

# COLONIAL SQUARE

Castro Valley Boulevard & Redwood Road  
Castro Valley, CA



## Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

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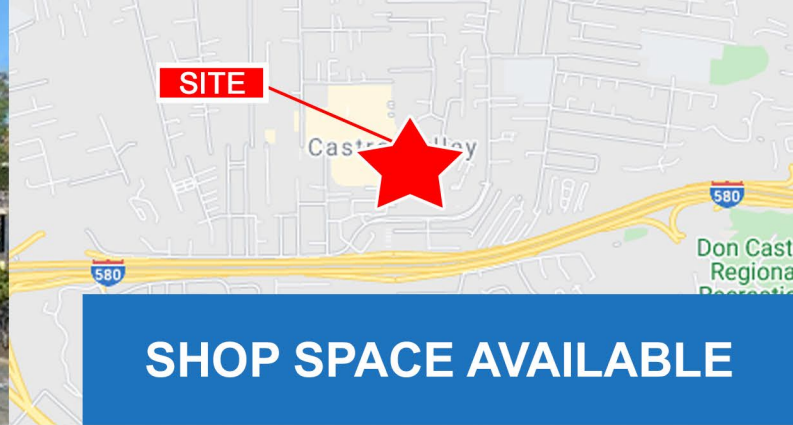
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BROWMAN DEVELOPMENT COMPANY, INC.  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



# COLONIAL SQUARE



**SHOP SPACE AVAILABLE**

Colonial Square is located along Castro Valley Boulevard near the intersection of Castro Valley Blvd. and Redwood Road. The center is home to very popular tenants, Silver Spoon, Southern Comfort Kitchen, and iBest Learning Center. 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

**POPULATION**

1-Mile	2-Mile	3-Mile
27,143	84,898	160,751

**AVG. HH INCOME**

1-Mile	2-Mile	3-Mile
\$144,577	\$157,929	\$155,845

**Primary Trade Area**  
**259,749**  
**POPULATION**

**Primary Trade Area**  
**56,120**  
**EMPLOYEES**

## TRAFFIC COUNTS

**37,305 ADT**  
**REDWOOD ROAD**

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

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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

PROPOSED  
MULTI-FAMILY  
REDEVELOPMENT

CASTRO VALLEY PLAZA  
75,000 SF OFFICE CAMPUS

REDWOOD PLAZA  
Lucky  
SUPERMARKETS  
CHIPOTLE  
MEXICAN GRILL  
CHASE  
pet food express

