

CITY CENTER GATEWAY

SWC Mission Boulevard & A Street
Hayward, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILL BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

CITY CENTER GATEWAY



SHOP SPACE AVAILABLE

City Center Gateway features three multi-tenant buildings of retail space located in the heart of Downtown Hayward. This exciting, pedestrian-friendly project is anchored by Lucky grocery store and includes Starbucks Coffee, Jamba Juice, Los Pericos, Panda Express, and Cold Stone Creamery as co-tenants.

DEMOGRAPHICS

	1-Mile 34,526	2-Mile 121,927	3-Mile 234,783
	POPULATION		
	1-Mile \$110,856	2-Mile \$106,575	3-Mile \$115,842
	AVG. HH INCOME		
	162,289		
	CITY OF HAYWARD POP.		
	185,000		
	REGIONAL TRADE AREA POP.		

TRAFFIC COUNTS

21,707 ADT
MISSION BLVD. @ A STREET

19,080 ADT
A STREET @ MISSION BLVD.

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CITY CENTER GATEWAY

MIXED USE 1,817 NEW UNITS

SOHAY
400 TOWNHOMES & 72 APARTMENTS
UNDER CONSTRUCTION

MOTION AT MISSION CROSSINGS
35 TOWNHOMES & 39 APARTMENTS
UNDER CONSTRUCTION

LINCOLN LANDING
476 APARTMENTS APPROVED

MAPLE & MAIN
240 APARTMENTS APPROVED

MISSION VILLAGE
72 TOWNHOMES APPROVED

MISSION CROSSINGS
93 GUEST ROOMS & 144 TOWNHOMES
UNDER CONSTRUCTION

MATSYA VILLAS
57 APARTMENTS APPROVED

THE TRUE LIFE COMPANIES
66 CONDOMINIUMS & 123 TOWNHOMES
DEVELOPMENT REVIEW

RESIDENTIAL 554 NEW UNITS

LEGACY @ HAYWARD
97 APARTMENTS UNDER CONSTRUCTION

ATHASHRI - HAYWARD
200 APARTMENTS APPROVED

B STREET APARTMENTS
41 APARTMENTS NOW OPEN

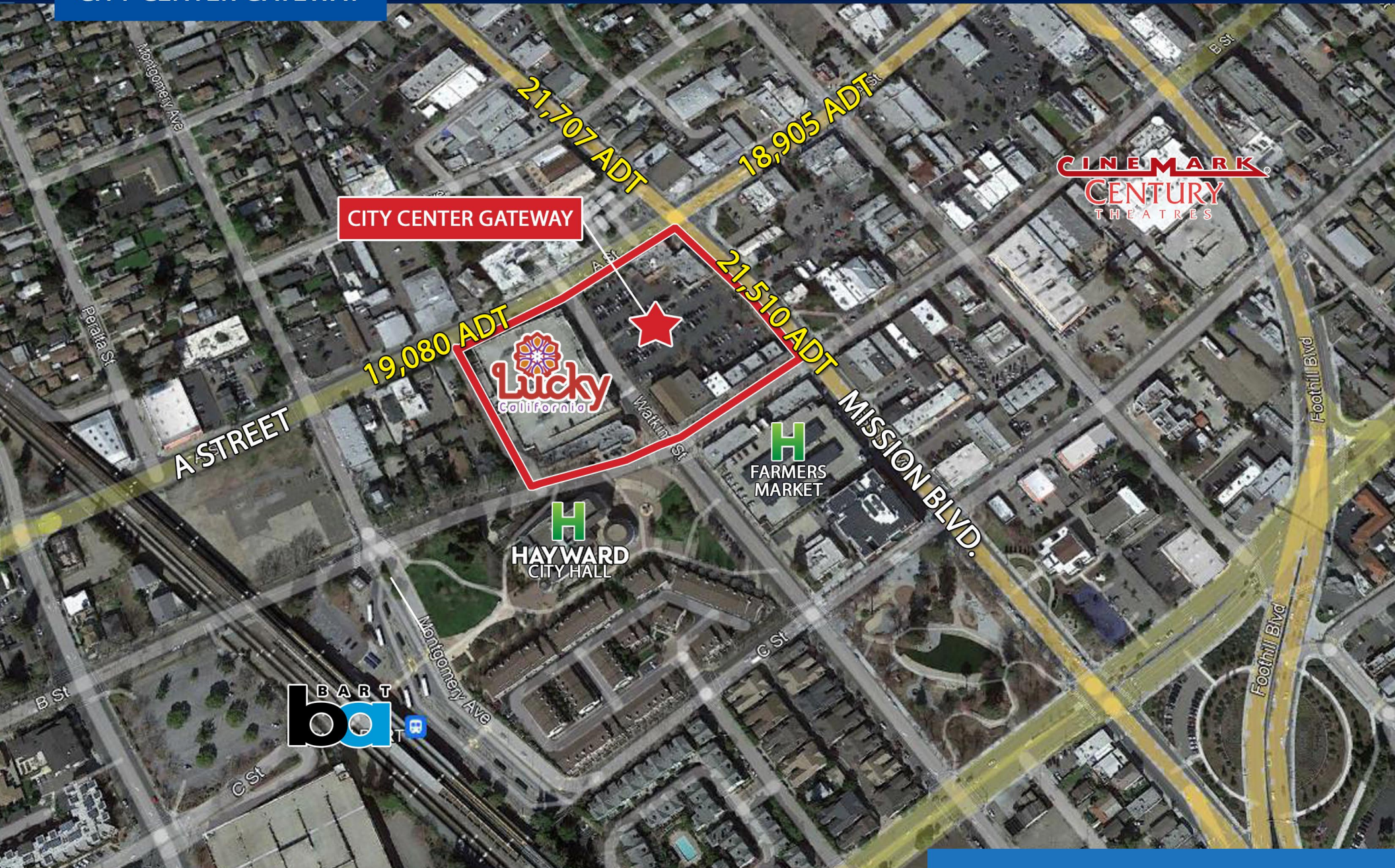
MISSION PARADISE
76 UNITS (42 SENIOR/34 NON-SENIOR) APPROVED

