

FOR LEASE

3090 Castro Valley Blvd | Castro Valley, CA



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NAINorthgate

LEASING TEAM

PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: Commercial (CO)

ADDRESS: 3090 Castro Valley Blvd | Castro Valley

SPACE AVAILABLE: ± 4,940 SF

PARKING: 140 Stall Shopping Center Lot

CO-TENANTS: Nations, Subway, Little Caesars, O'Reilly

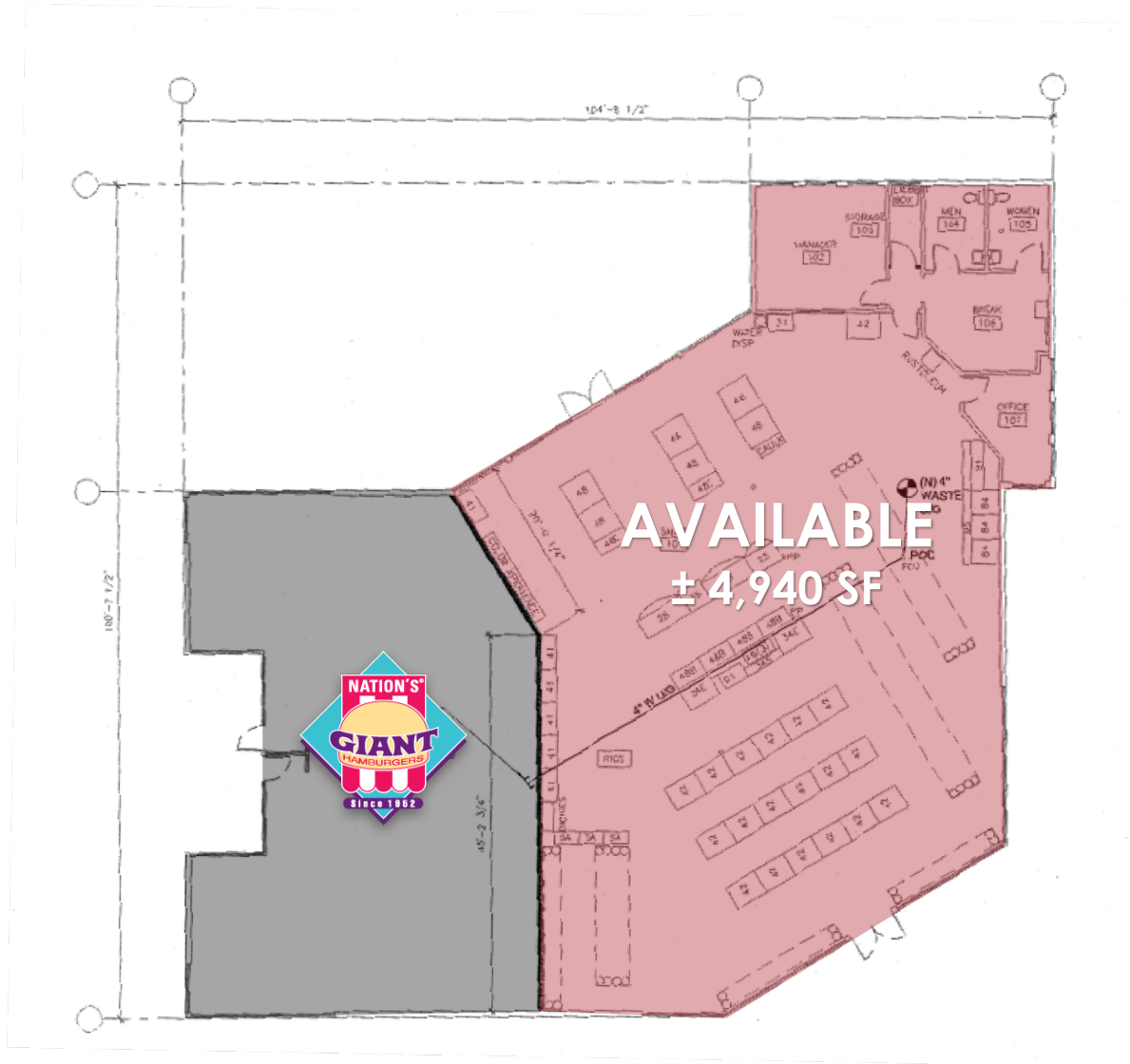
Auto Parts, Postal Annex, Chevron & more

PROPERTY HIGHLIGHTS

- High visibility location on a signaled corner with large parking lot.
- Located on the busy retail corridor of Castro Valley Blvd, with convenient access to I-580 and I-238.

- Located within a busy retail center that includes O'Reilly Auto Parts, Chevron, Nations, Subway, Little Caesars and multiple local businesses





DEMOGRAPHICS

Situated in the desirable Bay Area, Castro Valley offers an ideal location for businesses looking to capitalize on the region's bustling economy and vibrant community.

- The Bay Area has a GOP over \$750 million, which ranks it in the top 20 areas in the world. The Bay Area is consistently among the top economically productive regions in the United States, well above the national average.
- The Bay Area has a population of almost 8 million and since 2010 has outpaced the growth rate in any other part of California.
- The Bay Area serves as the corporate headquarters for 30 Fortune 500 firms, more than any other region except the New York Metropolitan Area. This region leads the US in its concentration of technology research institutions and top-ranked programs in business, engineering, law and medicine.



