

FREESTANDING OFFICE BUILDING FOR LEASE

22971 Sutro St
Hayward, CA



LEASE RATE
Negotiable



BUILDING SIZE
± 5,128 SF



LOT SIZE
± 18,530 SF
(± 0.43 acres)



YEAR BUILT
1964
Renovated 2025



VISIBILITY
Signalized corner



LOCATION
Close to amenities
Walk to downtown
Hayward

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

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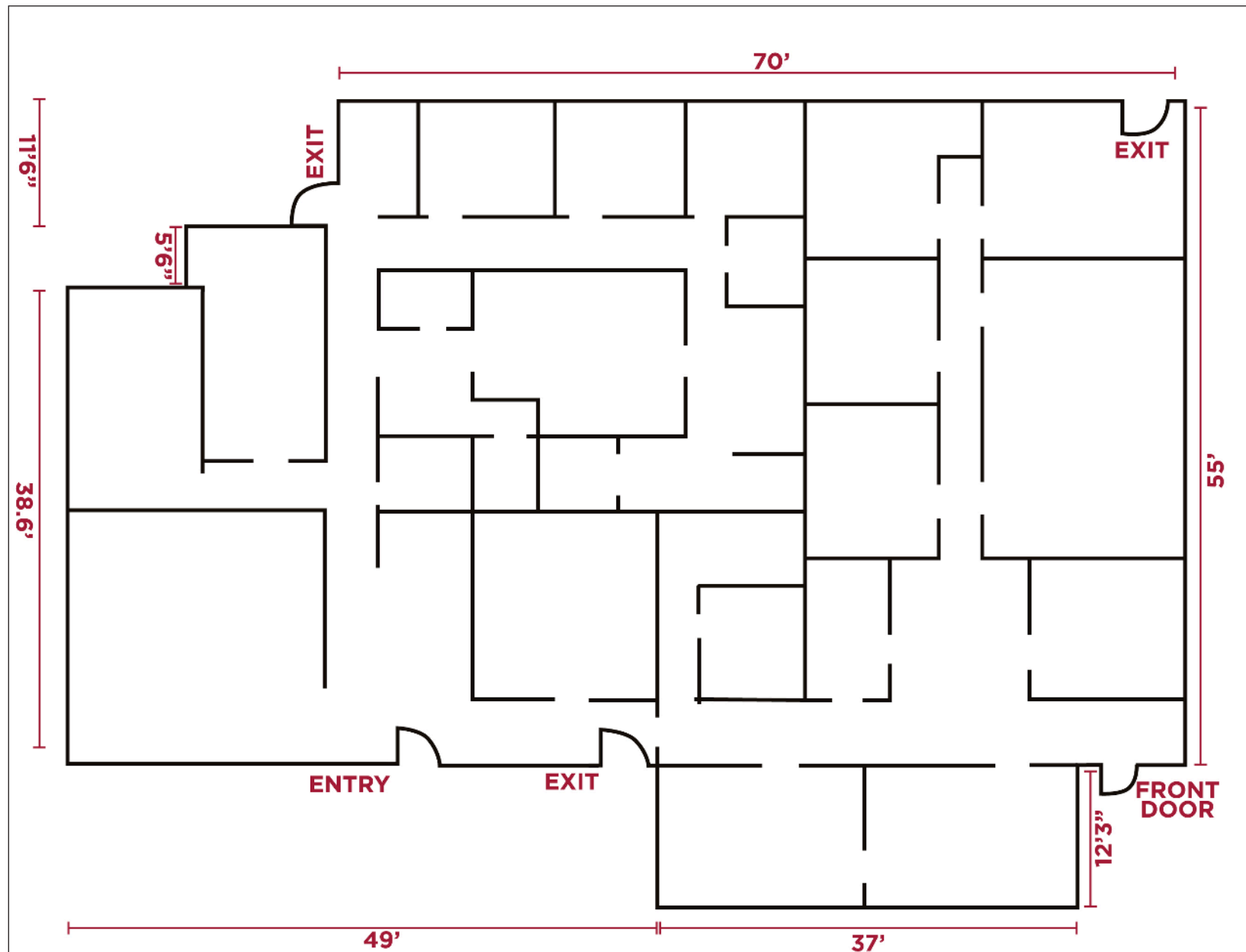
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Building Size	± 5,128 SF
Lot Size	± 18,530 SF or ± 0.43 acres
APN	431-48-52-5
Year Built	1964 / renovated 2025
Parking	12 spaces
Zoning	Neighborhood Commercial (CN)
General Plan	Medium Density Residential (MDR)
Location	I-880 submarket with easy & convenient access to transportation, schools, restaurants, residential homes, etc
Accessibility	Walking distance to Hayward BART station and visibility from highly traveled Jackson Street (CA-92)

Ingress / Egress	The property consists of three (3) points of ingress / egress, making it convenient and easy to access.
Entrance / Exit	The property consists of five (5) points of entrance / exit, allowing the convenience to enter and exit the building with ease, and/or to support multi tenant scenario.
Excellent Curb Appeal	Pride of ownership with well maintained sidewalks, landscape and paint.
Bread & Butter Neighborhood Office Building	Prototypical office building with private offices layout with efficiently sized suites conducive to office / medical uses.
Corner Location At Signalized Intersection	Located at the signalized intersection of the heavily traveled Jackson Street (CA-92) and Meek Avenue with exposure to high traffic counts.
Strong Demographics	Irreplaceable location situated in the heart of the supply constrained 880 corridor trade area. Densely populated location with 45,000 population with a median household income in excess of \$152,727 within 2 miles radius.







CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing