

CITY CENTER GATEWAY

SWC Mission Boulevard & A Street
Hayward, 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

CITY CENTER GATEWAY



City Center Gateway is anchored by Lucky grocery store and features two multi-tenant buildings at the high traffic intersection of Mission and A Street, proximate to City Hall and the main Hayward BART station. This exciting, pedestrian-friendly project includes Starbucks Coffee, Panda Express, Subway, Cold Stone Creamery, Metro by T-Mobile, and recently added Teriyaki City Grill. In 2023, the shopping center saw 1.5 million visits from over 319,000 unique customers.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
34,429	120,014	228,132
POPULATION		



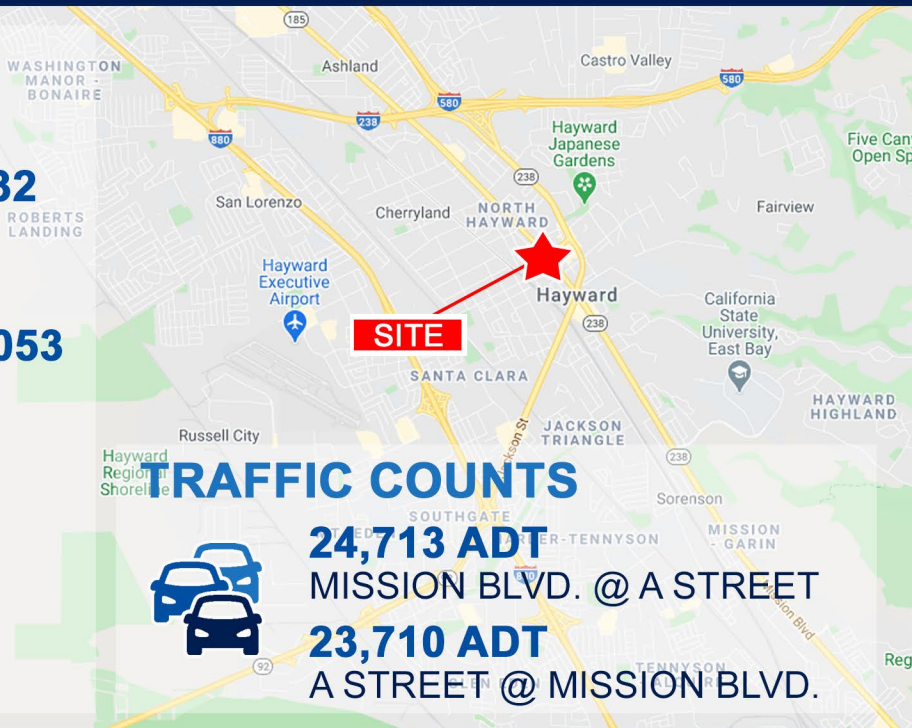
1-Mile	2-Mile	3-Mile
\$130,345	\$130,224	\$140,053
AVG. HH INCOME		



156,482
CITY OF HAYWARD POP.



66,034
CITY DAYTIME POPULATION



TRAFFIC COUNTS

24,713 ADT
MISSION BLVD. @ A STREET
23,710 ADT
A STREET @ MISSION BLVD.

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CITY CENTER GATEWAY

MIXED USE

1,654 NEW UNITS

32513 MISSION BLVD 14 CONDOS	MISSION VILLAGE 72 TOWNHOMES
LINCOLN LANDING 476 APARTMENTS	966 B STREET 30 APARTMENTS
MAPLE & MAIN 314 APARTMENTS	238 PARCEL 3 & 4 179 SINGLE FAMILY
SOHAY 400 TOWNHOMES 72 APARTMENTS	LEGACY @ HAYWARD 97 APARTMENTS

