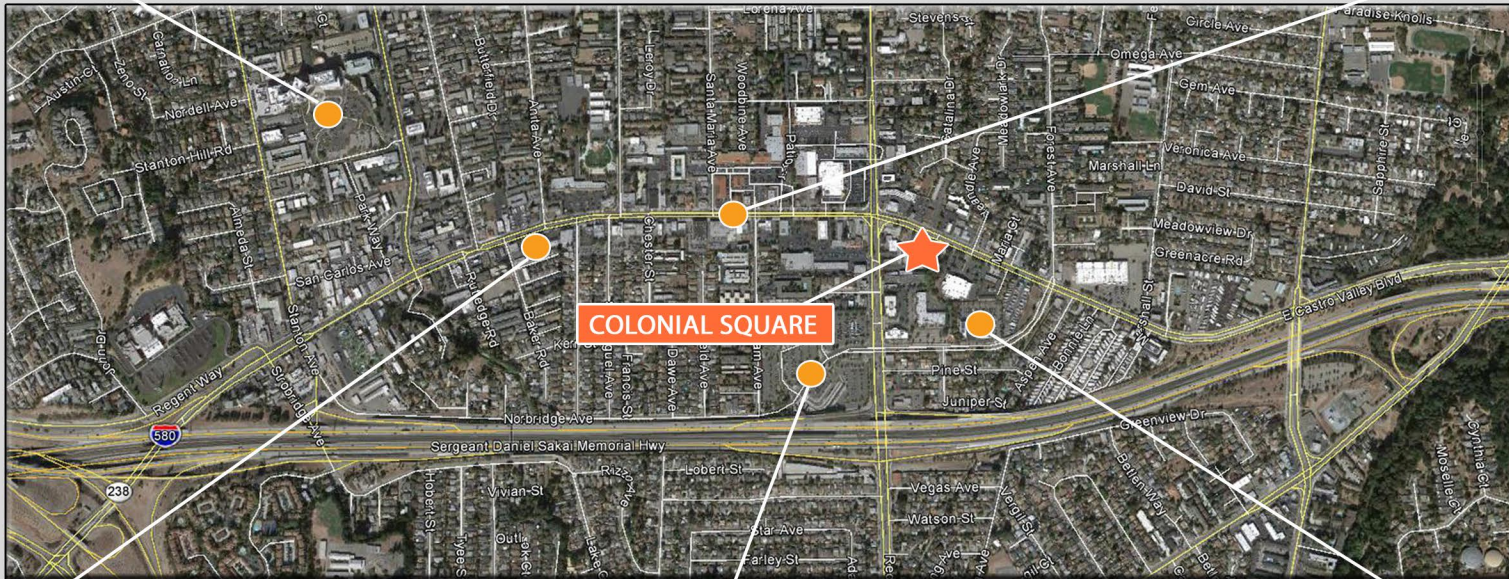
# CASTRO VALLEY

## MAJOR PUBLIC & PRIVATE PROJECTS

## CASTRO VALLEY BOULEVARD



\$9,000,000 in Streetscape Improvements  
to Enhance the Pedestrian Experience



## CHABOT THEATER



Popular Historic Movie Theater

## CASTRO VALLEY BART STATION



Regional Connections to  
San Francisco and Oakland  
3,000 Daily Riders

## CASTRO VALLEY LIBRARY



New 35,000 SF \$22,000,000 Public Library

# COLONIAL SQUARE



COLONIAL SQUARE

3,980 SF AVAILABLE

CVS

SITE PLAN

# COLONIAL SQUARE

CASTRO VALLEY BLVD.



