

# 1586 Zephyr Avenue

HAYWARD, CA

±47,520 SF  
Available for Lease



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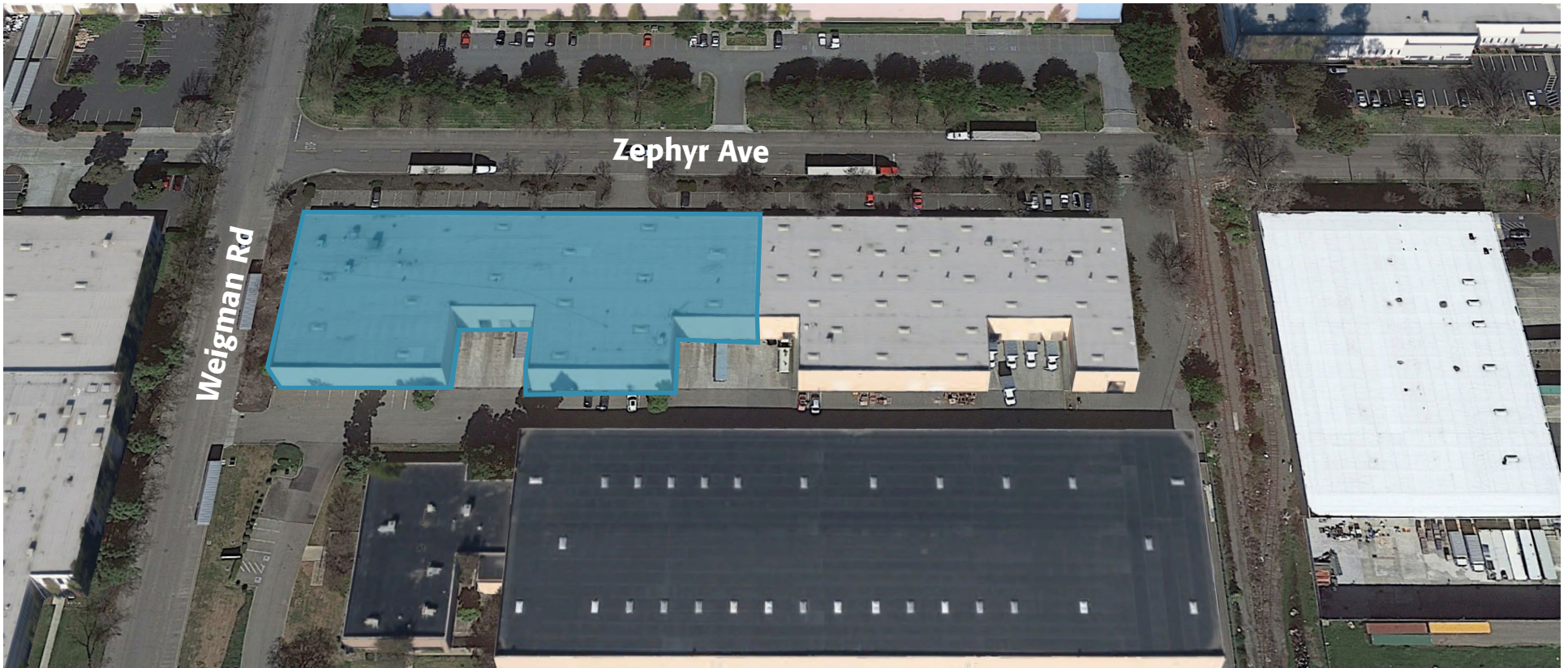
**EASTGROUP**  
PROPERTIES

Jones Lang LaSalle Brokerage, Inc. Real Estate  
License #: 01856260

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## Premises features

±47,520 SF total

±8,640 SF of Office Area

1<sup>st</sup> Floor Office: ±3,840 SF

2<sup>nd</sup> Story Office: ±4,800 SF

Eight (8) Dock-high doors

Three (3) Grade-level doors

Skylights throughout, LED warehouse lighting

±20' - ±22' minimum Clear Height

Fully sprinklered (.33/3750) Warehouse,  
(.19/1500) Mezzanine

±1 mile to I-880 via Whipple Rd

Minimum ±600 Amps @ 277/480 Volt  
3 phase power (subject to confirmation)