RESIDENTIAL

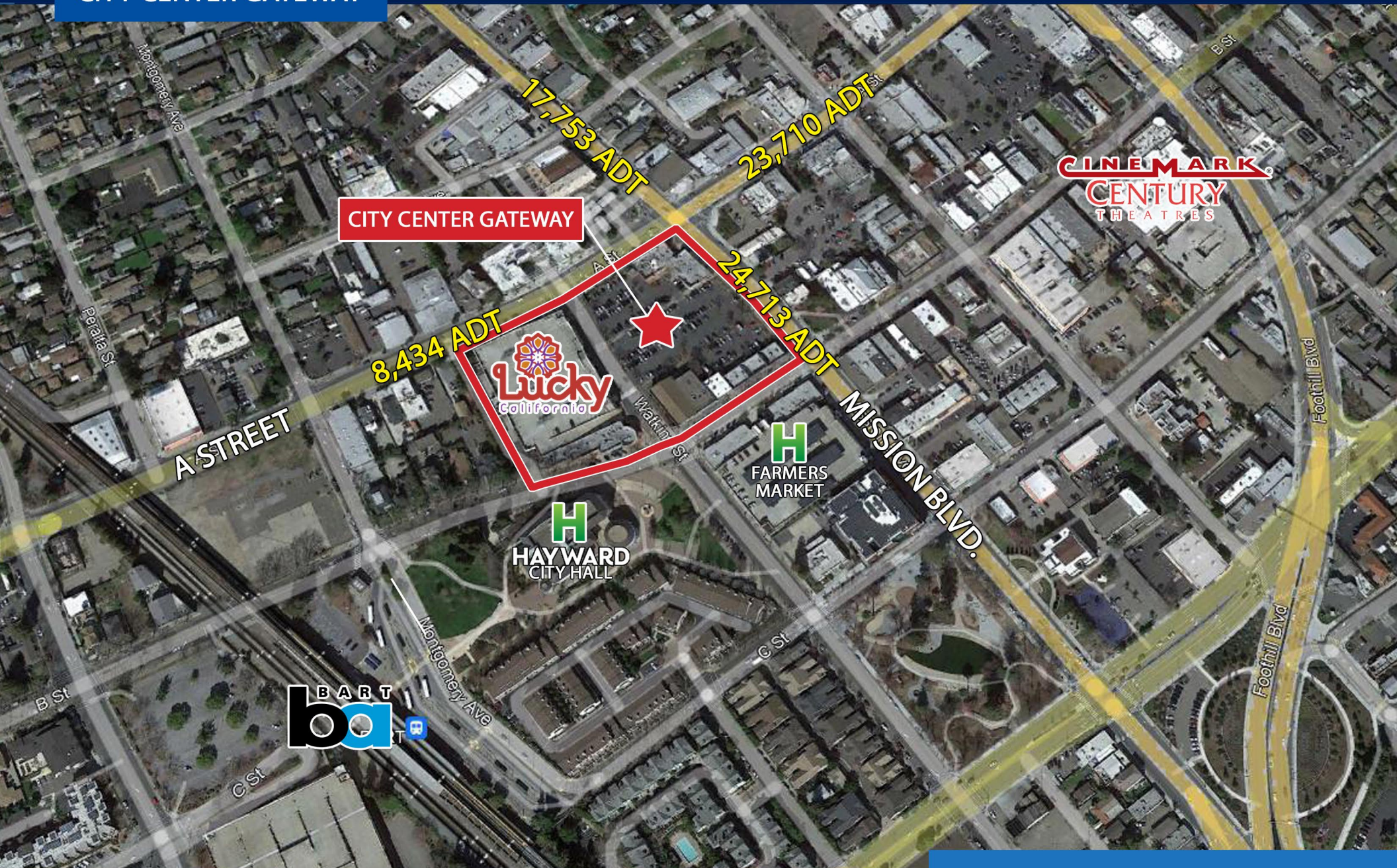
1,066 NEW UNITS

27287 PATRICK AVE. 10 UNITS	PIMENTAL PLACE 57 APARTMENTS
21339 OAK ST. 40 TOWNHOMES	SEQUOIA GROVE 10 SINGLE FAMILY
MISSION PARADISE 42 SENIOR 34 NON-SENIOR	TRUELIFE - MOREAU 42 TOWNHOMES 9 CONDOS
HAYWARD MISSION FAMILY 140 APARTMENTS	MIZRA - TRUE LIFE 123 TOWNHOMES 66 CONDOS
24764-56 MOHR DRIVE 12 SINGLE FAMILY	29495 DIXON ST. 64 APARTMENTS
603 A ST. 80 SENIOR HOMES	BUNKER HILL 74 SINGLE FAMILY
LA PLAYA COMMONS 47 SINGLE FAMILY	22422 ROCKAWAY LN. 30 APARTMENTS
BELLARA 157 SENIOR HOMES	22872 MAIN ST. 12 TOWNHOMES
22810 ATHERTON ST. 14 TOWNHOMES	



