

Retail Space For Lease

+/- 6,000 SF Retail Space - Castro Valley, CA



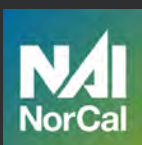
Property Summary

1446-1450 A Street offers a rare opportunity to lease a prime commercial space with ample frontage and excellent traffic counts. Renovation will feature premium ground-floor retail with open air roof top lounge, and 26-car parking lot. The perfect investment for the owner-user.

ADDRESS	1446 - 1450 A Street, Castro Valley, CA 94546
AVAILABLE SPACE	+/- 6,000 Square Feet
RENTAL RATE	Negotiable
AVAILABLE	Immediately

Property Highlights

- Excellent corner lot with high visibility
- 4,750 SF ground floor retail space
- 1,400 SF rooftop lounge seating
- Easy access to 580, 238, and the Castro Valley BART station
- Next to 72-unit Ruby Street apartments



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Building Renovation Photos



**Preliminary designs are subject to change*



For More Information

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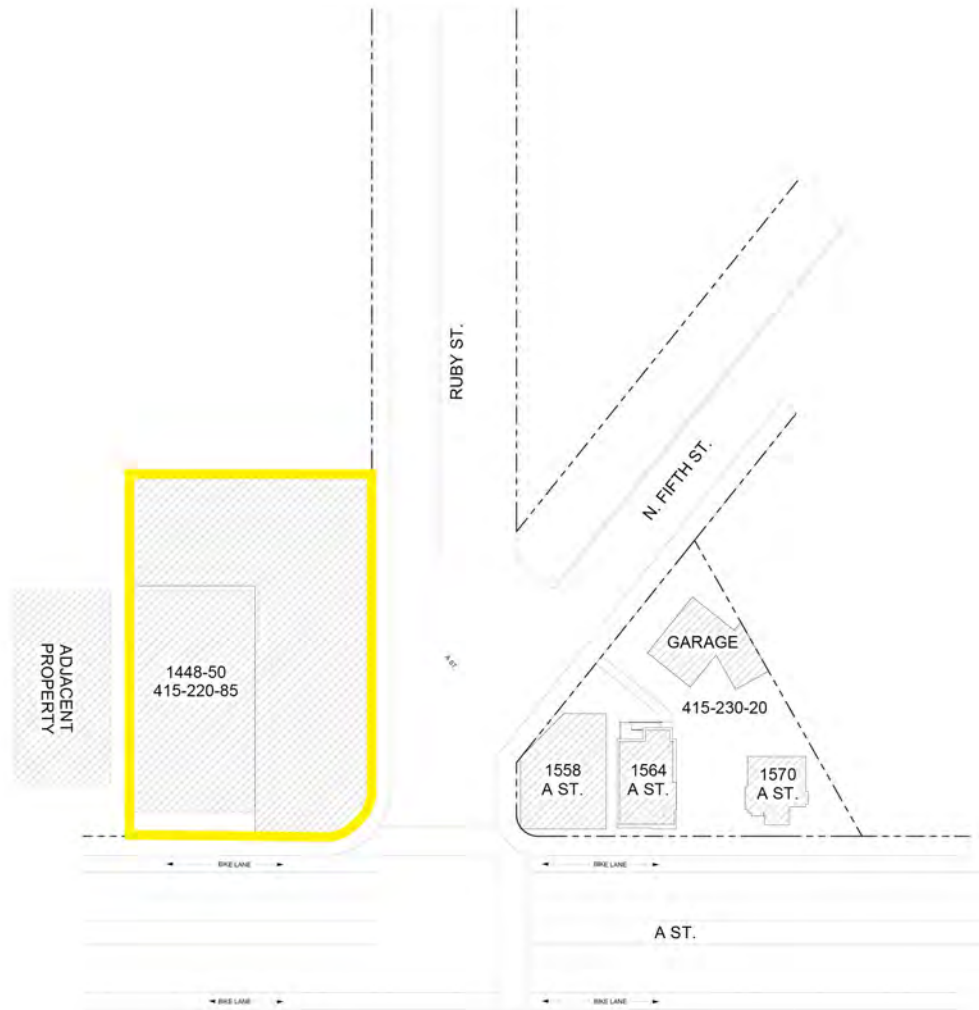
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Site Plan



Additional Available Space

1,800 SF standalone retail space
(2) houses 600-900 SF
**Buildings zoned as CO
(Commercial Office)*



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Zoning

**Per Alameda County Municipal Code - CO
(Commercial Office)**

Permitted Uses

- Office or Office building for the conduct of business, administrative or professional services
- Bank
- Blue printing or other copying service
- Medical laboratory, dental laboratory