New interior and exterior paint

±24' - ±60' Column Spacing

Adjacent unit ±15,824 SF Available for a  
total of ±63,344 SF

Broker Incentives Available



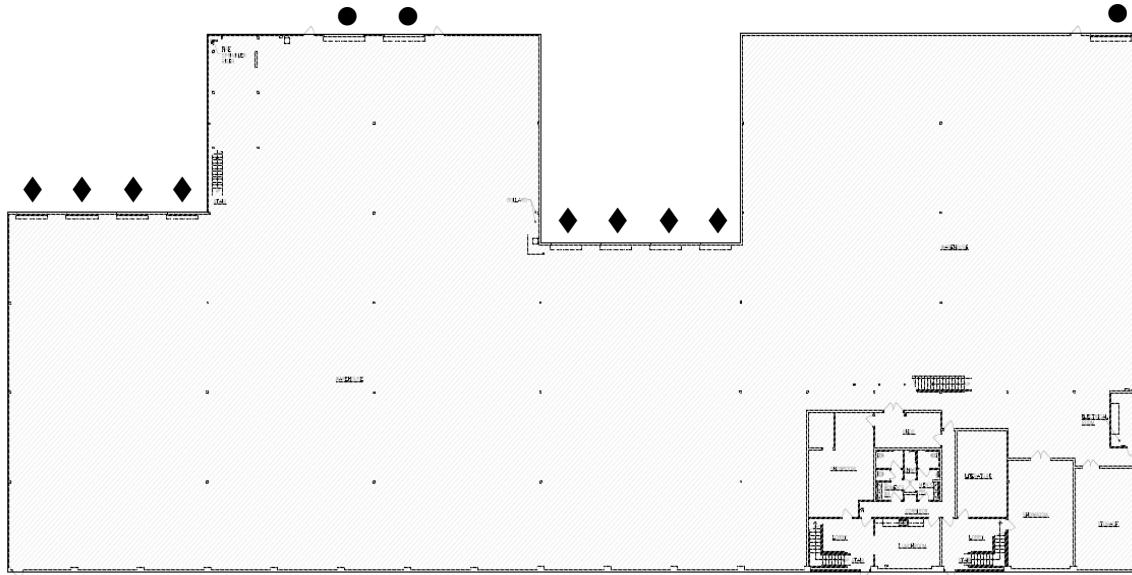
**VIRTUAL TOUR**

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## Floor Plans



- = Grade Level Loading
- ◆ = Dock High Loading

First Floor  
Includes ±3,840 SF Office Space

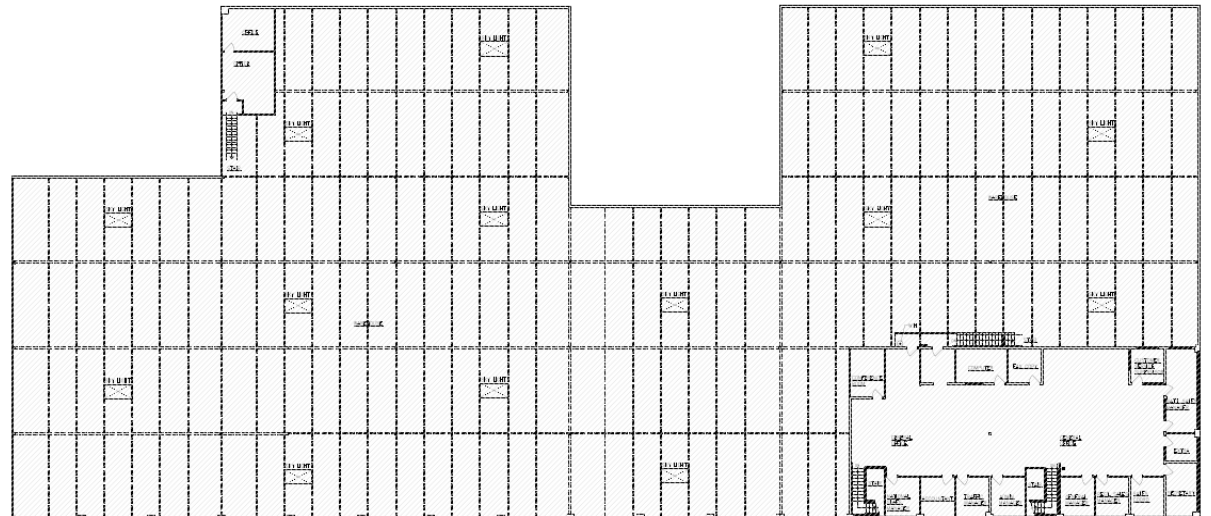


VIRTUAL TOUR

Second Floor  
Includes ±4,800 SF Office Space



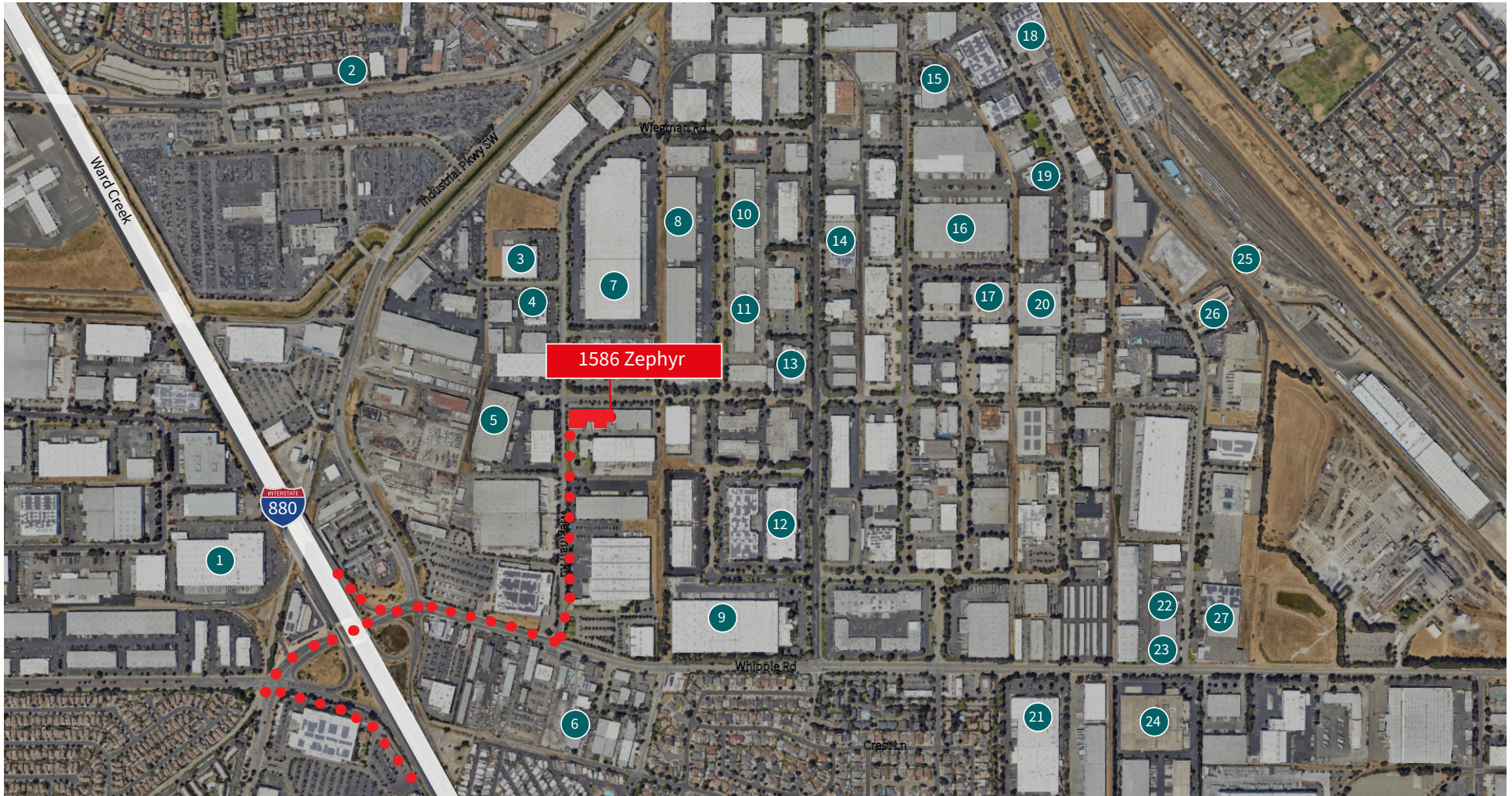
VIRTUAL TOUR



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- |                            |                            |                               |                         |
|----------------------------|----------------------------|-------------------------------|-------------------------|
| 1. Forward Air, Inc        | 8. Kuehne   Nagel          | 15. Samuel                    | 22. Autowise            |
| 2. Xcapade                 | 9. Tesla                   | 16. J.B. Hunt                 | 23. RW Garage Doors     |
| 3. Gallo Sales Company     | 10. Renewal by Andersen    | 17. Move-Pros                 | 24. Rich's              |
| 4. Allure Labs             | 11. MDC Precision          | 18. Yaneng                    | 25. Hayward Training    |
| 5. NorCal Moving & Storage | 12. Chalk                  | 19. Armenino                  | 26. Kwan Wo Ironworks   |
| 6. Semano                  | 13. Johnson Computer, Inc. | 20. Standard Event Rentals    | 27. IMT Precision, Inc. |
| 7. Keeco                   | 14. Plant Terra            | 21. American Licorice Company |                         |

