

# San Lorenzo VILLAGE

SHOPPING CENTER





# PROPERTY SUMMARY

San Lorenzo Village Shopping Center was created to serve the communities of San Lorenzo, Hayward and San Leandro. Some current tenants include Lucky, Black Angus Steakhouse, Frazee Paint, Round Table Pizza, Citibank and Wells Fargo Bank. The Center is currently in the entitlement stage of a large, market rate multi-tenant project on the site of the former Mervyn's.

San Lorenzo Village is located in the center of East Bay. The site is positioned on the highly trafficked intersection of Hesperian Boulevard at Paseo Grande with around 52,000 vehicles per day. The location benefits from easy access to I-880, I-580, I-680 and BART.



# DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
30,514	198,054	386,813



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$111,830	\$100,086	\$106,645



HOUSEHOLD RETAIL EXPENDITURE

1 MILE	3 MILES	5 MILES
\$3,030	\$2,785	\$2,904



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
6,477	75,884	126,603



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
3,903	27,755	55,385



HOUSEHOLD DENSITY

1 MILE	3 MILES	5 MILES
3,023	2,347	1,618



# AVAILABLE SPACES



Walmart  
 INN-OUT  
 KELLY-MOORE PAINTS  
 Starbucks  
 O'Reilly  
 Hilton Garden Inn

15920 - 15938 HESPERIAN BLVD  
 ±1,300 SF - ±13,634 SF



BLACK ANGUS  
 Lucky

507 PASEO GRANDE  
 BUILD TO SUIT OR GROUND LEASE

PASEO GRANDE - 11,000 ADT

16020 - 16032 HESPERIAN BLVD  
 ±4,425 - ±11,425 SF



INTERSTATE  
 880

HIGHWAY 880 - 254,000 ADT

NEW DEVELOPMENT - VILLAGE GREEN  
 11,524 SF INDOOR & 660 SF OUTDOOR



HESPERIAN BOULEVARD - 45,000 ADT

HACIENDA PLAZA  
 +1,034 - +3,801 SF RETAIL

FREESTANDING RESTAURANT  
 WITH EXISTING DRIVE-THRU  
 +549 SF

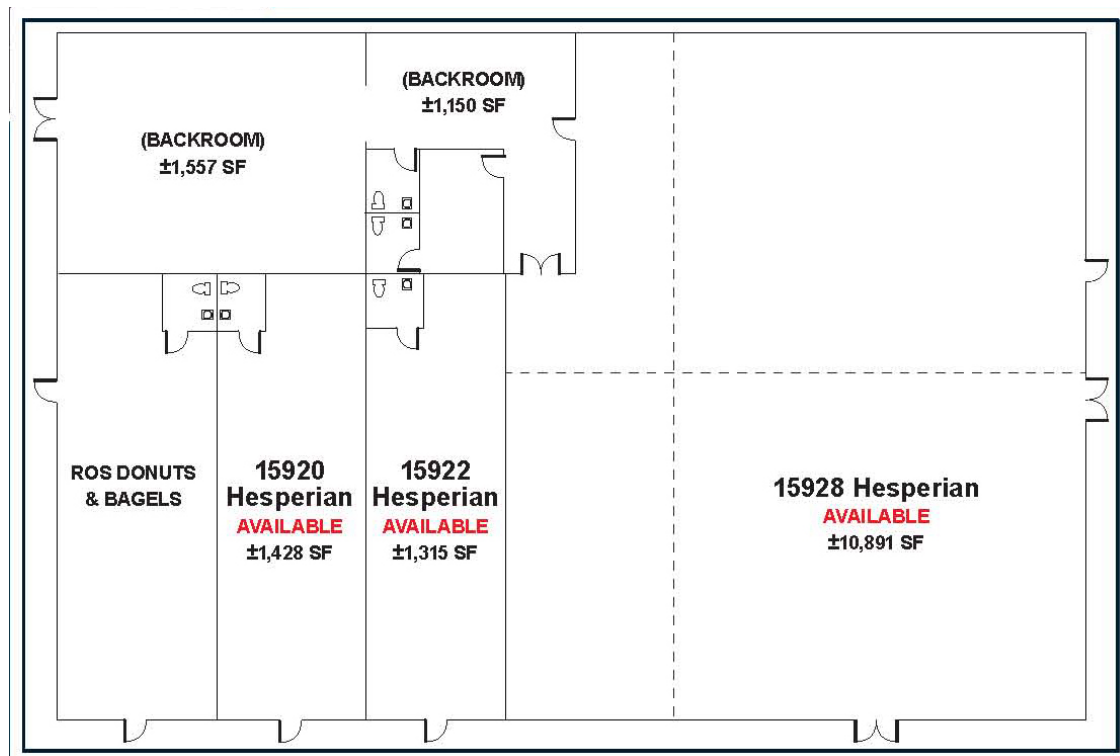
Wendy's  
 Jack in the box  
 Popeye's  
 KFC  
 AutoZone  
 Little Caesars  
 BANK OF WEST  
 76  
 McDonald's  
 metroPCS  
 Wireless for All.



# 15920 - 15928 HESPERIAN BOULEVARD

**AVAILABLE:** 15920: ±1,428 SF  
15922: ±1,315 SF (former restaurant)  
15928: ±10,891 SF

**HIGHLIGHTS:** // Excellent visibility  
// Ample parking  
// Endcap  
// High identity location

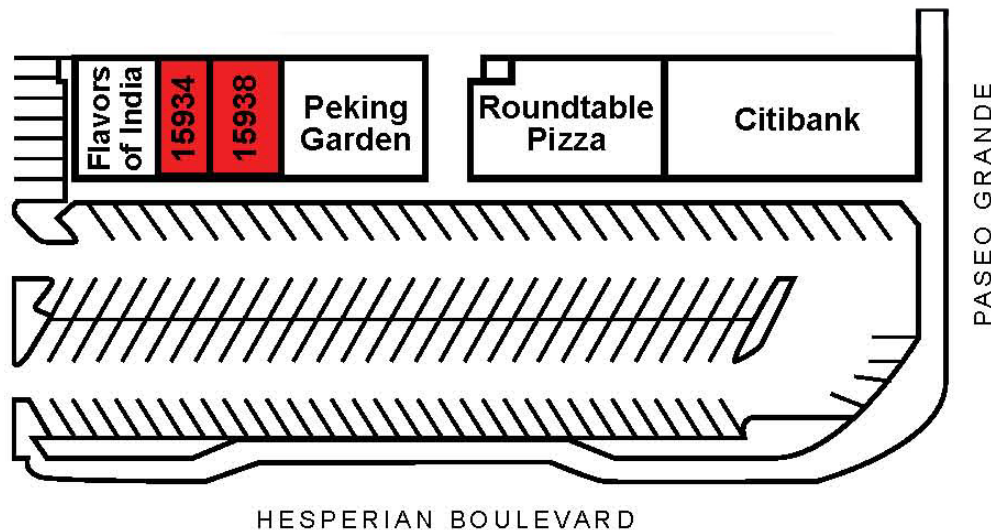
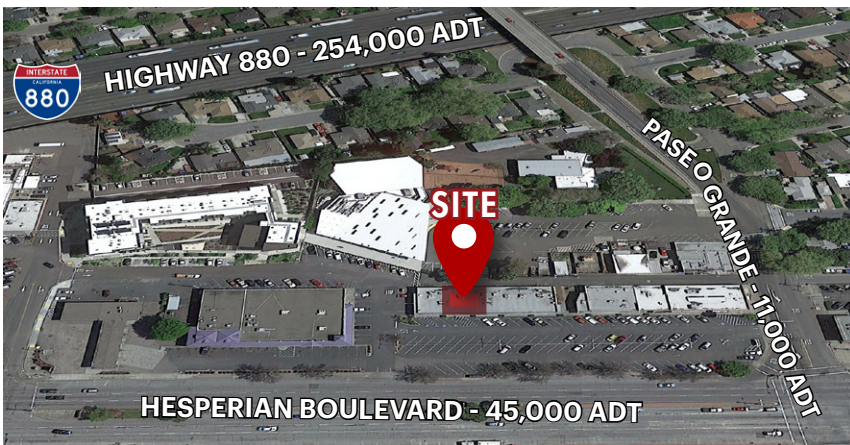




