

1049 B St

Retail for Lease | 4,576 SF



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CLEARPOINT

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About the Space

1049 B St, Hayward, CA 94541



Executive Summary

Square Footage
4,576 SF

Floor Level
Ground

Rental Rate/Month
\$10,000/mo (\$2.20/SF)

Zoning Type
Commercial Retail

Lease Type
NNN

NNN Costs
Insurance, Taxes,
Utilities

Year Built
1910

Lease Term
Negotiable

Date Available
Now

Space Condition
Open Shell

Highlights of Space

Downtown Street Frontage

High Walkability

High Foot Traffic

High Ceilings

ADA Bathroom

Standalone Building

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Neighborhood Overview



About the Neighborhood

Hayward's convenient Downtown Hayward neighborhood, a vibrant area known for its mix of local restaurants, shops, community events, and easy access to public transportation. With nearby parks, BART access, and a growing downtown scene, the neighborhood offers a well-connected and comfortable lifestyle that is ideal for families, professionals, and commuters alike.

Amenities & Shopping

1. Safeway
2. Trader Joe's
3. Grocery Outlet
4. Hayward Public Library
5. Golden Harbor Healthcare Center
6. MSI Bay Area
7. NAPA Auto Parts
8. Hayward Japanese Gardens
9. Garden of Eden Hayward
10. Hayward DMV

Coffee Shops

1. A. Romo's Cafe
2. Sana's Cafe
3. Dunkin'
4. Anna's Coffee Shop

Restaurant & Bars

1. Ghazni Afghan Kabobs & Restaurant
2. El Pollo Loco
3. Lemon Crab
4. Taqueria Familiar
5. McDonald's
6. La Casita 2
7. El Buen Sabor de Mexico
8. Sushiland

Transportation

1. Hayward Subway Station
2. Hayward Train Station
3. Castro Valley Subway Station

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Neighborhood Images



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Concepts of Space

1049 B St - Dave's Hot Chicken



*Virtually staged and modified for illustrative purposes

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Concepts of Space

1049 B St - Bonchon



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Concepts of Space

1049 B St - Paris Baguette



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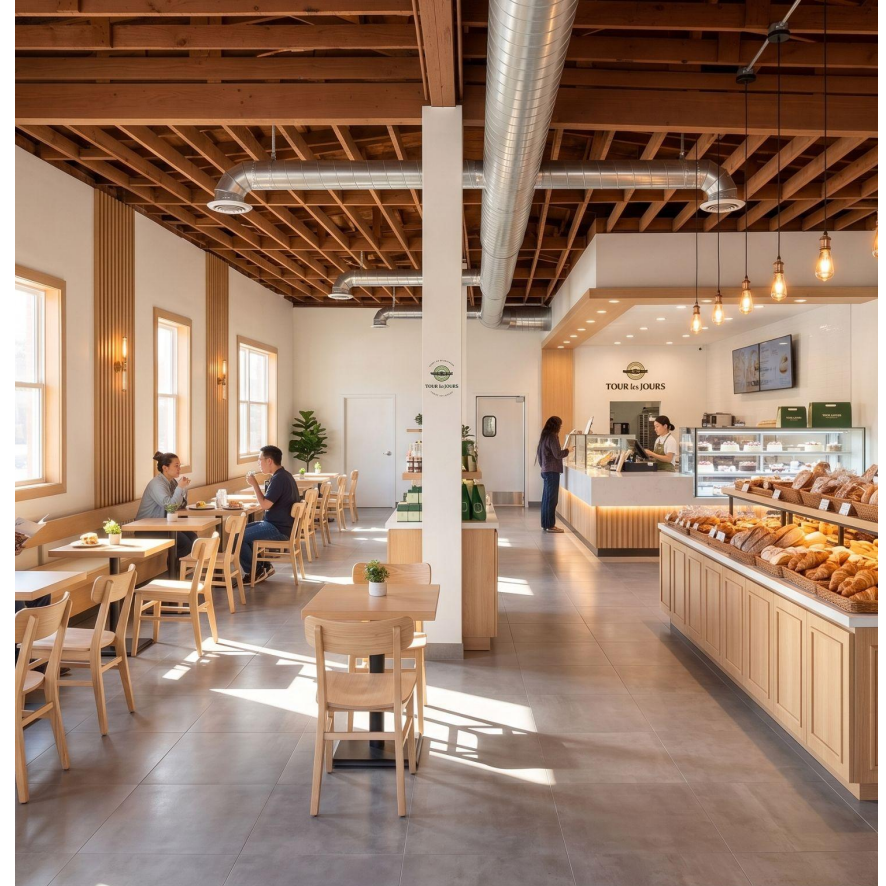
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Concepts of Space