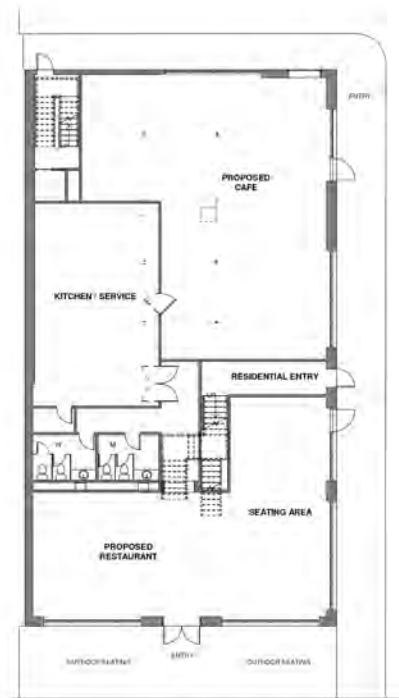
Additional Uses for Castro Valley

- Personal service and retail uses permitted in the C-N Zone
- Day care center
- Artisan/ Maker space

Conditional Uses (Planning Commission)

- Church, library, school, hospital, clinic
- Clubhouse, or rooms used by members of an organized club, lodge, union or society
- Unattended collection boxes placed in conjunction with an approved community facility

Floor Plans



1ST FLOOR PLAN



2ND FLOOR PLAN

**Above permitted uses provided by Architect. Tenant to independently verify suitability for their use.*



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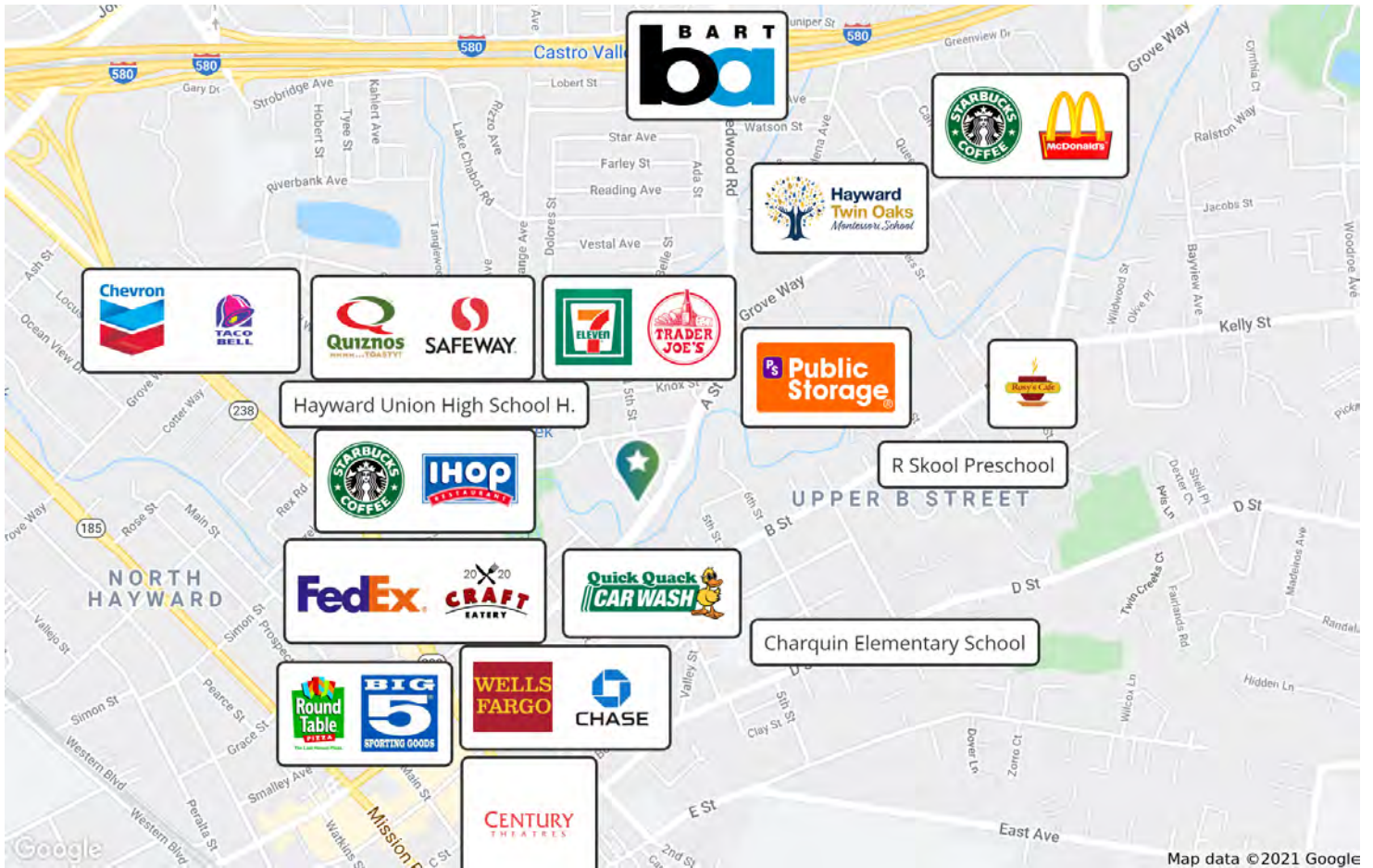
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Retailer Map