# 15934 & 15938 HESPERIAN BOULEVARD

**AVAILABLE:** 15934: ±1,122 SF Village Post (**Please Do Not Disturb**)  
15938: ±1,500 SF

- HIGHLIGHTS:**
- // Excellent visibility
  - // Ample parking
  - // Good access
  - // Signalized intersection

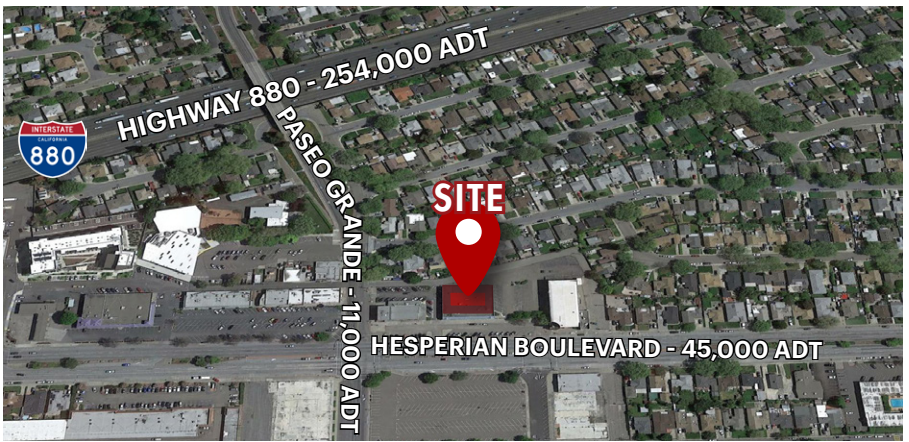




# 16020 & 16032 HESPERIAN BOULEVARD

**AVAILABLE:** ±4,425 - ±11,425 SF

- HIGHLIGHTS:**
- // Excellent visibility
  - // Ample parking
  - // Free standing building
  - // High identity location

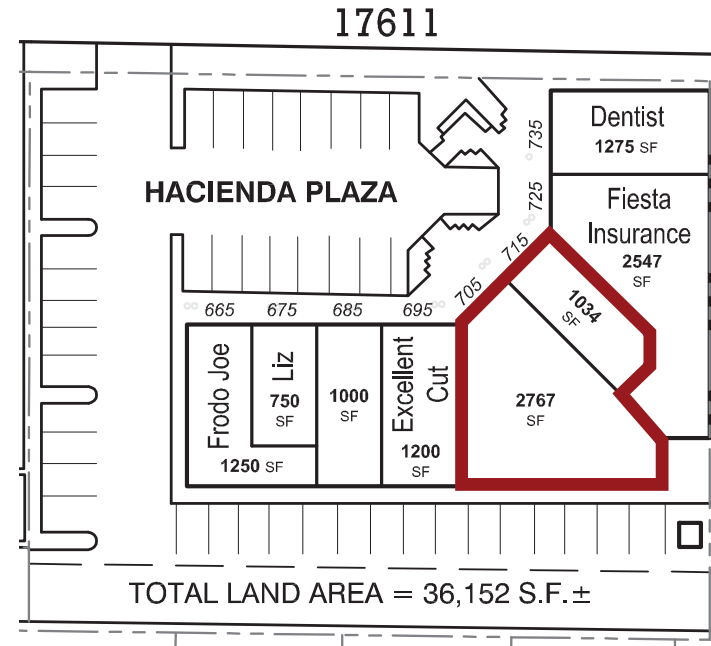




# HACIENDA PLAZA - 17611 HESPERIAN BOULEVARD

**AVAILABLE:** ±1,034 to ±3,801 SF (Can be combined)

- HIGHLIGHTS:**
- // Retail Strip Center
  - // Highly visible
  - // Easy Access to BART, I-880 and I-580