PARKING LOT



3,980 SQUARE FOOT  
SPACE AVAILABLE  
FOR LEASE

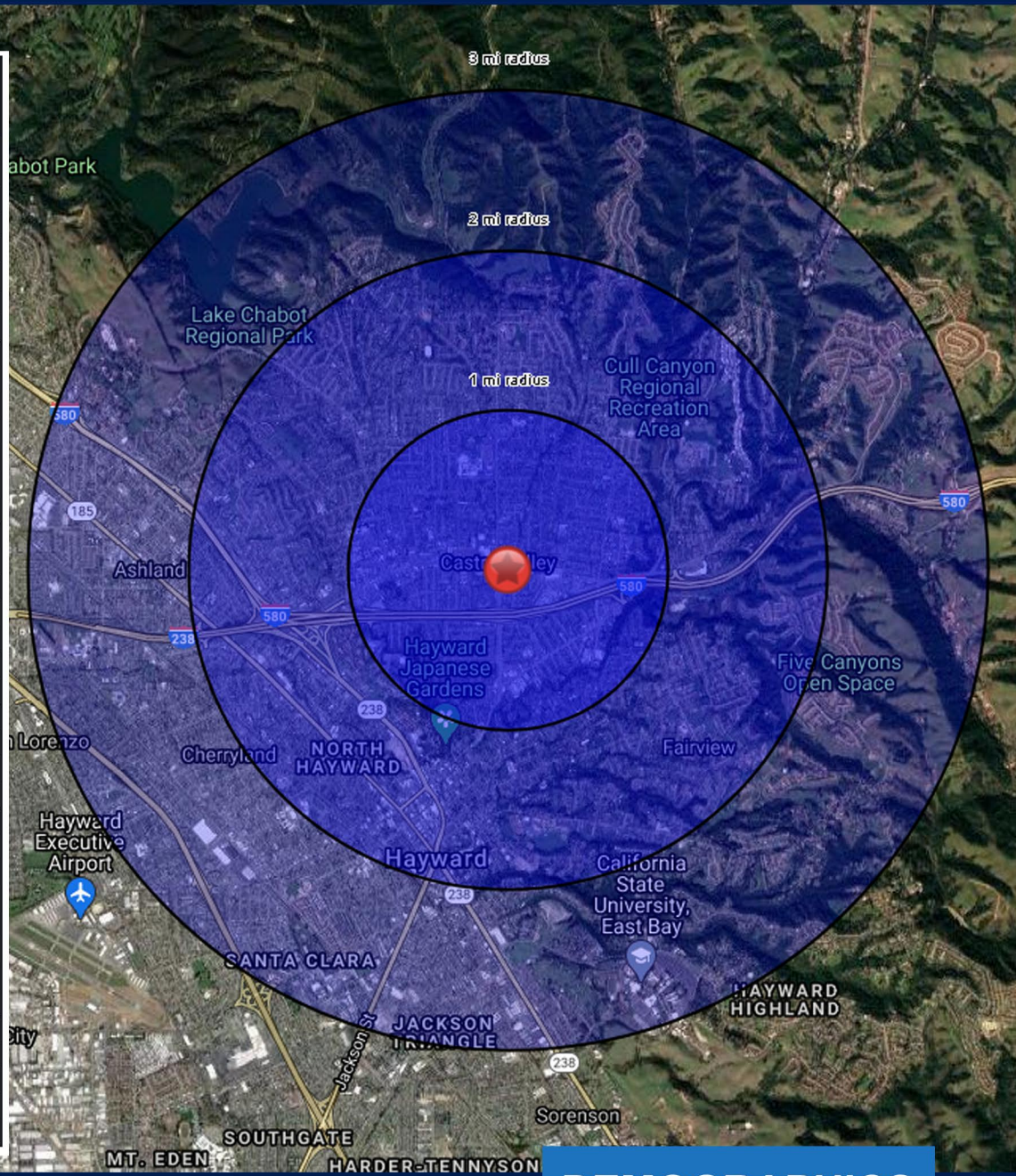


## FLOOR PLAN

# COLONIAL SQUARE

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	28,040	87,415	163,137
2030 Projected Population	26,775	83,865	154,974
2020 Census Population	28,064	87,843	167,425
2010 Census Population	25,983	81,413	152,072
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-1.0%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
2025 Median Age	39.9	40.0	38.5
<b>Households</b>			
2025 Estimated Households	10,577	32,149	57,005
2030 Projected Households	10,127	31,138	54,807
2020 Census Households	10,489	31,574	56,541
2010 Census Households	10,138	30,418	53,240
Projected Annual Growth 2025 to 2030	-0.9%	-0.6%	-0.8%
Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	37.6%	35.4%	29.1%
2025 Estimated Black or African American	9.3%	10.7%	11.3%
2025 Estimated Asian or Pacific Islander	29.6%	27.9%	28.4%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.2%
2025 Estimated Other Races	22.5%	25.1%	30.1%
2025 Estimated Hispanic	23.6%	26.6%	32.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$142,944	\$155,453	\$149,948
2025 Estimated Median Household Income	\$115,752	\$124,929	\$122,232
2025 Estimated Per Capita Income	\$54,094	\$57,338	\$52,567
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.7%	7.1%	8.4%
2025 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.9%	6.0%
2025 Estimated High School Graduate	21.6%	20.6%	22.0%
2025 Estimated Some College	20.6%	19.6%	19.4%
2025 Estimated Associates Degree Only	9.4%	9.7%	8.6%
2025 Estimated Bachelors Degree Only	24.6%	23.8%	22.5%
2025 Estimated Graduate Degree	13.8%	14.3%	13.1%
<b>Business</b>			
2025 Estimated Total Businesses	1,288	3,086	4,760
2025 Estimated Total Employees	7,696	17,673	29,783
2025 Estimated Employee Population per Business	6.0	5.7	6.3
2025 Estimated Residential Population per Business	21.8	28.3	34.3



# DEMOGRAPHICS

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