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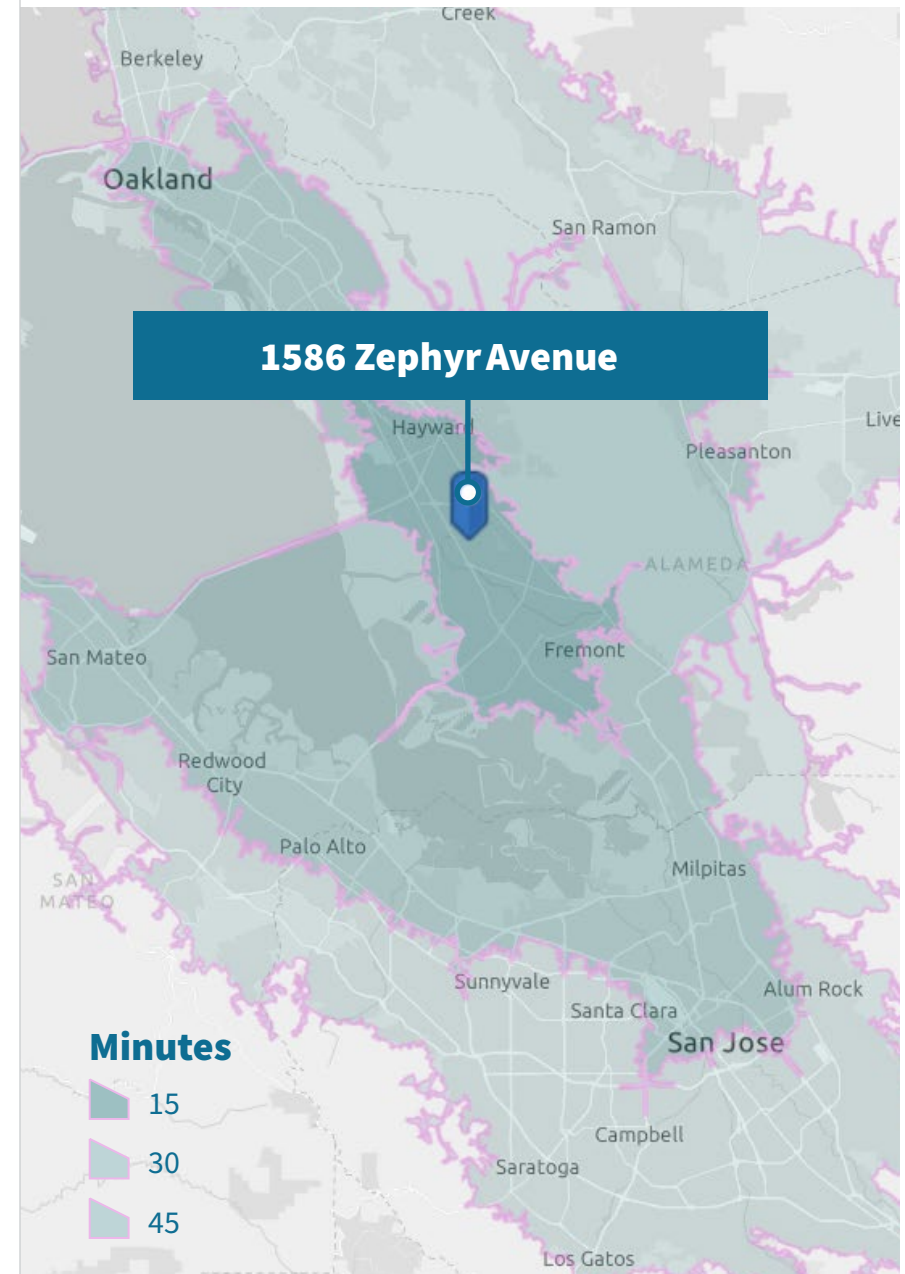
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## Demographics

| Access to consumers                                     | 15 minutes | 30 minutes | 45 minutes  |
|---|------------|------------|-------------|
| Total Population  | 397,930    | 1,983,498  | 5,000,685   |
| Total Households  | 122,523    | 691,141    | 1,750,595   |
| Millennial Population<br>(Born 1981 to 1998)            | 105,093    | 528,141    | 1,276,719   |
| Median Home Value                                       | \$868,960  | \$997,480  | \$1,128,694 |
| Ordered any item<br>online in last 6 months             | 235,955    | 1,222,549  | 3,166,671   |
| Spent \$500+ on<br>Internet orders in last<br>12 months | 133,433    | 724,160    | 1,912,579   |
| Median<br>Household Income                              | \$122,221  | \$124,420  | \$135,280   |
| Median<br>Disposable Income                             | \$100,910  | \$101,753  | \$106,283   |
| Household<br>Income 100K+                               | 75,691     | 419,855    | 1,107,560   |
| Manufacturing<br>Employees                              | 15,695     | 56,669     | 125,009     |
| Warehousing &<br>Distribution Employees                 | 15,375     | 60,121     | 131,030     |

Source: Esri 2022



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## Strategic location

### Port

|                      |                   |
|----------------------|-------------------|
| Port of Redwood City | <b>17.6 miles</b> |
| Port of Oakland      | <b>19.2 miles</b> |

### Airport

|                           |                   |
|---------------------------|-------------------|
| Oakland Airport           | <b>13.5 miles</b> |
| SFO International Airport | <b>24.5 miles</b> |
| San Jose Airport          | <b>21.5 miles</b> |