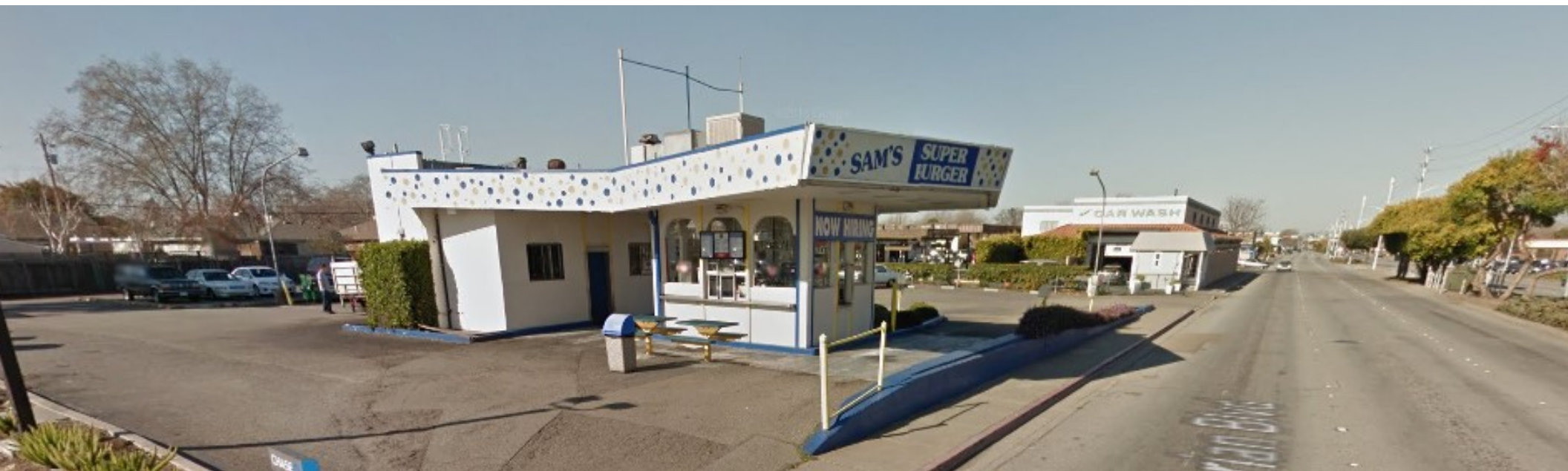
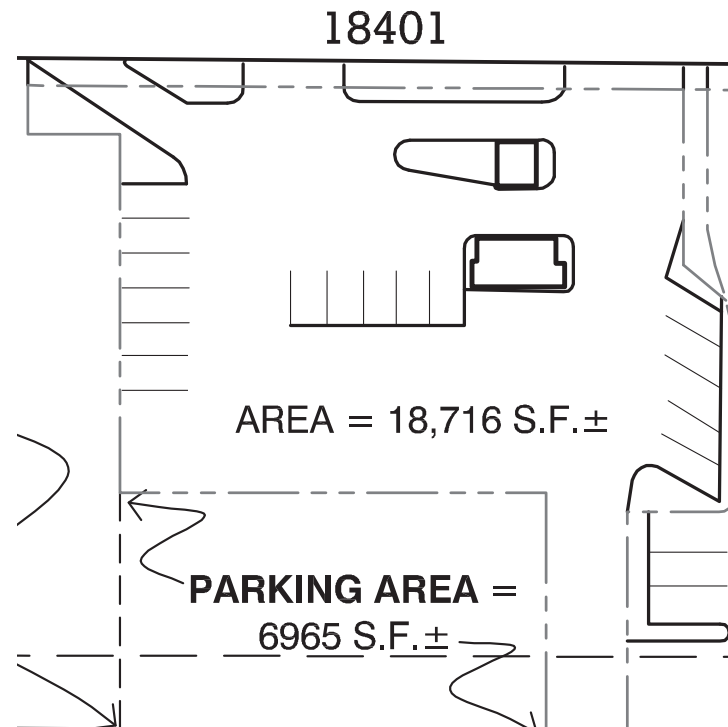




