

# SKY WEST COMMONS SHOPPING CENTER

NWC Hesperian 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](http://www.browmandevelopment.com)



# SKY WEST COMMONS



**SHOP SPACE AVAILABLE**

Located on the site of a former movie theater and hotel development, this attractive redevelopment featuring Tuscan themed architecture and site amenities have set a new design standard for southern Alameda County retail projects. Sky West Commons is anchored by a high volume, 140,000 sf Target store and Island Pacific Market at the intersection of Hesperian Blvd. and A St. Both Hesperian and A St. are offramps to I-880 and collectively the intersection enjoys over 70,000 vehicles per day. Helping drive additional customer trips to the region, quality co-anchors in the area include Home Depot, Smart & Final, and Cardenas Markets. Other quality co-tenants within the 32,000 sf of shop space include Starbucks, Five Guys, Carter's, Bright Now Dental, T-Mobile, GameStop, Ono Hawaiian BBQ, and Metro Taquero. In 2022, the center saw 3.6 million visits from roughly 606,000 customers.

## DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
<b>26,698</b>	<b>96,309</b>	<b>203,807</b>
POPULATION		



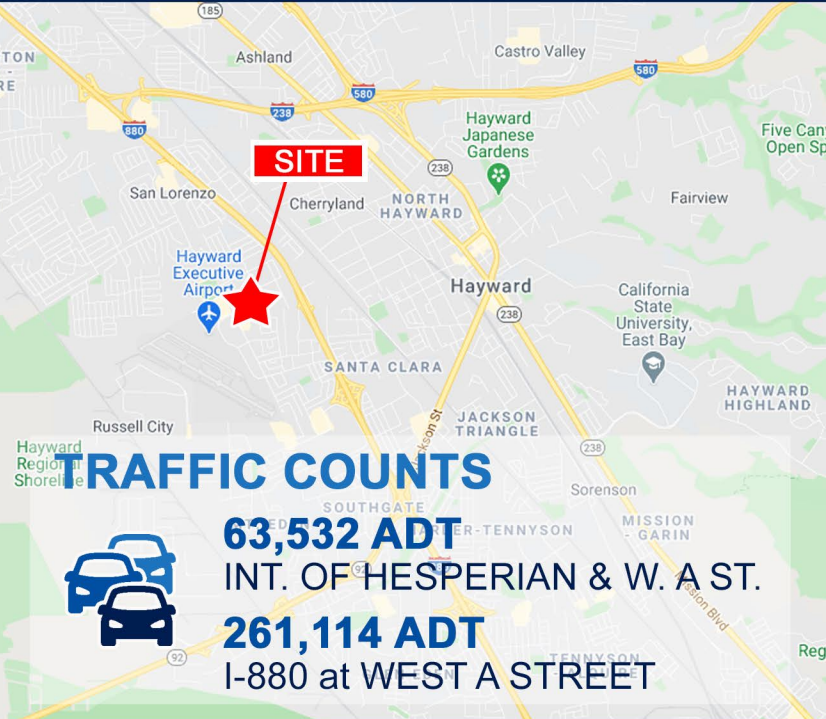
1-Mile	2-Mile	3-Mile
<b>\$125,680</b>	<b>\$134,717</b>	<b>\$131,743</b>
AVG. HH INCOME		



**158,857**  
CITY OF HAYWARD POP.



**66,026**  
DAYTIME POPULATION



## TRAFFIC COUNTS

**63,532 ADT**  
INT. OF HESPERIAN & W. A ST.

**261,114 ADT**  
I-880 at WEST A STREET

PRESENTED BY:



A QUALITY RETAIL DEVELOPMENT BY:





