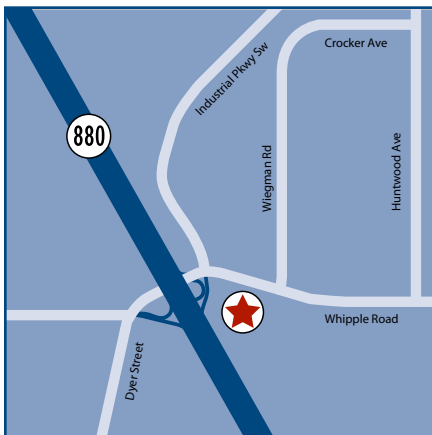


# Hayward, California

# 2480 WHIPPLE ROAD

2480 WHIPPLE ROAD • HAYWARD, CALIFORNIA • 94544



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Walnut Creek, California, 94596

## THE PROPERTY

- ▶ Former Circuit City Available (±33,866 Sq Ft)
- ▶ Centrally located in Alameda County
- ▶ Outstanding Visibility from Interstate 880
- ▶ Close proximity to Whipple Road / Industrial Way
- ▶ Across the street from Target
- ▶ Starbucks on pad
- ▶ Strong demographics & traffic counts

## DEMOGRAPHICS (2008 - CLARITAS)

|                          | 1 mile    | 3 mile   | 5 mile   |
|--------------------------|-----------|----------|----------|
| Daytime Population       | 15,378    | 53,302   | 194,883  |
| Population               | 13,690    | 162,582  | 302,718  |
| Average Household Income | \$106,210 | \$90,335 | \$89,856 |

## TRAFFIC COUNTS (2007 - CALTRANS)

|   |              |
|---|--------------|
| Interstate 880 (SOUTH BOUND AT WHIPPLE) | 207,000 aadt |
| Interstate 880 (NORTH BOUND AT WHIPPLE) | 203,000 aadt |

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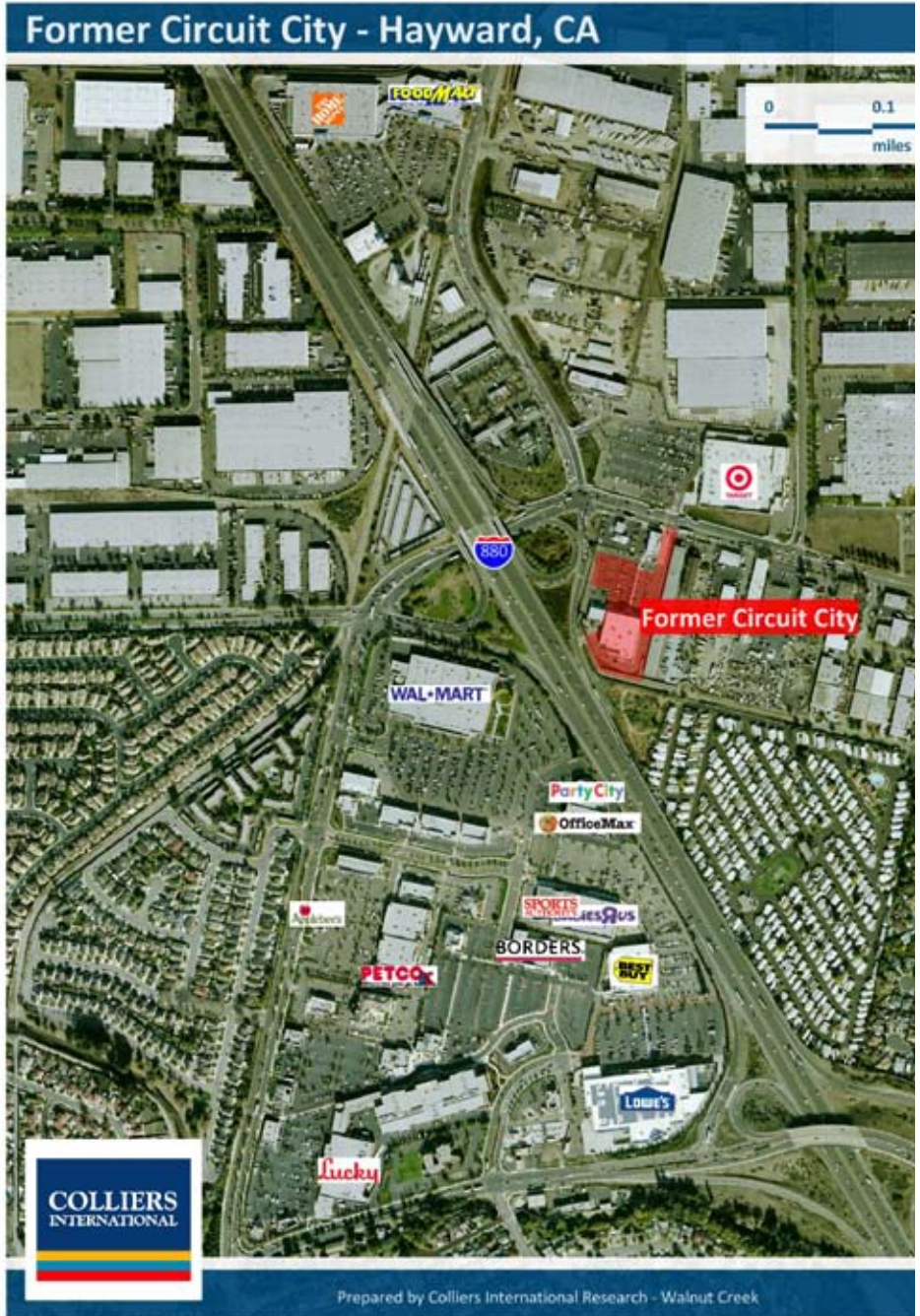
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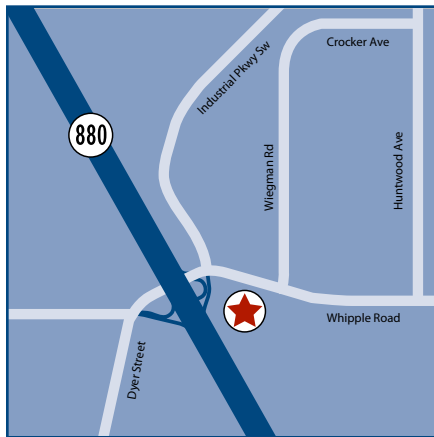
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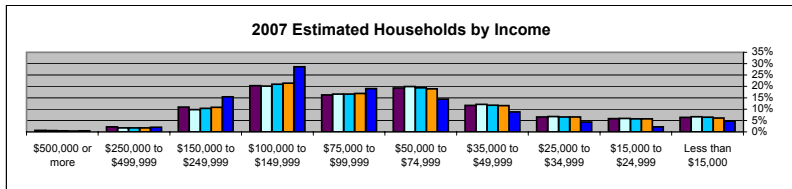
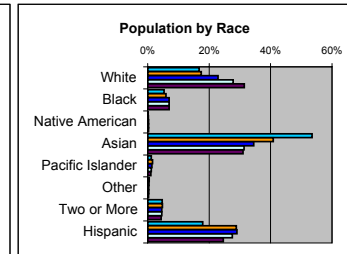
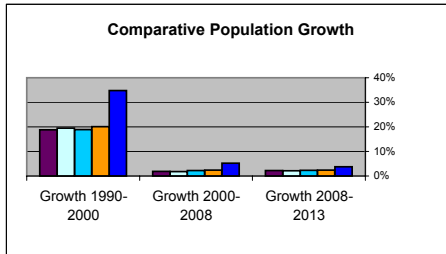
## Demographic Survey