1049 B St - Tous les Jours



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Concepts of Space

1049 B St - Mendocino Farms



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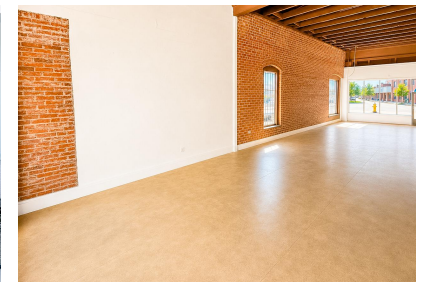
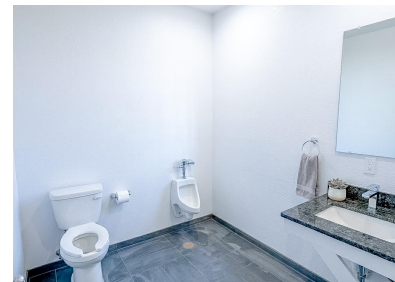
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Photos of Space*

1049 B St



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Our Services



Leasing Services

We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

1 Month Rent Fee for Residential Units

6-8% of Gross Rent of Lease for Commercial Units



Property Management

We quietly run your building's day-to-day. From repairs to electrical and plumbing, we handle every tenant request so your time stays untouched. Every invoice and expense is logged, tracked, and reported for clear, transparent books.

10-12% of Gross Rent of Lease for Commercial Units



Tenant Buyouts

We run voluntary cash-for-keys from first call to key handoff. Clear offers, signed releases, and firm timelines. You recover the unit quickly and re-rent at market rate. If it is nonpayment or just cause, our eviction counsel takes over.

Case-by-case. Inquire for more details.



Leasing Services



Marketing materials & photography

We shoot with pro lenses and controlled lighting, then refine in commercial editors for bright, true-to-life images. Final files are optimized for web and print so every flyer and listing loads fast and looks sharp.



Marketing the property on all platforms and our broker list

We publish to CoStar, Zillow, HotPads, Trulia, and MLS with optimized headlines and tags, then email our active broker network. Performance is tracked so you see impressions, clicks, and qualified inquiries.



Showings

We schedule and host all tours, confirm attendance, and tailor talking points to each prospect. Post-tour follow-ups and feedback are logged so you know interest level and next steps.



Vetting all tenants

We verify credit, identity, employment, and income through secure portals, including W-2s or alternatives when needed. Results are documented against your criteria with a clear recommendation for approval.



Lease contract

We draft the lease, add required disclosures and addenda, and route everything for e-signature via DocuSign to maximize convenience and accuracy. Fully executed copies and key dates are organized for your records.



Move-in coordination

We coordinate utility setup, insurance proof, key handoff, and a photo-documented checklist. Move-in dates, meter reads, and condition notes are stored so day one starts clean for everyone.

1 Month Rent Fee for Residential Units | 6-8% of Gross Rent of Lease for Commercial Units



Property Management



Day-to-day management

We are the single point of contact for residents, vendors, and city agencies, so you collect rent without the headaches. 24/7 maintenance intake, routine inspections, and a vetted vendor bench for plumbing, electrical, landscaping, and general trades.



Rent collection and resident accounting

Online portals for autopay and statements, with options for checks or mixed methods if needed. Delinquencies are tracked daily, late notices go out on time, and payment plans or legal next steps are documented.



Maintenance and vendor control

Work orders are scheduled, bid, and approved to your limits, with timestamped notes and photo-documented completion. Vendors are pre-qualified with W-9s and insurance, pricing is standardized, and payments are released only on verified scope to protect NOI.



Compliance and notices

City and state requirements are calendared and handled, including habitability standards, notice periods, and security-deposit interest where applicable. Just-cause, rent board filings, and attorney handoffs are coordinated when needed.



Financials and bookkeeping

Monthly owner statements with income, expenses, and variance notes. Year-end reports and 1099s are delivered in Excel and PDF, ready for your CPA or ours, with ledger detail mapped to Schedule E categories.

