

Eden Shores

Hesperian Blvd & Eden Shores Blvd., Hayward, CA



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Site Plan

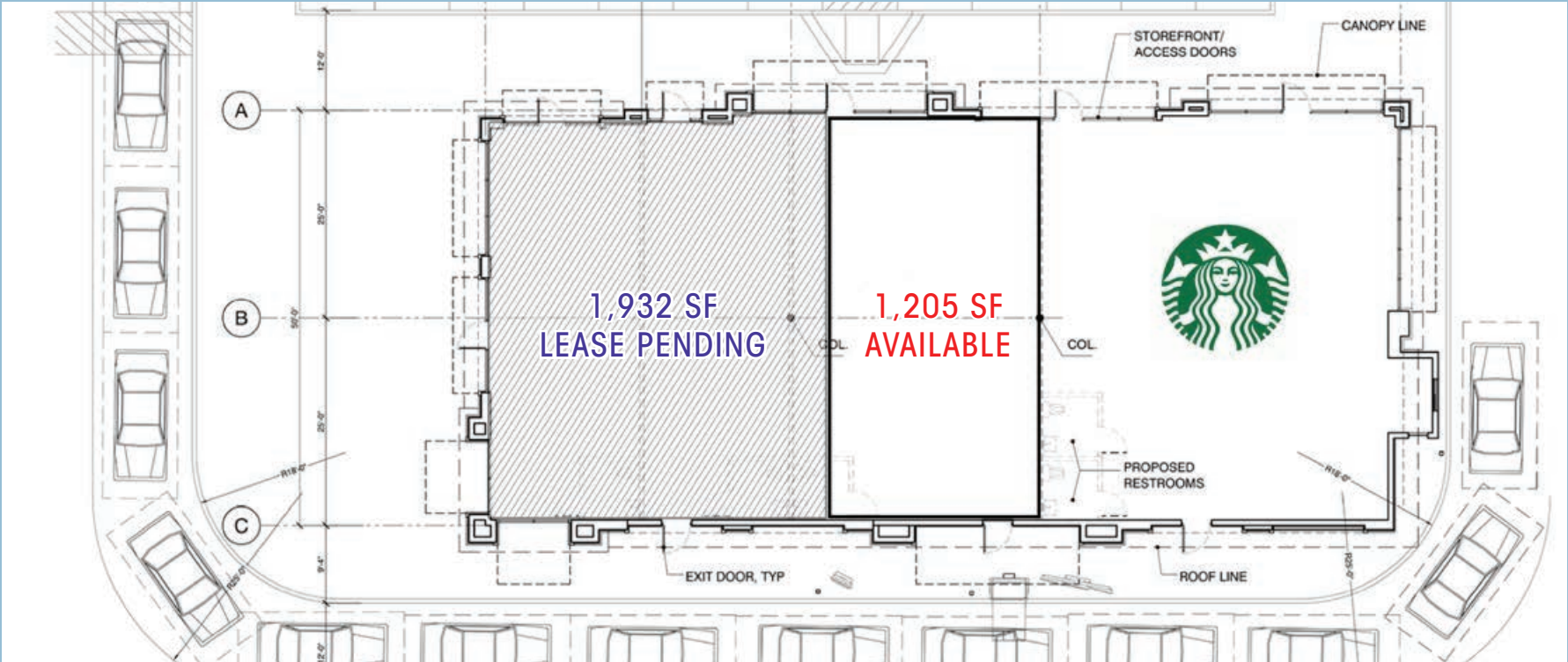


Prime Retail & Restaurant Space

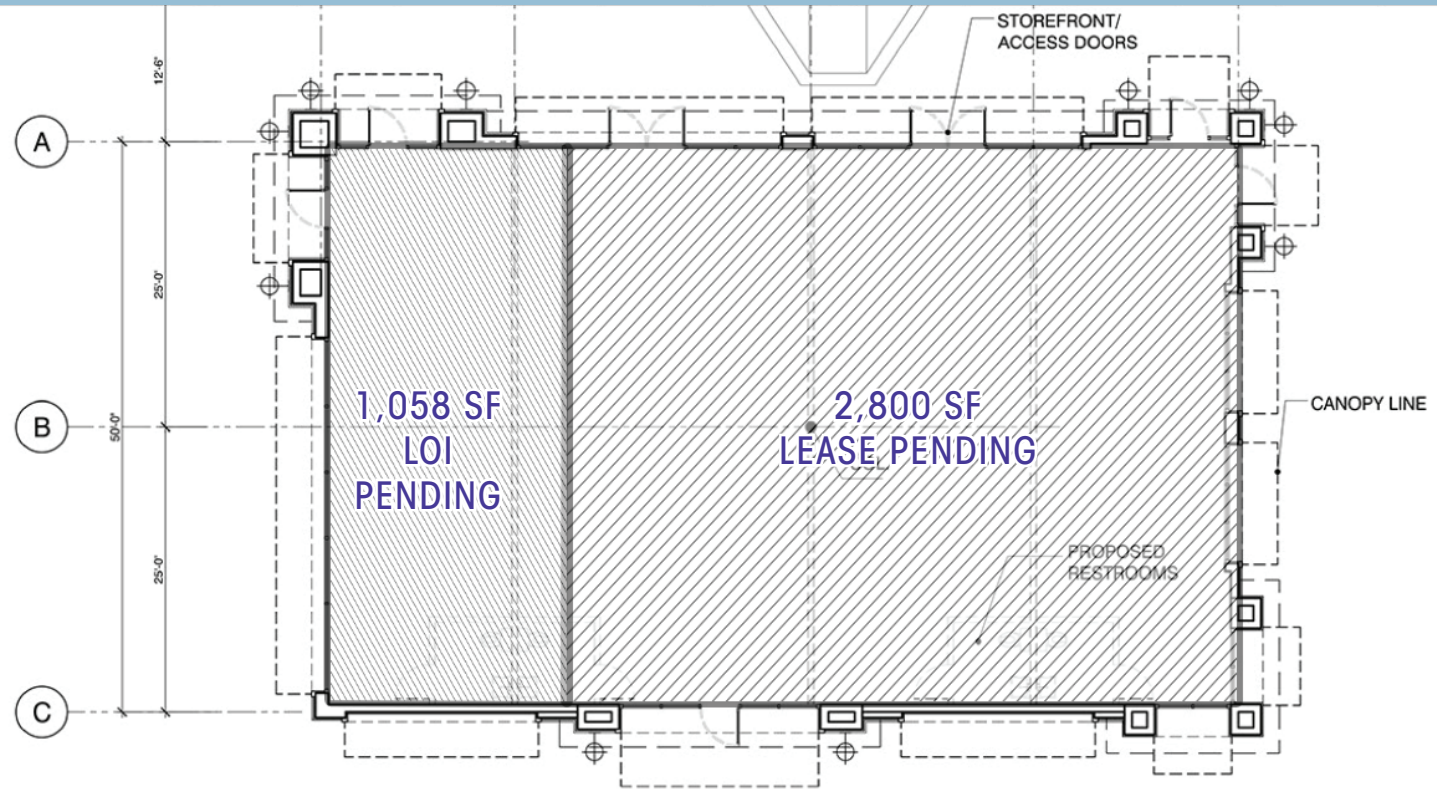
- Construction to begin June 2017
- Delivery Q1 2018
- 43,500 SF Neighborhood Center
- Anchored by One of the Top Grossing Costco's in the Bay Area
- Located Along Highly Trafficked Hesperian Blvd with Over 35,000 Cars Per Day