45 APPROVED  
TOWNHOMES  
(MERITAGE HOMES)

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

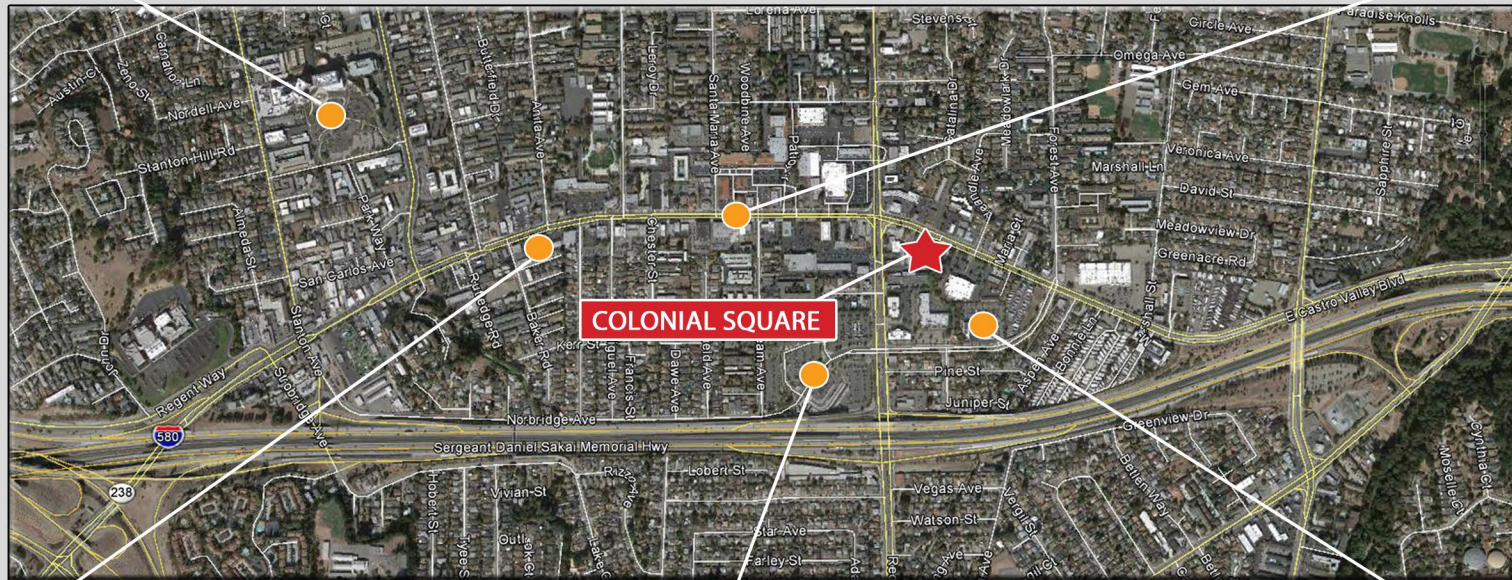
# CASTRO VALLEY

## 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



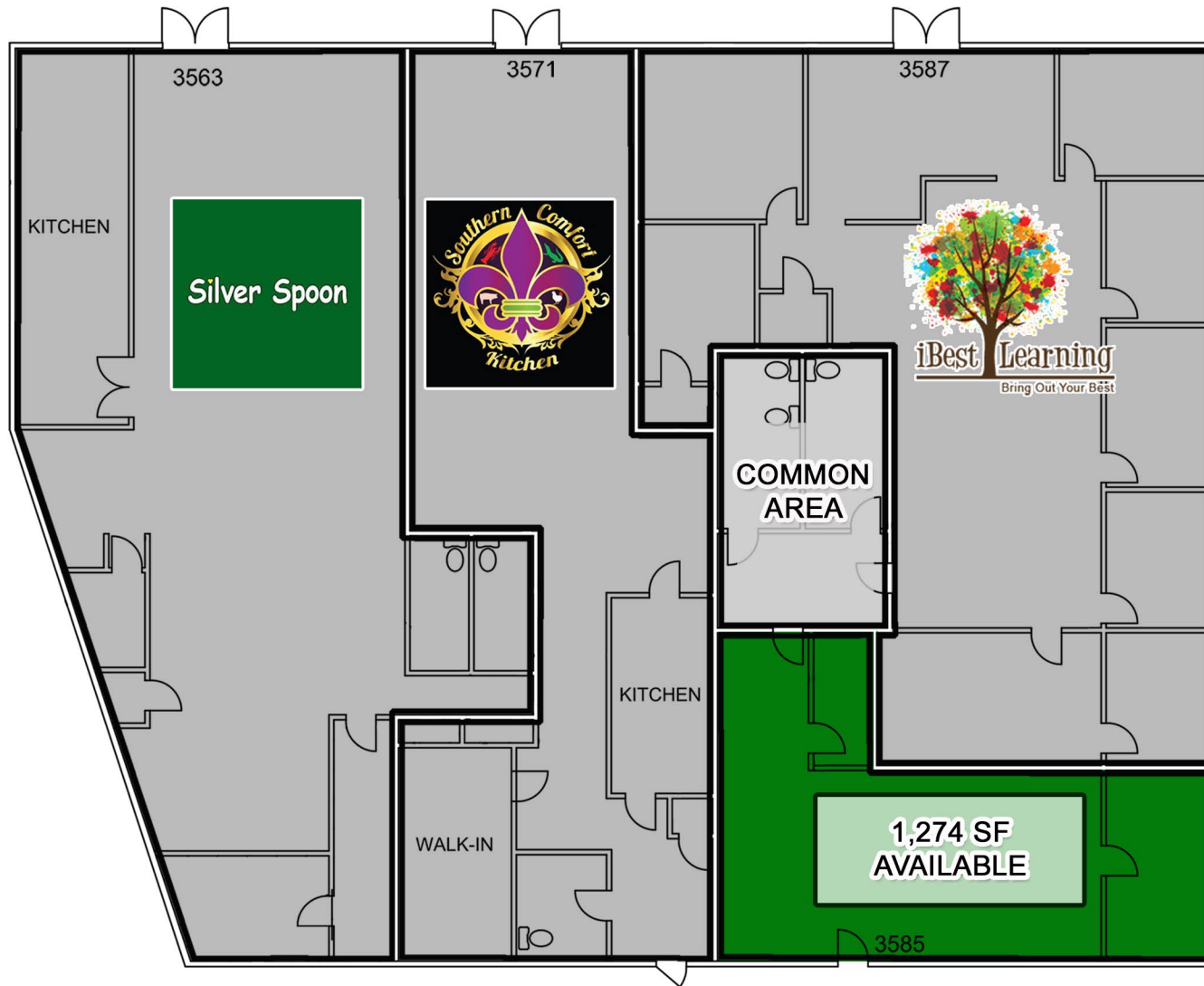
New 35,000 SF \$22,000,000 Public Library







CASTRO VALLEY BLVD.