HAYWARD MISSION FAMILY APARTMENTS
140 APARTMENTS DEVELOPMENT REVIEW



DEVELOPMENT PIPELINE

CITY CENTER GATEWAY



RETAIL AERIAL

CITY CENTER GATEWAY

"A" STREET

FIRST PARTY PARCEL



MONUMENT SIGN

MISSION BOULEVARD

SHOPS A-1



SHOPS A-2



ALBERTSON'S PRIMARY PARKING

ALBERTSON'S PARCEL

ADJACENT PROPERTY CUSTOMER PARKING

SHOP PRIMARY

MONUM SIGN

ADJACI SERVIC

SERVICE DRIVE

RAMP TO ROOFTOP PARKING

[NOT A PART]

[NOT A PART]

Comerça



PALMTAG BUILDING



"B" STREET



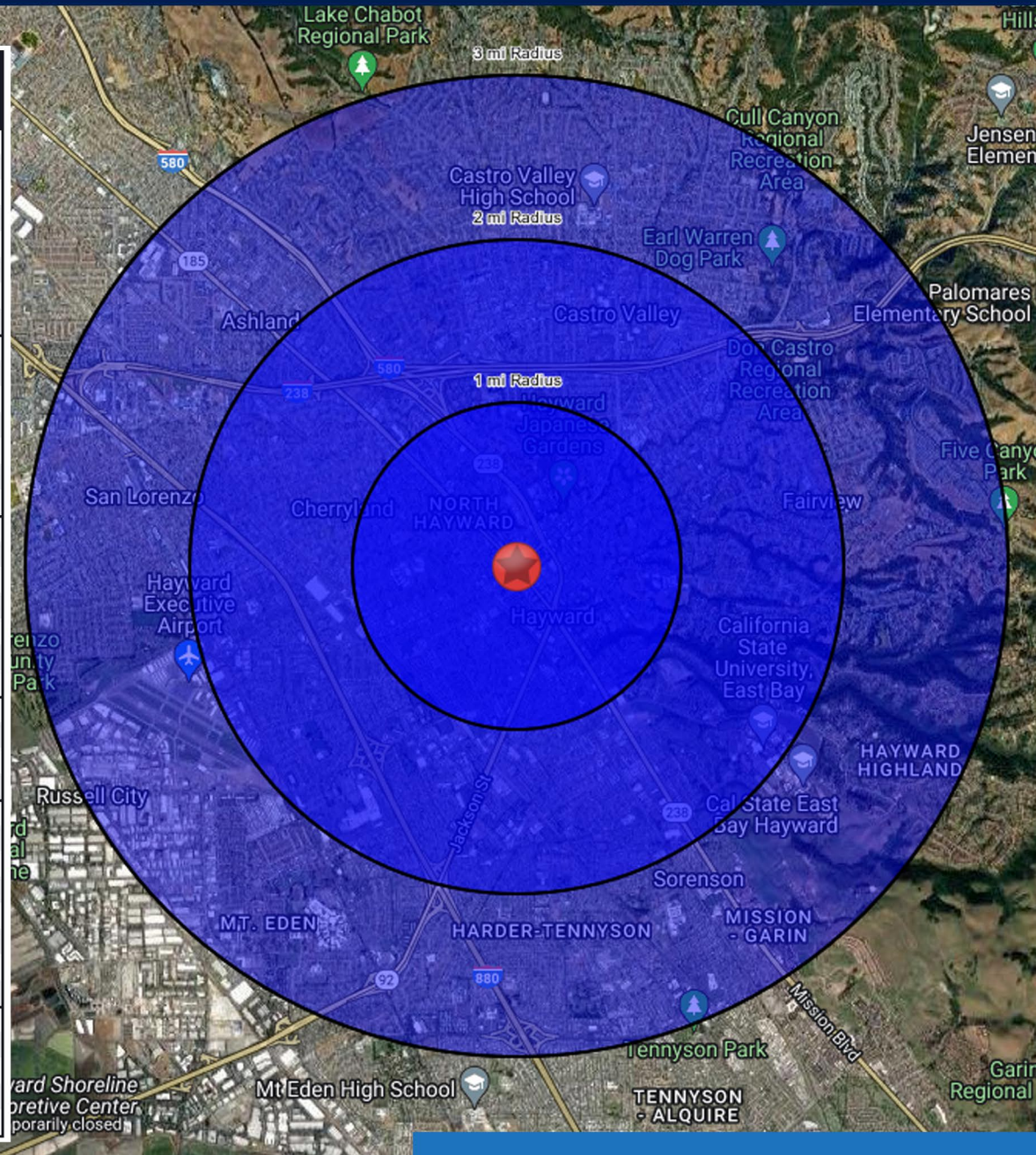
2,526 SF AVAILABLE

SITE PLAN

CITY CENTER GATEWAY

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	34,526	121,927	234,783
2026 Projected Population	36,244	124,383	237,163
2020 Census Population	34,434	120,842	233,129
2010 Census Population	30,098	111,090	215,029
Projected Annual Growth 2021 to 2026	1.0%	0.4%	0.2%
Historical Annual Growth 2010 to 2021	1.3%	0.9%	0.8%
2021 Median Age	35.1	35.6	36.6
Households			
2021 Estimated Households	12,006	41,084	76,626
2026 Projected Households	13,081	43,668	80,749
2020 Census Households	11,951	40,772	76,153
2010 Census Households	10,764	38,318	71,588
Projected Annual Growth 2021 to 2026	1.8%	1.3%	1.1%
Historical Annual Growth 2010 to 2021	1.0%	0.7%	0.6%