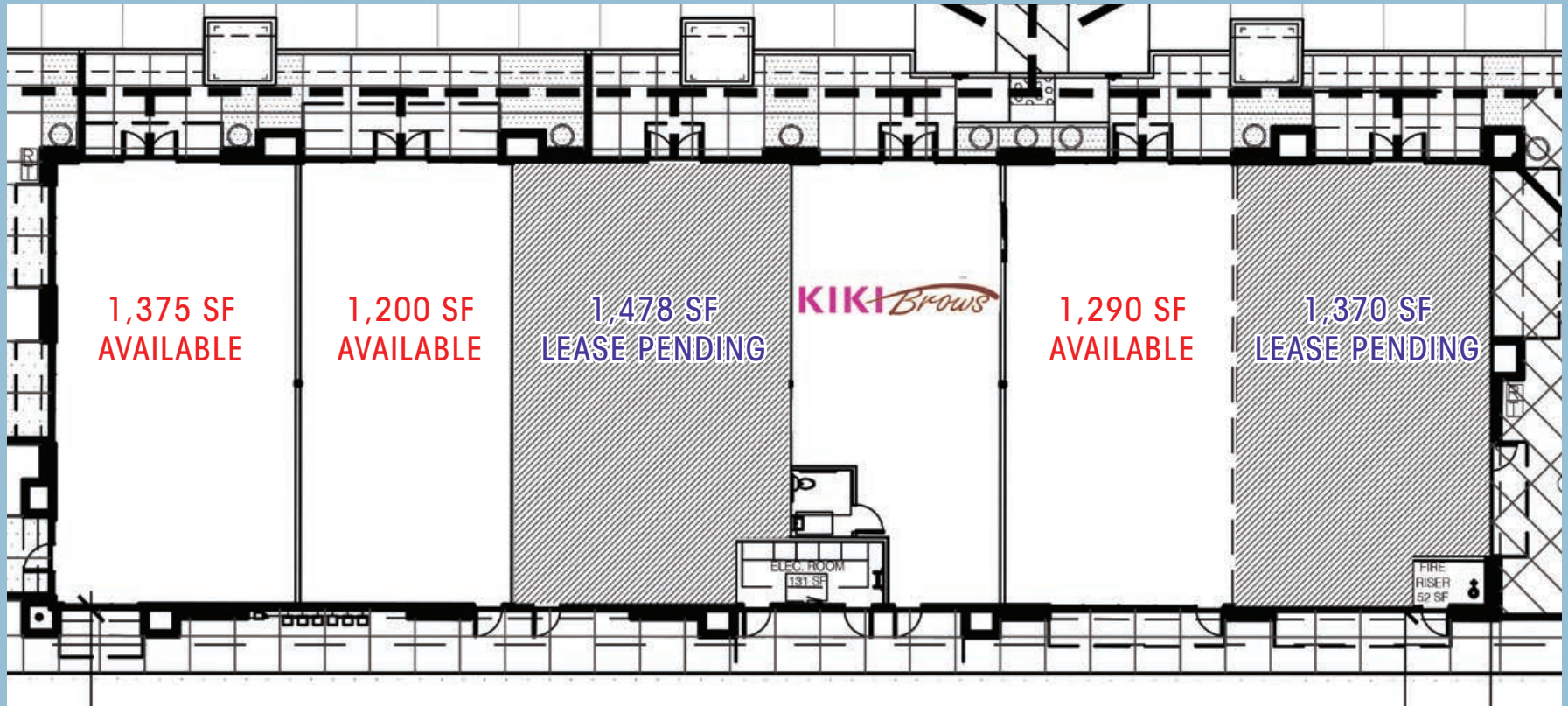
Shops B



Pad A



Shops A



Low Aerial



Retail Aerial



Renderings



About Hayward

Hayward is renowned for its diversity, strong economy and overall sense of community.

Often referred to as the “Heart of the Bay”, its central and convenient location have made it an attractive option to both businesses and residents alike.

Top Employers	# of Employees
Hayward Unified School District	2,500
California State University, East Bay	1,447
Kaiser Permanente	1,200
City of Hayward	845
St. Rose Hospital	842

Total Population: 147,163 (6th largest city in the Bay Area)	Total Households: 48,430 (72% family households)
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3,000 acres of open space and parks, with more than 20 miles of hiking trails.	Total Businesses: 10,263 (providing 95,777 local jobs)
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Median HH Income: \$62,013 Average HH Income: \$77,320 Median Home Sales Price: \$499,000 Median Rent Per Month: \$2,697

Home to Hayward Executive Airport	Oakland International Airport: 17 miles SF International Airport: 19 miles San Jose International Airport: 25 miles
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Interstates 880/580 Highway 92 Route 238	Bay Area Rapid Transit (BART) 2 stations: Hayward & South Hayward
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Home to California State University, East Bay, recognized as a top-tier institution with enrollment of over 13,000 annually

Hesperian Blvd & Eden Shores Blvd Hayward, CA					1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	12,331	143,253	316,403			
	2020 Projected Population	13,201	152,612	337,526			
	2010 Census Population	11,952	136,934	300,181			
	2000 Census Population	9,785	136,095	290,222			
	Projected Annual Growth 2015 to 2020	1.4%	1.3%	1.3%			
	Historical Annual Growth 2000 to 2015	1.7%	0.4%	0.6%			
	2015 Median Age	38.9	36.5	36.2			
HOUSEHOLDS	2015 Estimated Households	3,469	41,645	97,408			
	2020 Projected Households	3,620	43,236	101,202			
	2010 Census Households	3,413	40,367	93,616			
	2000 Census Households	2,936	40,249	91,067			
	Projected Annual Growth 2015 to 2020	0.9%	0.8%	0.8%			
	Historical Annual Growth 2000 to 2015	1.2%	0.2%	0.5%			
RACE AND ETHNICITY	2015 Estimated White	28.2%	27.7%	31.7%			
	2015 Estimated Black or African American	6.1%	8.8%	8.7%			
	2015 Estimated Asian or Pacific Islander	44.9%	39.5%	36.6%			
	2015 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%			
	2015 Estimated Other Races	20.3%	23.4%	22.2%			
	2015 Estimated Hispanic	28.6%	32.0%	31.5%			
INCOME	2015 Estimated Average Household Income	\$101,604	\$88,238	\$91,376			
	2015 Estimated Median Household Income	\$85,684	\$73,540	\$76,933			
	2015 Estimated Per Capita Income	\$28,631	\$25,737	\$28,240			
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	13.9%	15.8%	14.3%			
	2015 Estimated Some High School (Grade Level 9 to 11)	12.2%	12.2%	11.2%			
	2015 Estimated High School Graduate	17.5%	20.3%	19.3%			
	2015 Estimated Some College	17.2%	17.7%	16.0%			
	2015 Estimated Associates Degree Only	7.3%	6.0%	5.5%			
	2015 Estimated Bachelors Degree Only	19.1%	16.1%	17.2%			
	2015 Estimated Graduate Degree	12.9%	11.9%	16.4%			
BUSINESS	2015 Estimated Total Businesses	1,818	5,198	10,183			
	2015 Estimated Total Employees	27,997	68,029	124,578			
	2015 Estimated Employee Population per Business	15.4	13.1	12.2			
	2015 Estimated Residential Population per Business	6.8	27.6	31.1			

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