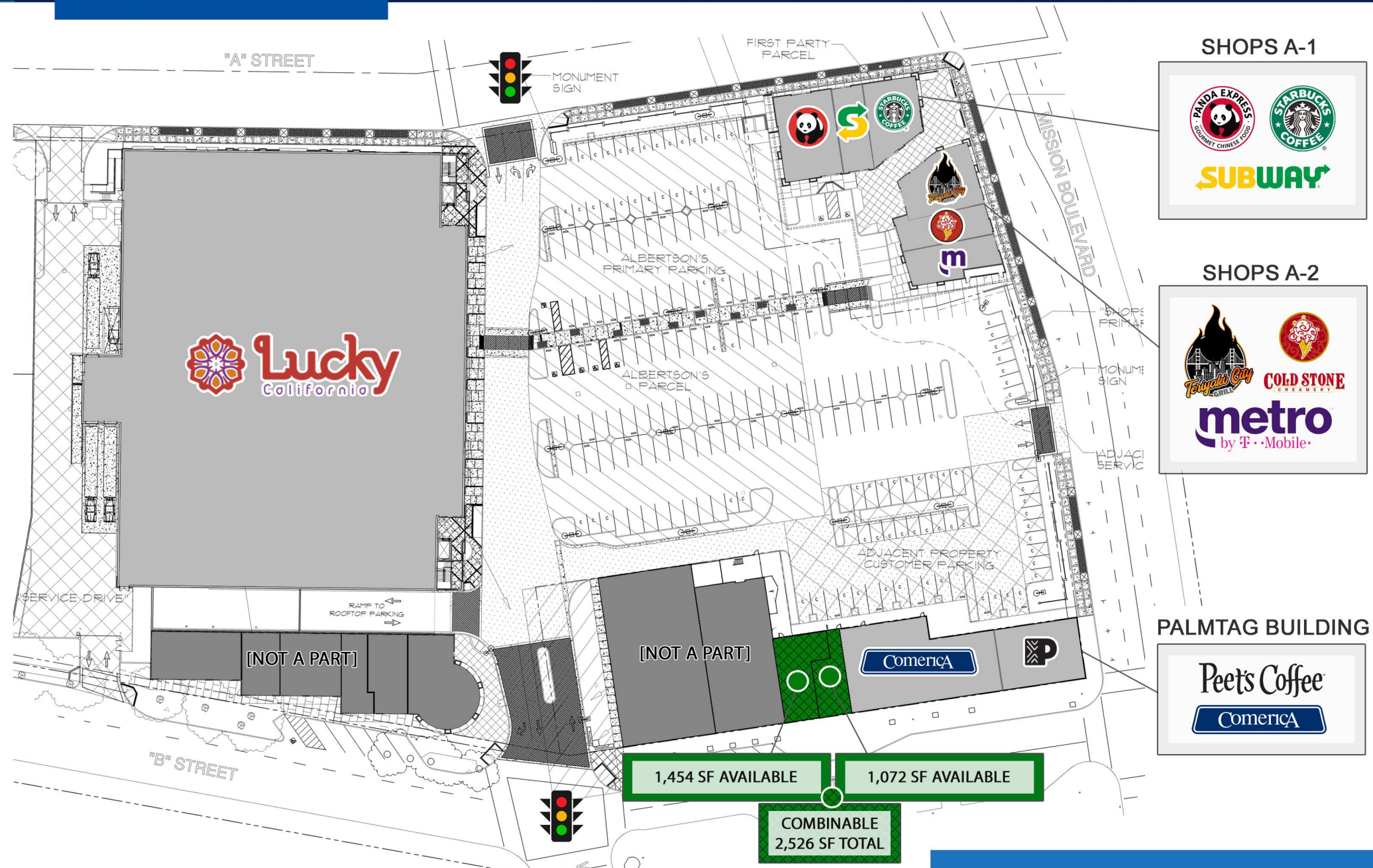
DEVELOPMENT PIPELINE

CITY CENTER GATEWAY



RETAIL AERIAL

CITY CENTER GATEWAY



SITE PLAN

CITY CENTER GATEWAY

TWO SPACES AVAILABLE



COMBINEABLE

2,526

SQUARE FEET

1,454
SQUARE FEET

BAKERY SHOP

with Type 2 Hood

SALES AREA
353 SF

1,072
SQUARE FEET

BARBER SHOP

FINISH/EQUIPMENT PLAN

Type 2 Hood

RESTROOM

KITCHEN

QUARRY TILE

FRP OVER G.W.B.

9	ACT-VINYL COVE			
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BREAK ROOM

2 Area
Floor QUARRY TILES

Base	QUARRY TILE COVE
Walls	GWB
Finish	GLASS COATING

Ceiling G.W.B.

(N) PREPARATION ARE

Area	361 SF
Floor	QUARRY TILE
Base	2" RADIUS CONT. CORR.

Case	FRP OVER G.W.B. - FULL W
Walls	FRP OVER G.W.B. - FULL W
Roof	FRP OVER G.W.B. - FULL W

Ceiling ACT - UNTIL COVERED UP

SALES AREA

or VINYL - RESILIENT -

lls G.W.B., PTD.

long G.W.B., PID.