Hayward, CA  
 2480 Whipple Rd  
 1, 3, 5, 7, & 10 MILE RADII

| Population                   | 0 - 1 mi | 0 - 3 mi | 0 - 5 mi | 0 - 7 mi | 0 - 10 mi |
|------------------------------|----------|----------|----------|----------|-----------|
| 2008 Population              | 13,690   | 162,582  | 302,718  | 482,684  | 670,545   |
| 2008 Daytime Population      | 15,378   | 53,302   | 194,883  | 315,319  | 441,468   |
| 2008 Households              | 3,657    | 46,257   | 91,790   | 154,664  | 219,705   |
| Projected Growth 2008 - 2013 | 3.75%    | 2.43%    | 2.34%    | 2.17%    | 2.21%     |
| Estimated Growth 2000 - 2008 | 5.21%    | 2.43%    | 2.20%    | 1.83%    | 1.86%     |
| Household Growth 00 - 08     | 2.18%    | 0.02%    | -0.17%   | -0.52%   | -0.42%    |
| Median Age                   | 37       | 35       | 36       | 36       | 37        |

| Ethnicity                  | 0 - 1 mi | 0 - 3 mi | 0 - 5 mi | 0 - 7 mi | 0 - 10 mi |
|----------------------------|----------|----------|----------|----------|-----------|
| 2008 Ethnicity Percentages |          |          |          |          |           |
| White                      | 16.73%   | 17.39%   | 22.93%   | 27.80%   | 31.40%    |
| Blacm                      | 5.35%    | 5.92%    | 6.98%    | 6.96%    | 6.98%     |
| Native American            | 0.14%    | 0.22%    | 0.25%    | 0.29%    | 0.30%     |
| Asian                      | 53.51%   | 40.84%   | 34.48%   | 31.36%   | 31.01%    |
| Pacific Islander           | 1.17%    | 1.58%    | 1.35%    | 1.14%    | 1.03%     |
| Other                      | 0.47%    | 0.44%    | 0.37%    | 0.32%    | 0.30%     |
| Two or more                | 4.70%    | 0.44%    | 0.37%    | 0.32%    | 0.30%     |
| Hispanic                   | 17.93%   | 28.84%   | 29.03%   | 27.57%   | 24.62%    |
| Non Hispanic               | 82.07%   | 71.16%   | 70.97%   | 72.43%   | 24.62%    |

| Income & Education        | 0 - 1 mi  | 0 - 3 mi  | 0 - 5 mi  | 0 - 7 mi  | 0 - 10 mi |
|---------------------------|-----------|-----------|-----------|-----------|-----------|
| 2008 Estimated Avg Income | \$106,210 | \$90,335  | \$89,856  | \$88,402  | \$92,473  |
| 2008 Estimated Med Income | \$95,459  | \$76,791  | \$75,253  | \$73,474  | \$75,555  |
| Family Households         | 84.91%    | 81.03%    | 76.78%    | 73.67%    | 0.00%     |
| Non-Family Households     | 15.09%    | 18.97%    | 23.22%    | 26.33%    | 0.00%     |
| Highschool or less        | 39.02%    | 44.79%    | 42.70%    | 42.10%    | 40.02%    |
| Some College              | 22.70%    | 21.40%    | 21.97%    | 22.38%    | 22.76%    |
| Associate Degree          | 9.39%     | 7.59%     | 7.52%     | 7.54%     | 7.65%     |
| Bachelors Degree          | 21.62%    | 18.61%    | 19.19%    | 19.00%    | 19.72%    |
| Advanced Degree           | 7.26%     | 7.61%     | 8.63%     | 8.98%     | 9.85%     |
| Median Property Value     | \$628,988 | \$531,113 | \$559,433 | \$547,130 | \$570,090 |



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