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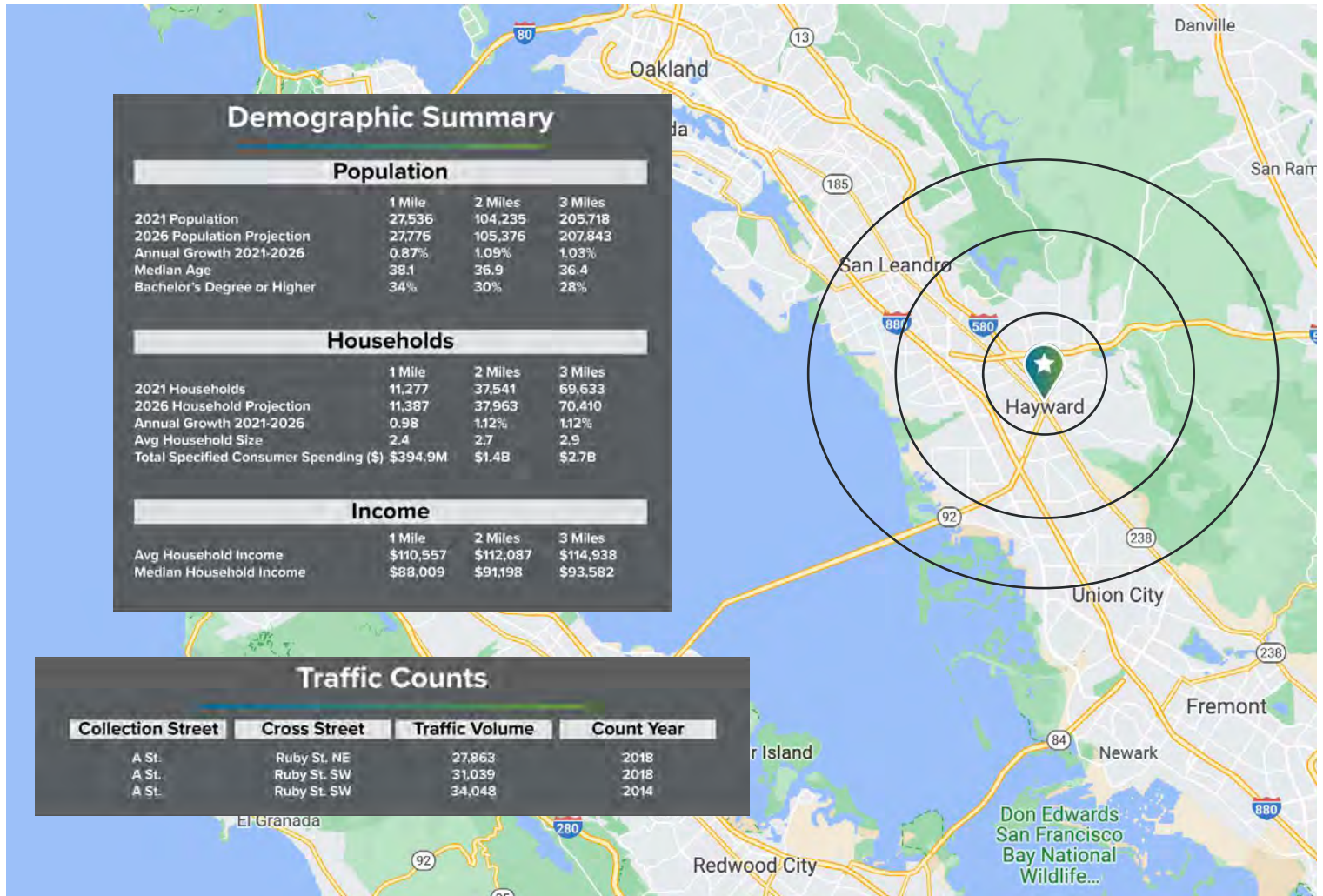
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Demographics



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