# SKY WEST COMMONS

## 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

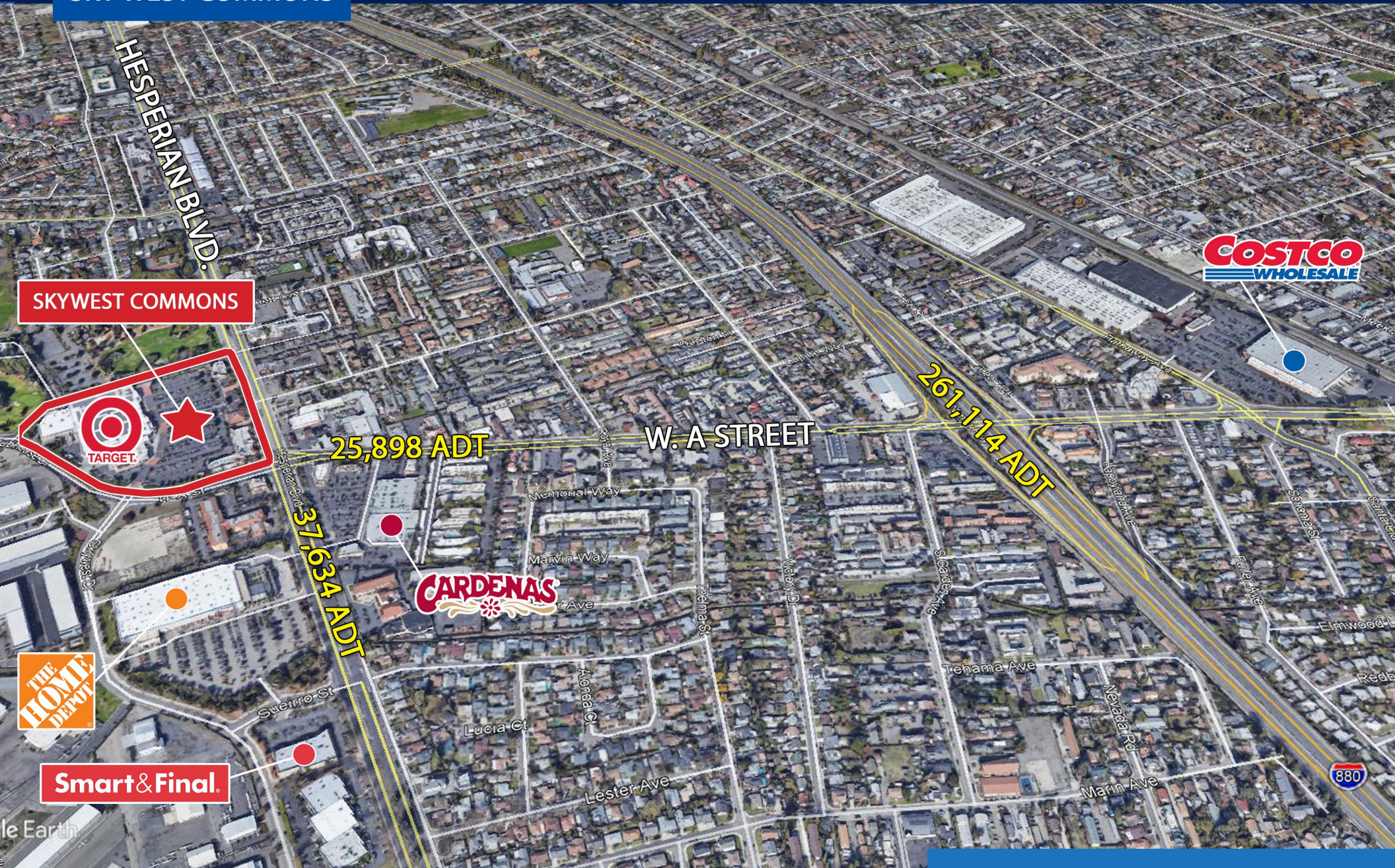
HAYWARD MISSION FAMILY APARTMENTS  
140 APARTMENTS DEVELOPMENT REVIEW



# DEVELOPMENT PIPELINE



# SKY WEST COMMONS



SKYWEST COMMONS



25,898 ADT

37,634 ADT

W. A STREET

261,114 ADT



Smart & Final



# RETAIL AERIAL



# SKY WEST COMMONS

## SHOPS A

1,400 SF AVAILABLE

**FIVE GUYS**  
BURGERS and FRIES

**THE CHEESE STEAK SHOP**



## SHOPS B

**T Mobile**

**Bright Now! Dental**

**Ono Hawaiian BBQ**

**GONG CHA**  
tea.coffee.juice



## SHOPS C

**GameStop**

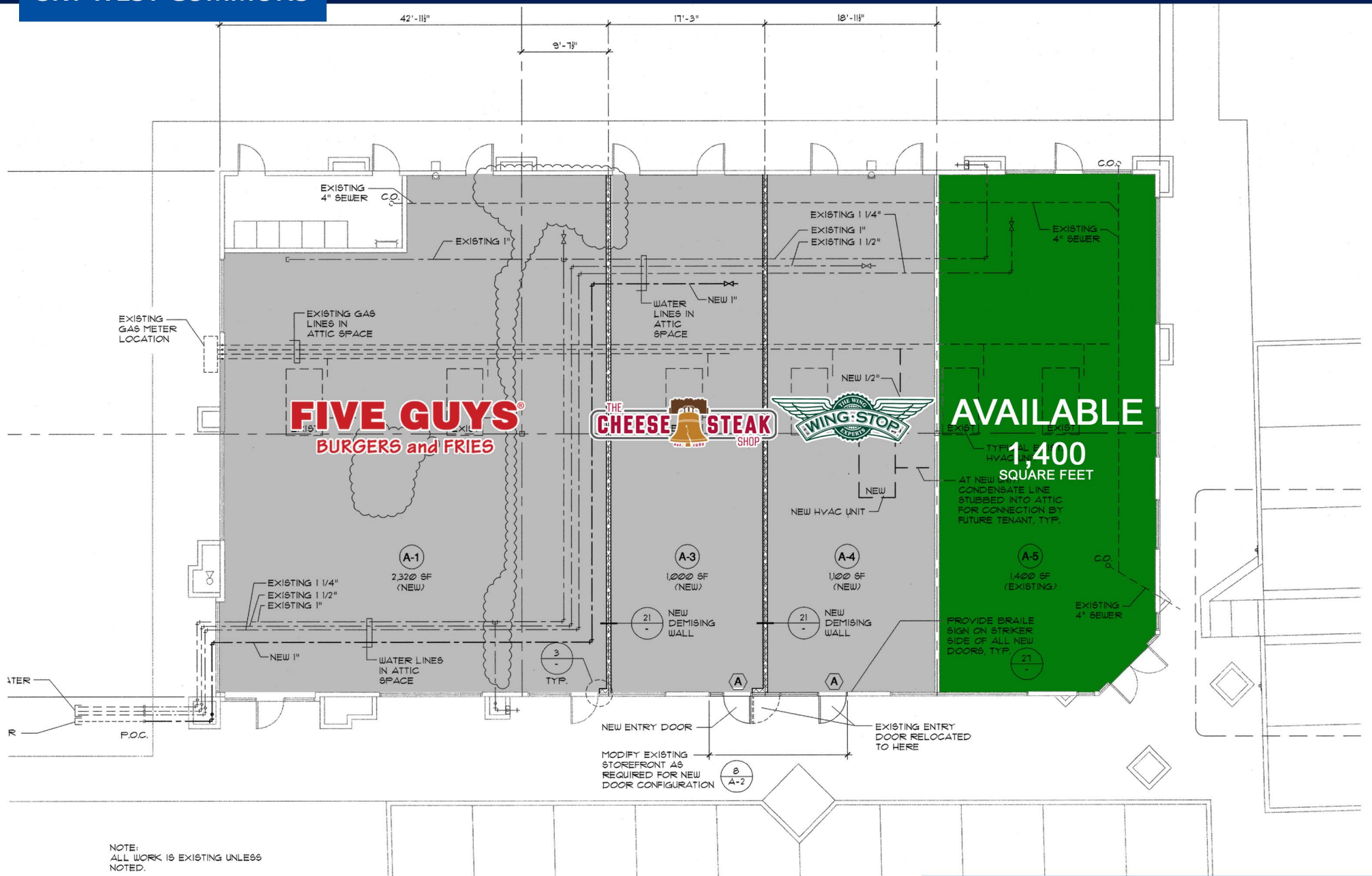


**QUEEN BEE**



# SITE PLAN

# SKY WEST COMMONS



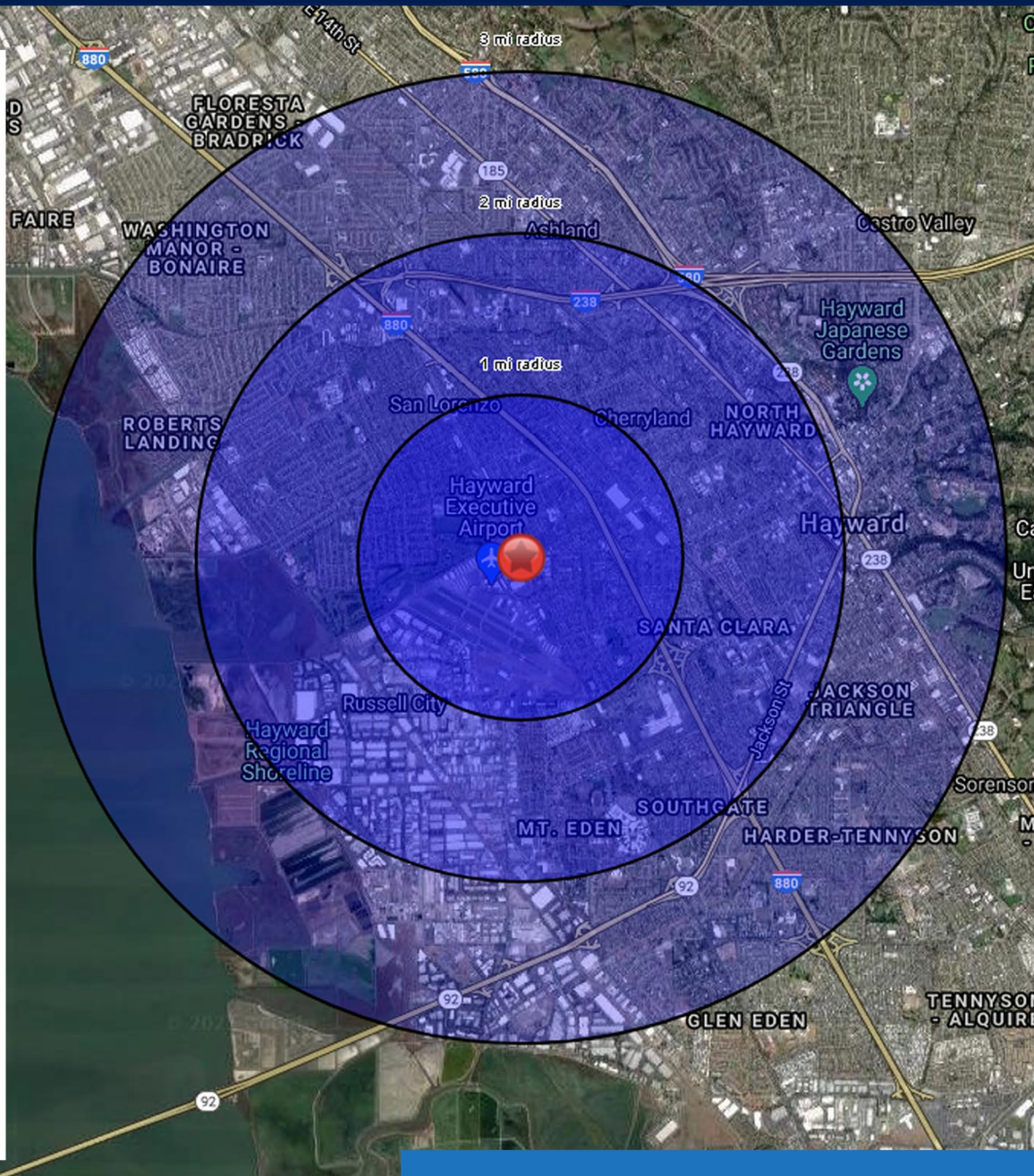
# SHOPS A



# SKY WEST COMMONS

## SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	26,698	96,309	203,807
2028 Projected Population	24,761	91,327	192,814
