



FOR SALE

Mobil

1109 W Tennyson Rd
Hayward, CA



Owner | User Opportunity

Chris M Santana

President

chris.santana@ngcip.com

D: 925.203.1106

LIC# 01868378

Xavier C Santana

CEO | Broker

xavier@ngcip.com

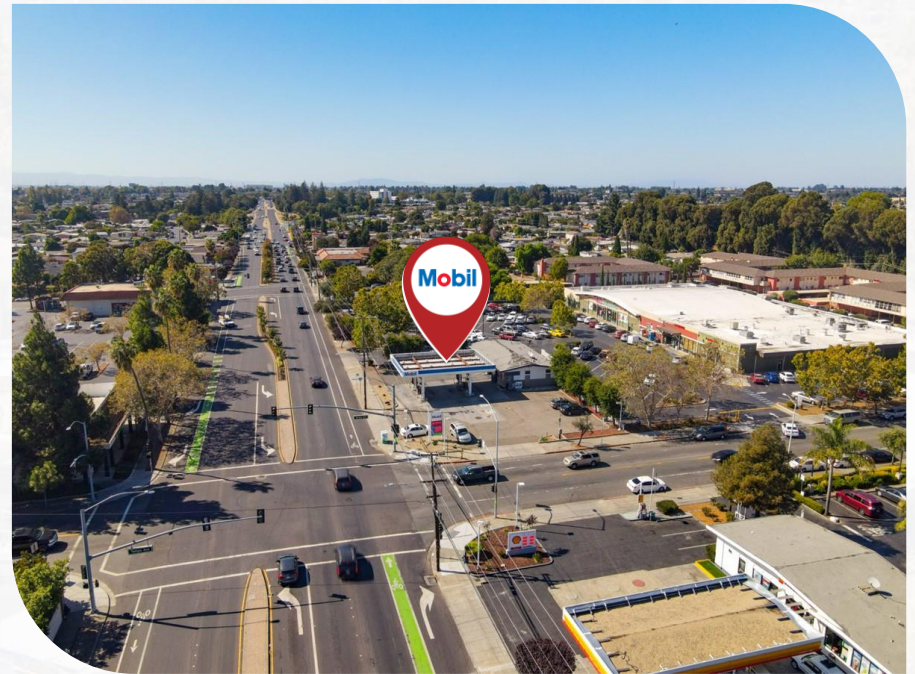
D: 925.226.2455

LIC# 01317296

NAI Northgate
INVESTMENTS TEAM

EXECUTIVE SUMMARY

ADDRESS	1109 W Tennyson Rd, Hayward CA
ASKING PRICE	3,950,000
PROPERTY TYPE	Service Commercial & Retail
BUILDING SF	1,493 SF
LAND AREA	0.34 AC
APN	453-0070-037-01
PARKING	5 Spaces
TRAFFIC COUNTS	49.5K ADT (W Tennyson Rd)



Property Highlights

- Anchored by Chavez Supermarket and DD's Discounts
- Located at the high-traffic, signalized intersection of Harder-Tennyson.
- Excellent ingress and egress with three curb access points
- Convenient access to the 880 freeway
- Densely populated market with incomes in excess of \$110k

INVESTMENT HIGHLIGHTS



REPAIR SHOP – Repair shop/C Store with an established reputation in the area and client base.



BRAND RECOGNITION – Strong brand recognition with ExxonMobil standards of operation and gas quality.



CONSISTENT TRAFFIC – Less than 1 mile from the I-880 freeway offers a consistent flow of traffic along W Tennyson Road (49.5K ADT).



REAL PROPERTY – Investment includes real property and a fully operational business.



SOCIAL ECONOMIC BASE – Strong social-economic base that will continue to support the business.

SITE PLAN

PARCEL MAP



FRONTAGE

~145 FT – W Tennyson Rd
~108 FT – Tama Avenue



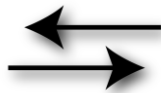
TRAFFIC COUNT

W Tennyson Rd – 49.5K ADT



APN

453-0070-037-01



ACCESS

2 Ingress/Egress Driveway (W Tennyson Rd)
1 Ingress/Egress Driveway (Tampa Avenue)



REPAIR SERVICE

3 Repair Bays



YEAR BUILT

1963

History:

Mobil, originally known as the Standard Oil Company of New York (Socony), has roots that trace back to the late 19th century. The company is the byproduct of the 1911 breakup of John D. Rockefeller's Standard Oil monopoly, wherein 34 independent companies were created. Socony's trademark torch is a symbol that links back to the original Standard Oil Trust. In 1931, Socony merged with Vacuum Oil, another Standard Oil offshoot, to form the Socony-Vacuum Company.

The name "Mobil" was first introduced in 1966 when Socony-Vacuum became the Socony Mobil Oil Company. Later, in 1976, it was shortened to just Mobil Oil Company. Over the years, Mobil expanded within the United States and internationally, establishing a strong global footprint.

In 1999, Mobil merged with Exxon, another Standard Oil offshoot, forming the conglomerate ExxonMobil. Today, while the gas stations bear the Mobil brand, they operate under the umbrella of ExxonMobil, one of the world's largest publicly traded oil and gas companies.

Reputation:

Over its extensive history, Mobil has built a reputation for quality, consistency, and innovation. Their gas stations have been recognized for:

Quality Fuel: Mobil gasoline and diesel fuels have been consistently seen as top-tier, often incorporating additives that enhance engine performance and reduce emissions.

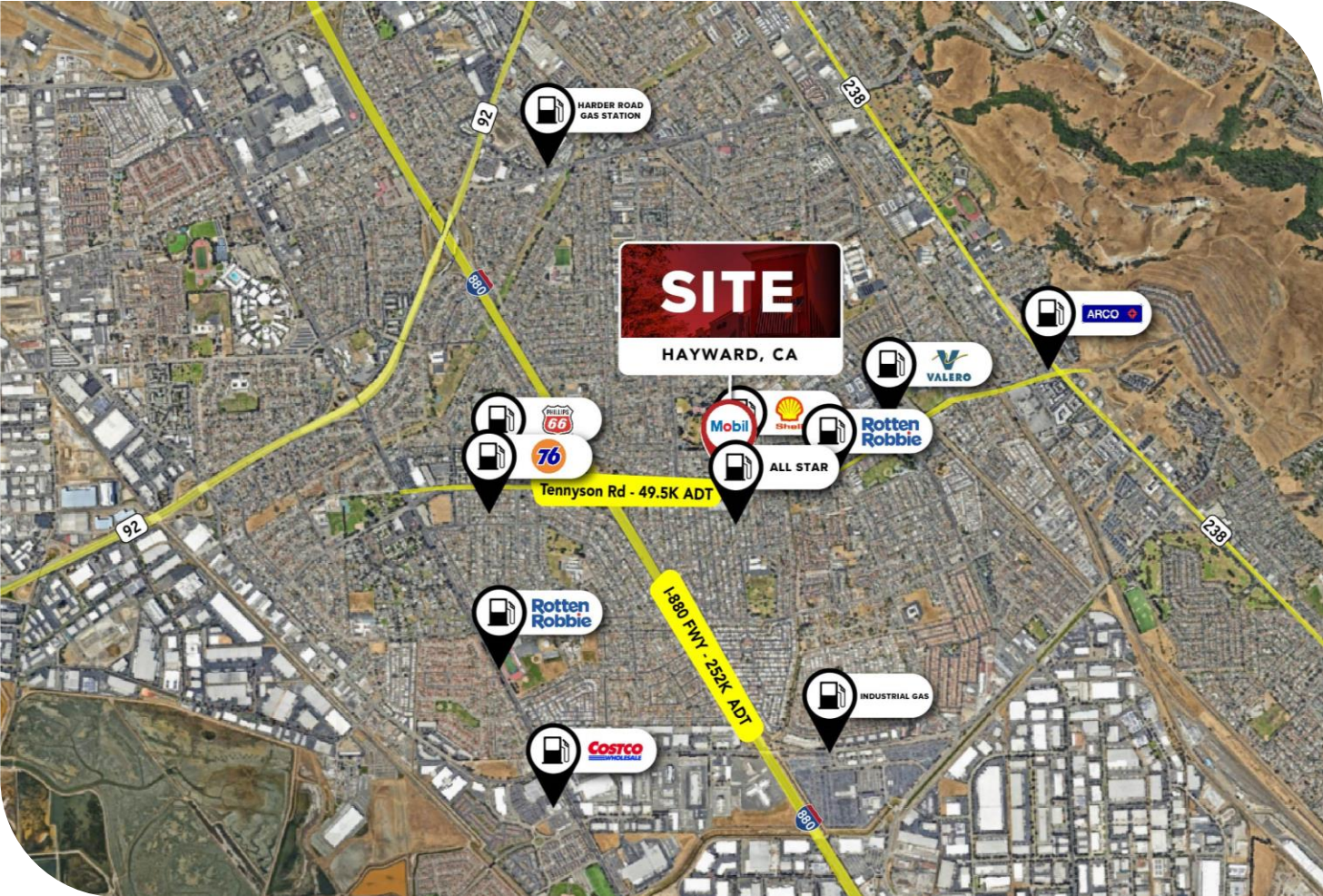
Innovation: Mobil has often been at the forefront of petroleum technology and innovation. For instance, they were pioneers in developing and promoting synthetic motor oils.

Convenience: Many Mobil stations are combined with convenience stores, offering a wide range of products and services beyond just fuel.

Environmental Responsibility: ExxonMobil, and by extension Mobil, has taken steps over the years to address environmental concerns. They have invested in refining processes that produce cleaner fuels and have explored alternative and renewable energy sources.

Customer Service: Mobil stations are typically well-maintained and emphasize good customer service. They have loyalty programs in place to reward frequent customers.

GAS STATION MAP



TRADE AREA MAP



AREA OVERVIEW

HAYWARD, CALIFORNIA

- **Strategic Location:** Hayward is located in the East Bay of the San Francisco Bay Area, which means it sees a significant amount of commuter traffic. It's close to both the I-880 and I-580, two major highways in California, making it a pivotal point for commuters and long-haul travelers.
- **Population Density:** Hayward has a sizable population, and the surrounding areas (like Oakland, Fremont, and San Leandro) are densely populated as well. A larger population can translate to more vehicles and, therefore, more potential customers.
- **Industrial and Business Hubs:** Hayward has several business parks and industrial areas. These zones often have many service vehicles, delivery trucks, and employee cars that require fueling.
- **Diverse Demographics:** The city has a diverse demographic, which means that the services or items you offer can cater to a broad audience. Having specialty items in the convenience section of the gas station can cater to different ethnic or age groups and might increase sales.



	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Estimated Population	39,260	167,871	358,460
2023 Median Age	37	37.5	38.3
INCOME			
2023 Estimated Average Household Income	\$112,370	\$126,360	\$132,004
DIVERSITY			
2023 Estimated White	52.3%	47.8%	46.0%
2023 Estimated Black	6.8%	8.2%	7.5%
2023 Estimated Asian/Hawaiian & Pacific Islander	33.1%	36.3%	39.1%
2023 Estimated Hispanic	47.2%	38.9%	32.9%



MARKET AERIALS



MARKET AERIALS



NAI Northgate

**1109 W TENNYSON RD
HAYWARD, CA**

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This Memorandum contains select information pertaining to the property and the Owner and does not purport to be all-inclusive or contain all or part of the information that prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable. But has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition, and other factors, which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footage and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form.



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