FOR LEASE

3090 Castro Valley Blvd | Castro Valley, CA

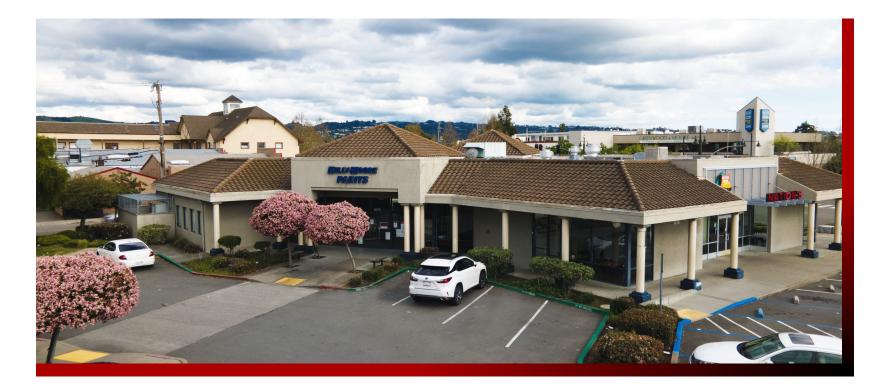
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PROPERTY OVERVIEW



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	

N/INorthgate

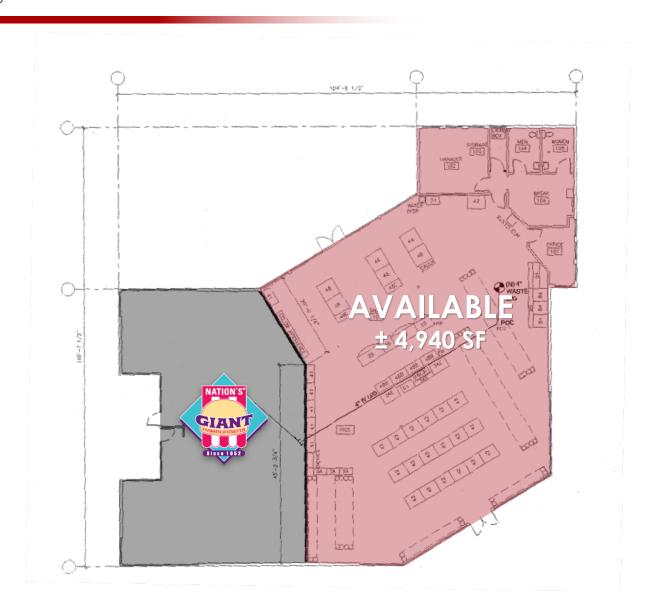
PROPERTY HIGHLIGHTS

• 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



SITE MAP



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.

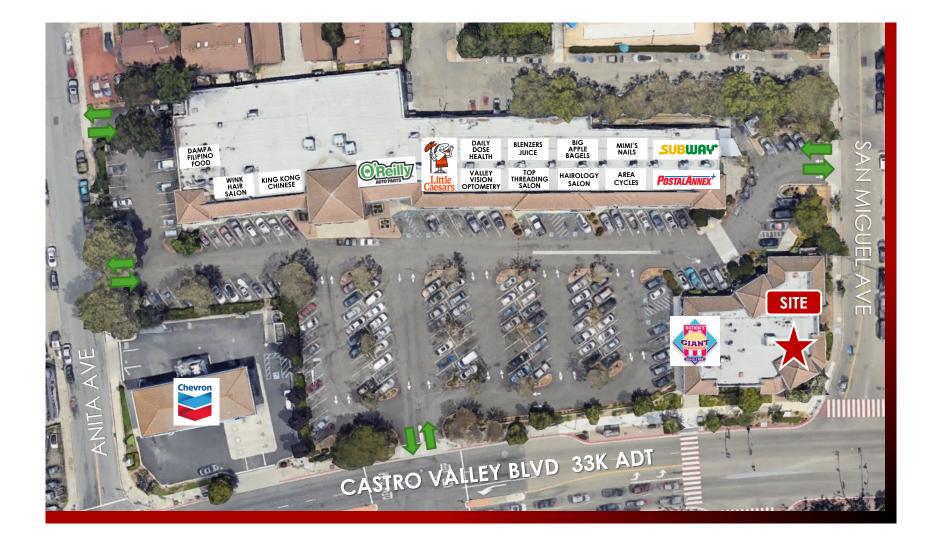
- The Bay Area has a GOP over \$750 million, which ranks it in the top 20 areas in the world. The Bay Area is consistently among the top economically productive regions in the United States, well above the national average.
- The Bay Area has a population of almost 8 million and since 2010 has outpaced the growth rate in any other part of California.
- The Bay Area serves as the corporate headquarters for 30 Fortune 500 firms, mor 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
POPULATION BY RACE WHITE:	1 MILE 61.41%	3 MILES 56.86%	5 MILES 52.39%
		0	0
WHITE:	61.41%	56.86%	52.39%
WHITE: BLACK:	61.41% 5.78%	56.86% 9.96%	52.39% 9.64%
WHITE: BLACK: ASIAN:	61.41% 5.78% 24.19%	56.86% 9.96% 23.93%	52.39% 9.64% 28.48%



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

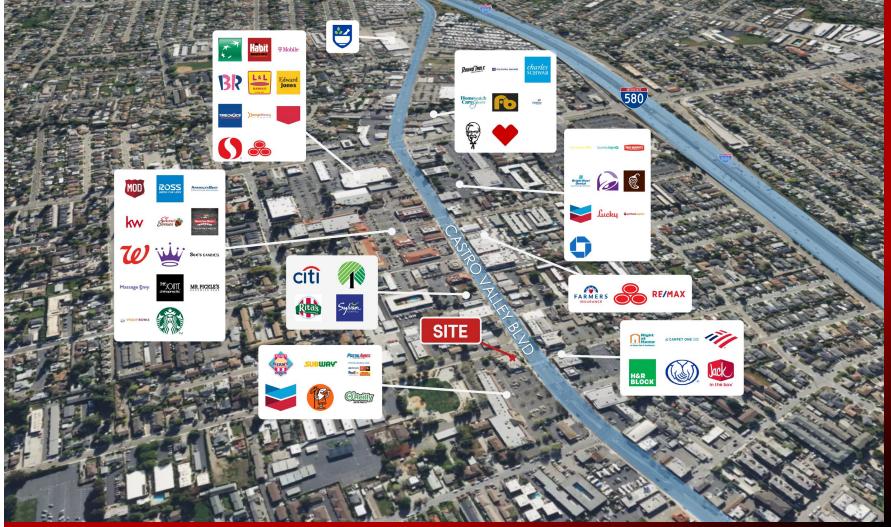
SHOPPING CENTER AERIAL VIEW













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