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| 2023 ESTIMATE: | 26,189 | 179,565 | 350,636 |
| 2028 PROJECTION: | 25,776 | 177,086 | 346,108 |
| PROJECTED GROWTH: | -0.3% | -0.3% | -0.3% |
| DAYTIME POPULATION: | 9,351 | 44,876 | 99,104 |
| MEDIAN AGE: | 41 | 39 | 39 |

| POPULATION BY RACE | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| WHITE: | 61.41% | 56.86% | 52.39% |
| BLACK: | 5.78% | 9.96% | 9.64% |
| ASIAN: | 24.19% | 23.93% | 28.48% |
| HISPANIC: | 21.54% | 34.71% | 33.84% |
| NATIVE AMERICAN: | 1.09% | 1.55% | 1.55% |
| MIXED RACE: | 6.46% | 6.08% | 5.9% |

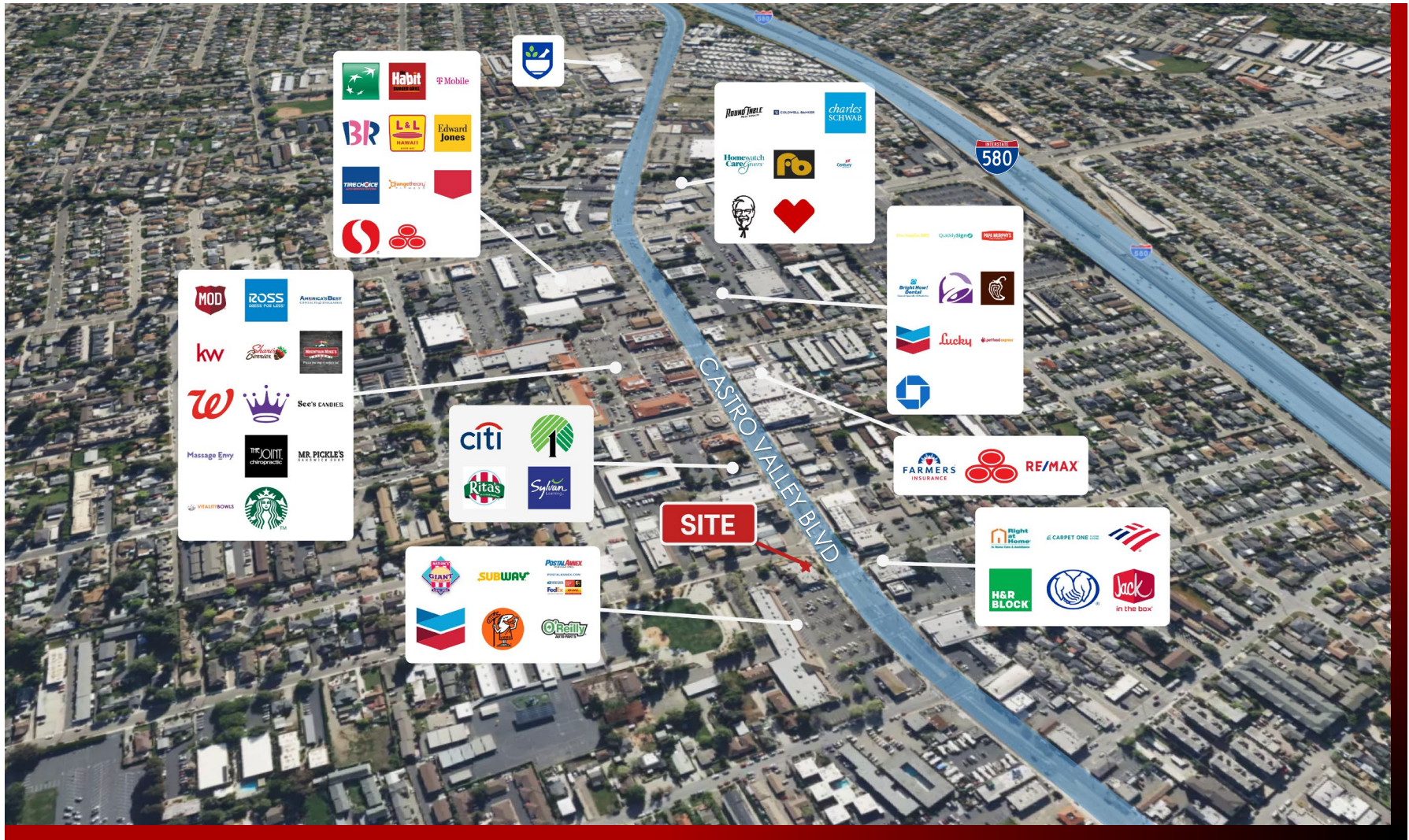
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2023 ESTIMATE: | 10,348 | 62,731 | 119,513 |
| 2028 PROJECTION | 10,188 | 61,889 | 118,049 |
| PROJECTED GROWTH: | -0.3% | -0.3% | -0.2% |
| 2023 MEDIAN HOME VALUE: | \$758,027 | \$763,287 | \$749,394 |

| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME: | \$119,662 | \$119,938 | \$122,766 |
| 2023 MEDIAN HH INCOME: | \$98,901 | \$99,162 | \$100,758 |

SHOPPING CENTER AERIAL VIEW







NAI Northgate

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