POS



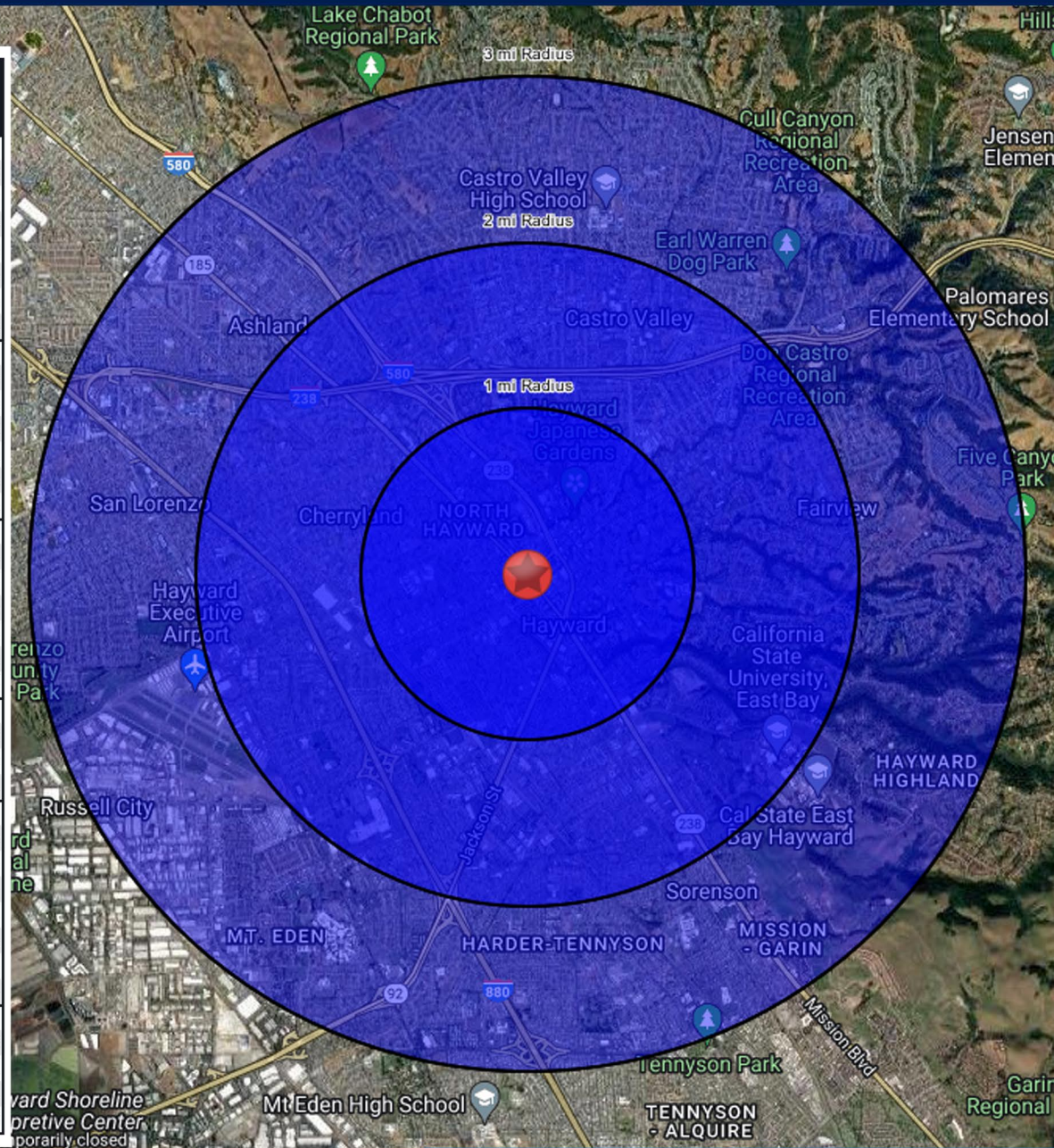
OPEN FLOOR PLAN

FLOOR PLAN

CITY CENTER GATEWAY

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	34,429	120,014	228,132
2029 Projected Population	34,802	118,230	223,889
2020 Census Population	34,626	123,541	237,654
2010 Census Population	29,637	111,758	216,225
Projected Annual Growth 2024 to 2029	0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.4%
2024 Median Age	35.7	36.4	37.3
Households			
2024 Estimated Households	12,241	41,153	76,295
2029 Projected Households	12,362	40,342	74,425
2020 Census Households	11,772	40,906	76,485
2010 Census Households	10,430	38,261	71,692
Projected Annual Growth 2024 to 2029	0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	0.5%
Race and Ethnicity			
2024 Estimated White	23.5%	24.9%	25.8%
2024 Estimated Black or African American	13.4%	11.6%	11.0%
2024 Estimated Asian or Pacific Islander	26.6%	27.0%	30.2%
2024 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.2%
2024 Estimated Other Races	35.1%	35.0%	31.8%
2024 Estimated Hispanic	38.7%	38.7%	34.7%
Income			
2024 Estimated Average Household Income	\$130,345	\$130,224	\$140,053
2024 Estimated Median Household Income	\$104,680	\$103,812	\$112,639
2024 Estimated Per Capita Income	\$46,533	\$44,832	\$47,041
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	10.1%	10.3%	9.7%
2024 Estimated Some High School (Grade Level 9 to 11)	8.2%	7.8%	7.0%
2024 Estimated High School Graduate	22.3%	24.7%	23.7%
2024 Estimated Some College	18.2%	18.6%	18.9%
2024 Estimated Associates Degree Only	7.1%	7.3%	7.8%
2024 Estimated Bachelors Degree Only	22.3%	20.1%	21.6%
2024 Estimated Graduate Degree	11.8%	11.2%	11.3%
Business			
2024 Estimated Total Businesses	1,458	4,012	6,590
2024 Estimated Total Employees	9,808	27,530	48,791
2024 Estimated Employee Population per Business	6.7	6.9	7.4
2024 Estimated Residential Population per Business	23.6	29.9	34.6



DEMOGRAPHICS