2020 Census Population	27,761	100,973	211,192
2010 Census Population	25,417	89,662	192,200
Projected Annual Growth 2023 to 2028	-1.5%	-1.0%	-1.1%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.5%
2023 Median Age	37.6	37.7	38.0
<b>Households</b>			
2023 Estimated Households	8,200	31,098	67,490
2028 Projected Households	7,764	30,171	65,284
2020 Census Households	8,272	31,545	68,157
2010 Census Households	7,685	28,738	63,656
Projected Annual Growth 2023 to 2028	-1.1%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	25.2%	24.5%	24.8%
2023 Estimated Black or African American	7.4%	8.7%	9.9%
2023 Estimated Asian or Pacific Islander	24.1%	28.4%	30.8%
2023 Estimated American Indian or Native Alaskan	1.8%	1.6%	1.4%
2023 Estimated Other Races	41.5%	36.8%	33.1%
2023 Estimated Hispanic	49.0%	42.9%	37.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$125,680	\$134,717	\$131,743
2023 Estimated Median Household Income	\$111,537	\$114,730	\$112,754
2023 Estimated Per Capita Income	\$38,743	\$43,668	\$43,789
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	10.8%	9.5%	9.4%
2023 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.3%	7.6%
2023 Estimated High School Graduate	27.5%	25.8%	25.5%
2023 Estimated Some College	20.3%	19.4%	19.9%
2023 Estimated Associates Degree Only	6.3%	7.3%	7.6%
2023 Estimated Bachelors Degree Only	20.2%	21.3%	21.1%
2023 Estimated Graduate Degree	7.0%	8.4%	9.0%
<b>Business</b>			
2023 Estimated Total Businesses	650	3,499	6,792
2023 Estimated Total Employees	6,405	31,772	63,087
2023 Estimated Employee Population per Business	9.9	9.1	9.3
2023 Estimated Residential Population per Business	41.1	27.5	30.0



## DEMOGRAPHICS