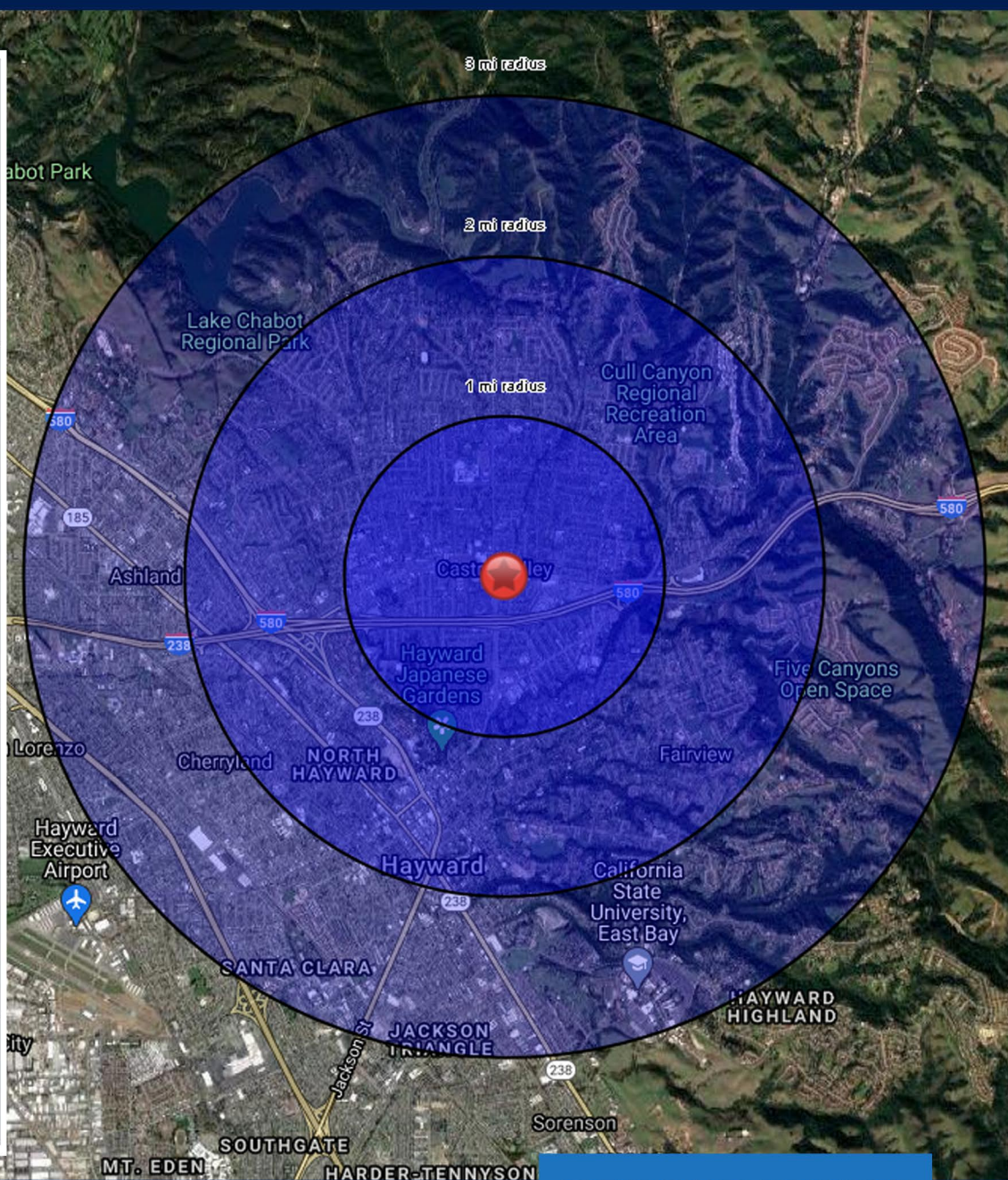


PARKING LOT

# COLONIAL SQUARE

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	27,143	84,898	160,751
2028 Projected Population	25,595	81,813	153,128
2020 Census Population	28,064	87,843	167,425
2010 Census Population	25,983	81,413	152,072
Projected Annual Growth 2023 to 2028	-1.1%	-0.7%	-0.9%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.4%
2023 Median Age	40.0	40.3	38.7
<b>Households</b>			
2023 Estimated Households	10,282	31,550	56,025
2028 Projected Households	9,880	31,104	54,569
2020 Census Households	10,489	31,574	56,541
2010 Census Households	10,138	30,418	53,240
Projected Annual Growth 2023 to 2028	-0.8%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2023	0.1%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	41.7%	38.3%	31.8%
2023 Estimated Black or African American	8.2%	10.0%	10.6%
2023 Estimated Asian or Pacific Islander	26.3%	25.9%	26.6%
2023 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.3%
2023 Estimated Other Races	22.8%	24.8%	29.7%
2023 Estimated Hispanic	22.9%	25.7%	32.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$144,577	\$157,929	\$155,845
2023 Estimated Median Household Income	\$120,620	\$131,197	\$127,127
2023 Estimated Per Capita Income	\$54,928	\$58,859	\$54,487
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.3%	6.5%	7.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.0%	6.1%
2023 Estimated High School Graduate	22.0%	20.6%	21.9%
2023 Estimated Some College	19.9%	20.1%	19.9%
2023 Estimated Associates Degree Only	8.8%	8.8%	8.2%
2023 Estimated Bachelors Degree Only	25.3%	24.4%	22.9%
2023 Estimated Graduate Degree	14.0%	14.7%	13.2%
<b>Business</b>			
2023 Estimated Total Businesses	1,263	3,007	4,675
2023 Estimated Total Employees	7,832	17,607	29,726
2023 Estimated Employee Population per Business	6.2	5.9	6.4
2023 Estimated Residential Population per Business	21.5	28.2	34.4



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# DEMOGRAPHICS