### BART

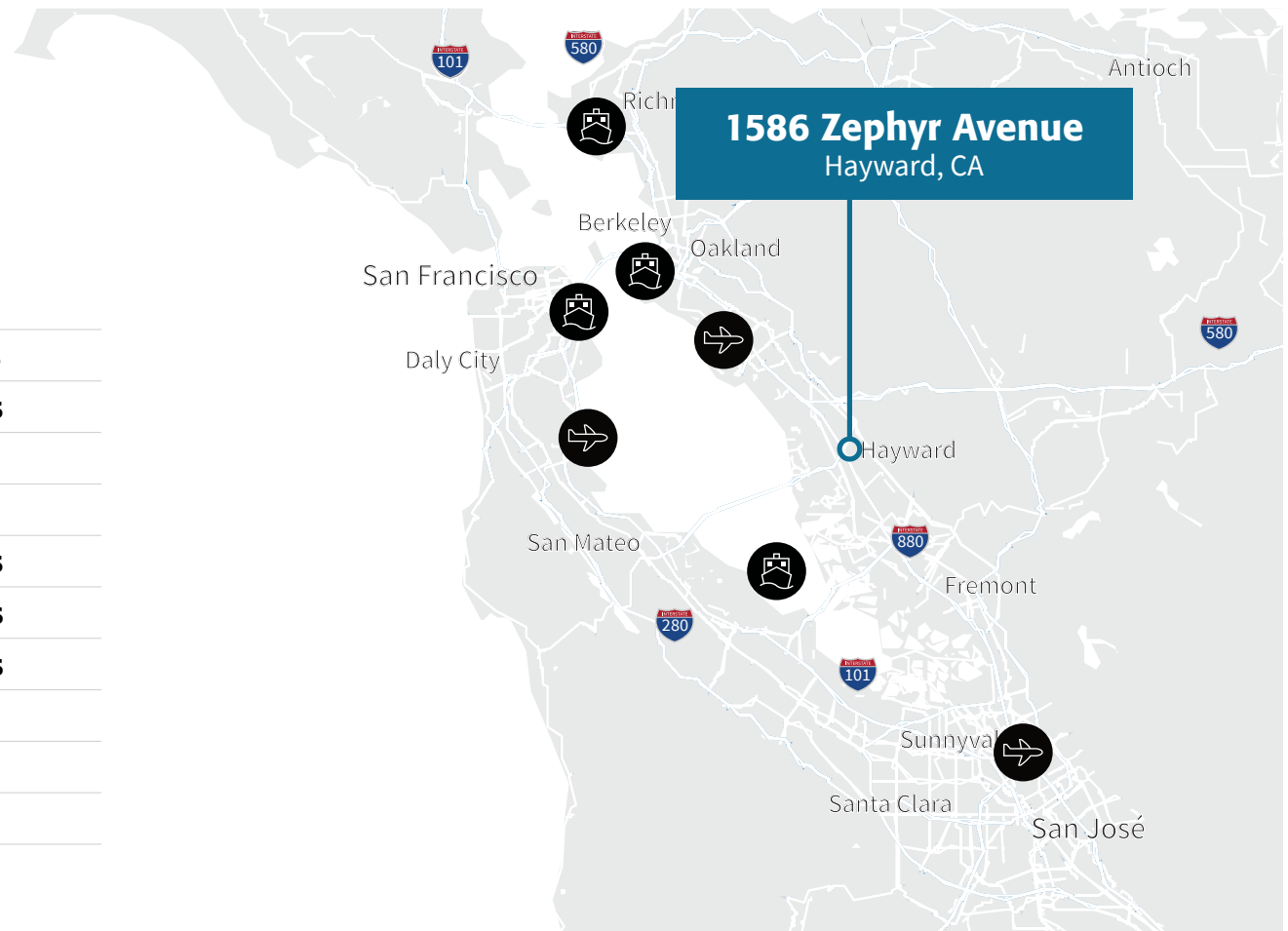
|                      |                  |
|----------------------|------------------|
| Hayward BART Station | <b>6.7 miles</b> |
|----------------------|------------------|

### Contact

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