# 18401 HESPERIAN BOULEVARD

Freestanding Restaurant Pad with Existing Drive-Thru  
**(Please Do Not Disturb Tenant)**

- HIGHLIGHTS:**
- // BTS or Ground lease
  - // Existing ±549 SF freestanding building
  - // Existing drive-thru restaurant
  - // ±18,716 square foot lot
  - // Tremendous exposure



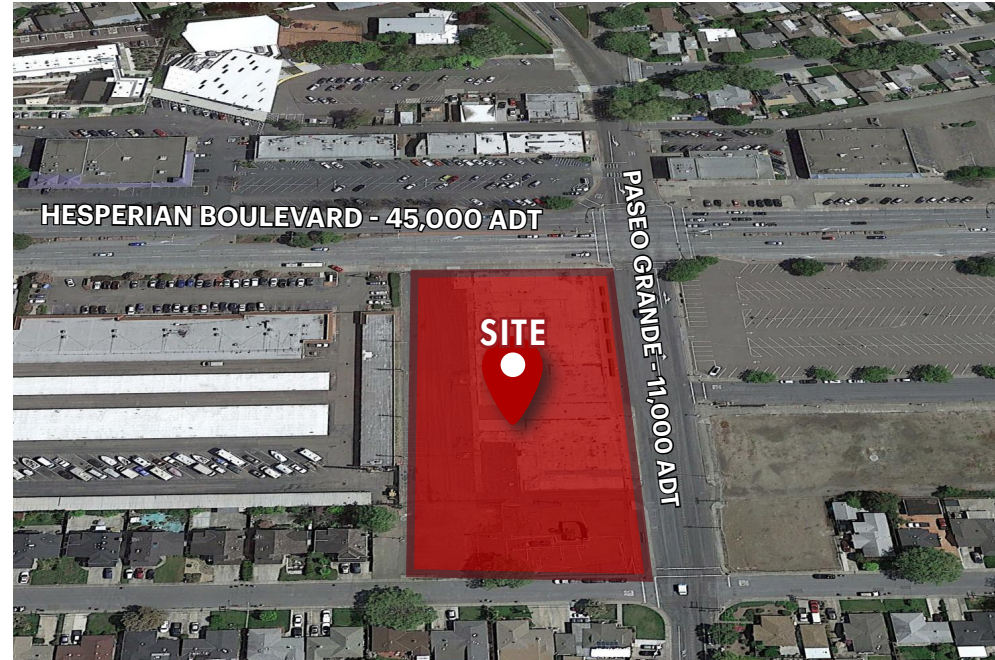


# 507 PASEO GRANDE

Located at the heavily trafficked intersection (49,000 ADT combined) of Hesperian Blvd at Paseo Grand, this proposed shopping center will serve the growing population of San Lorenzo, as well as an extended trade area. The center offers a combination of excellent access, and good visibility that will draw consumers within the trade area. The project will offer anchor and shop space.

**AVAILABLE:** ±2.3 Acres

- HIGHLIGHTS:**
- // Approximately 2.3 Acres
  - // Signalized intersection
  - // BTS or Ground Lease
  - // Possible Pylon Signage
  - // Excellent Visibility
  - // High Growth Trade Area
  - // Combined traffic counts of 49,000 ADT





# San Lorenzo VILLAGE

SHOPPING CENTER

 citibank



## LOCKEHOUSE

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