Race and Ethnicity			
2021 Estimated White	26.8%	27.7%	28.4%
2021 Estimated Black or African American	11.6%	10.3%	9.5%
2021 Estimated Asian or Pacific Islander	18.8%	21.1%	25.0%
2021 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.4%
2021 Estimated Other Races	41.2%	39.3%	35.7%
2021 Estimated Hispanic	44.2%	41.7%	37.3%
Income			
2021 Estimated Average Household Income	\$110,856	\$106,575	\$115,842
2021 Estimated Median Household Income	\$90,088	\$86,317	\$94,785
2021 Estimated Per Capita Income	\$38,762	\$36,077	\$37,981
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	8.2%	8.2%	8.0%
2021 Estimated Some High School (Grade Level 9 to 11)	7.5%	7.9%	7.8%
2021 Estimated High School Graduate	25.3%	26.6%	25.4%
2021 Estimated Some College	18.8%	20.0%	19.8%
2021 Estimated Associates Degree Only	6.5%	6.7%	7.1%
2021 Estimated Bachelors Degree Only	22.9%	21.2%	21.8%
2021 Estimated Graduate Degree	10.8%	9.4%	10.0%
Business			
2021 Estimated Total Businesses	1,414	3,915	6,378
2021 Estimated Total Employees	9,556	30,972	53,923
2021 Estimated Employee Population per Business	6.8	7.9	8.5
2021 Estimated Residential Population per Business	24.4	31.1	36.8



DEMOGRAPHICS