10-12% of Gross Rent of Lease for Commercial Units



Top Leased Units

SRO / Student Housing



**35-45 Broad St,
San Francisco
35 Rooms**

LEASED

Multifamily



**237 41st St,
Oakland
48 Units**

LEASED

Commercial Flex Space



**340 Harriet St,
San Francisco
2,500 SF**

LEASED

Commercial Restaurant



**2449 Geneva Ave,
Daly City
1,600 SF**

LEASED

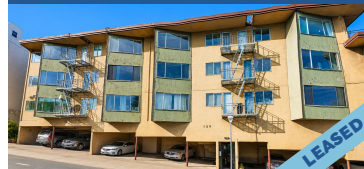
Commercial Plaza



**29 Cambon Dr,
San Francisco
15 Units**

LEASED

Multifamily



**120 Portola Dr,
San Francisco
36 Units**

LEASED

Multifamily



**259 Dolores St,
San Francisco
12 Units**

LEASED

Commercial Retail



**246 Judah St,
San Francisco
1,000 SF**

LEASED

Mixed Use / Multifamily



**1199 Irving St,
San Francisco
5 Units**

LEASED

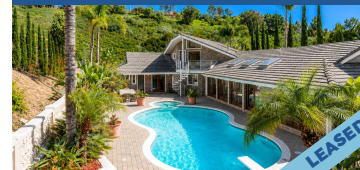
Luxury Duplex, Airbnb



**2630-2632 Great
Highway, San Francisco
2 Units**

LEASED

Luxury SFH



**10371 Greenbrier Rd,
Santa Ana
House**

LEASED

Commercial Strip Mall



**2237 - 2241 Irving St,
San Francisco
3 Units**

LEASED

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Top Managed Units

Luxury SFH



26 Urey Ct,
Irvine
House

Commercial Strip Mall



2237 - 2241 Irving St,
San Francisco
3 Units

Commercial Flex Space



340 Harriet St,
San Francisco
2,500 SF

Commercial Restaurant



2449 Geneva Ave,
Daly City
1,600 SF

Luxury SFH, Airbnb



2901 Crestmoor Dr,
San Bruno
House

Multifamily



2337 Harrison St,
Oakland
12 Units

Mix-Used



246 - 260 Judah St,
San Francisco
6 Units

Luxury SFH



2127 Cabrillo St,
San Francisco
House

Luxury Duplex, Airbnb



2630-2632 Great
Highway, San Francisco
2 Units

Luxury SFH



10371 Greenbrier Rd,
Santa Ana
House

Luxury SFH



133 Cresta Vista Dr,
San Francisco
House

Commercial Strip Mall



2145 Geneva Ave,
San Francisco
2 Units

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Top Recent Sales



**Multifamily -
Represented Buyer**

**831 35th St,
Oakland
\$1,300,000**



**Luxury SFH -
Represented Buyer**

**10371 Greenbrier Rd,
Santa Ana
\$975,000**



**Luxury SFH -
Represented Buyer**

**2215 Avalon St,
Costa Mesa
\$1,455,000**



**Commercial Building -
Represented Seller**

**3909 Grand Ave,
Oakland
\$1,150,000**



**Lagoon Front SFH -
Rep Buyer & Seller**

**609 Sand Hook Isle,
Alameda
\$1,500,000**



**Mixed Use/Multifamily -
Rep Buyer & Seller**

**830 E 28th St,
Oakland
\$1,300,000**



**Mix-Used -
Rep Buyer & Seller**

**246 - 260 Judah St,
San Francisco
\$2,100,000**



**Waterfront Duplex -
Rep Buyer & Seller**

**3227 Fernside Blvd,
Alameda
\$1,500,000**



**Luxury Duplex, Airbnb -
Represented Buyer**

**2630-2632 Great
Highway, San Francisco
\$3,400,000**



**Commercial Retail Condo -
Represented Seller**

**1490 Ocean Ave,
San Francisco
\$500,000**



**Single Family Home -
Represented Buyer**

**22791 Rumble Dr,
Lake Forest
\$1,300,000**



**Luxury SFH -
Represented Buyer**

**1845 Northwood Ct,
Oakland
\$1,900,000**



Transaction Services

We advise on acquisitions and sales. We help investors diversify, boost cash flow, capture appreciation upside, and use depreciation strategically for taxes.

Free Estimate of Value

A no-cost opinion of market value from our in-house commercial and residential analysts and real-estate specialists, with comps and rent assumptions.

1031 Exchange Expertise and Upleg Options

End-to-end guidance on tax-deferred exchanges, including QI coordination, 45/180-day timelines, and curated upleg options to defer capital gains.



Portfolio Analysis

Objective review of holdings for cash flow, risk, debt, and concentration. Clear insights and actions to optimize performance and future acquisitions.

Exclusive Access to Off-market Deals

Early looks via our owner network and broker ties, surfacing properties not publicly listed and improving your odds on pricing and terms.



Commercial Marketing

1049 B St, Hayward, CA 94541

For Lease | Commercial Retail

CLEARPOINT
Real Estate Investment Success Starts Here.



Residential Homes | Commercial Buildings | Multifamily | Leasing | Full-Service Portfolio Management | 1031 Exchanges



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