



THE PADS AT SOUTHLAND MALL

Sit-Down Restaurant and Drive-Through Sites Available

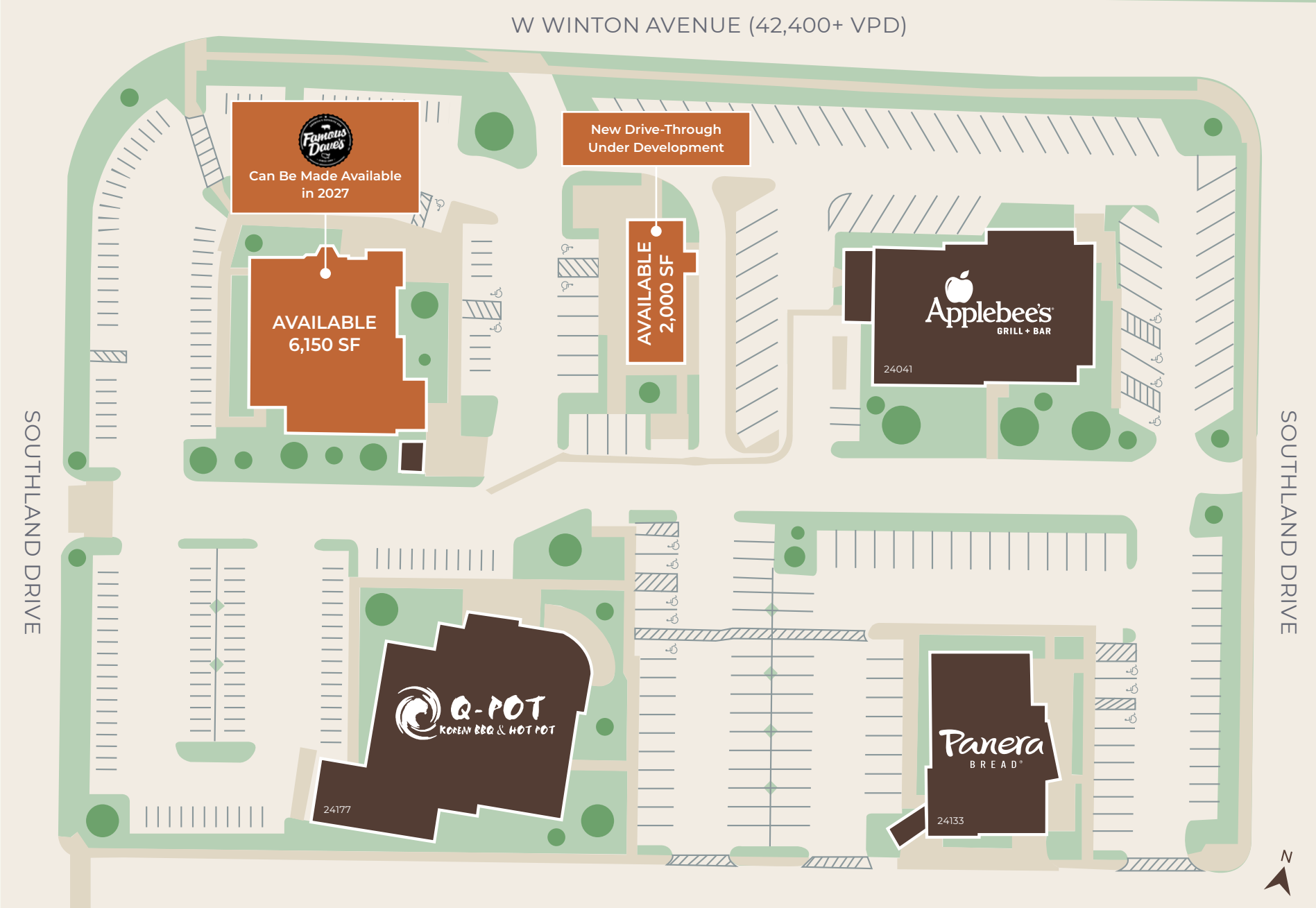


HAYWARD, CALIFORNIA



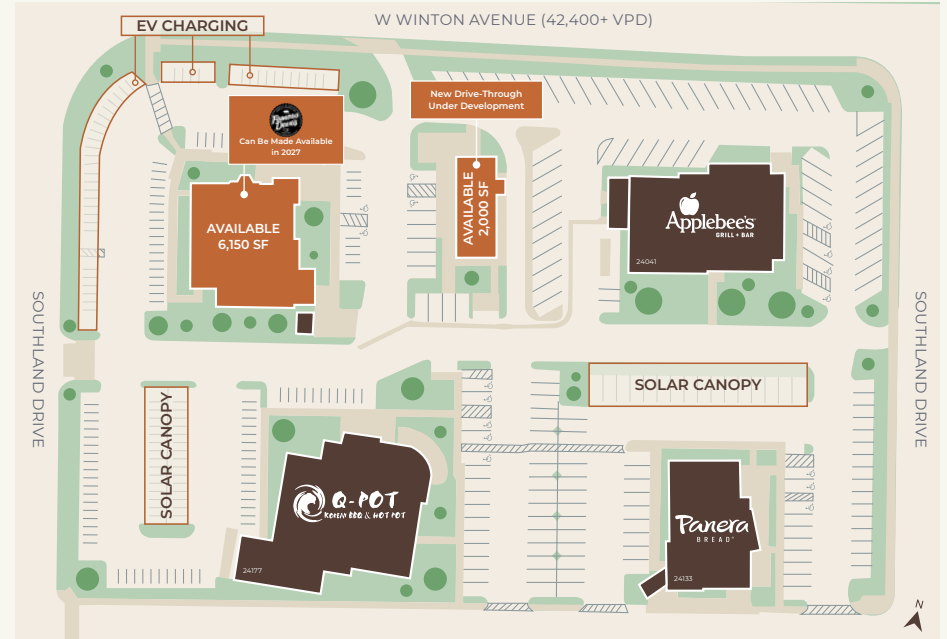
SITE PLAN

The Pads at Southland Mall



SITE IMPROVEMENTS

Future proofing



Helping reduce footprint as well as occupancy costs.

1. **Power-gen – Solar panels & battery storage** to reduce electricity costs + protect from future energy price increases.
2. **Efficiency – Energy efficiency upgrades**, including LED lighting and HVAC systems.
3. **Conservation – Water conservation** measures, such as low-flow fixtures, greywater systems and rainwater harvesting - Lower water and sewer expenses.
4. **Mobility – Installation of EV charging** stations increase customer numbers and dwell time.

SITE IMPROVEMENTS



POSITION IN THE MARKET



DEMOGRAPHICS

	1 mile	3 miles	5 miles	Hayward City, CA	Alameda County, CA
Population					
2010 Population	23,123	181,899	335,912	144,085	1,510,234
2025 Total Population	27,098	201,458	368,104	165,907	1,703,964
2030 Total Population	26,732	200,480	365,990	166,560	1,714,306
2025 Total Daytime Population	23,472	165,940	309,945	148,939	1,685,978
2025 Total Households	8,351	62,331	118,194	51,431	603,152
Income and Affluence					
Household Income less than \$75,000	31%	35%	33%	32%	30%
Household Income \$75,000-\$99,000	11%	13%	12%	12%	9%
Household Income \$100,000-\$149,000	20%	21%	20%	21%	17%
Household Income \$150,000-\$199,000	15%	13%	13%	13%	12%
Household Income \$200,000 or greater	23%	19%	22%	23%	32%
2025 Average Household Income	\$138,559	\$128,898	\$141,379	\$141,126	\$176,847
Housing and Education					
2025 Average Home Value	\$919,381	\$929,260	\$1,004,693	\$964,229	\$1,270,356
Bachelor's Degree or Higher	37%	30%	35%	54%	35%

AVERAGE ANNUAL SPENDING PER HOUSEHOLD

Within 5 miles of the Property



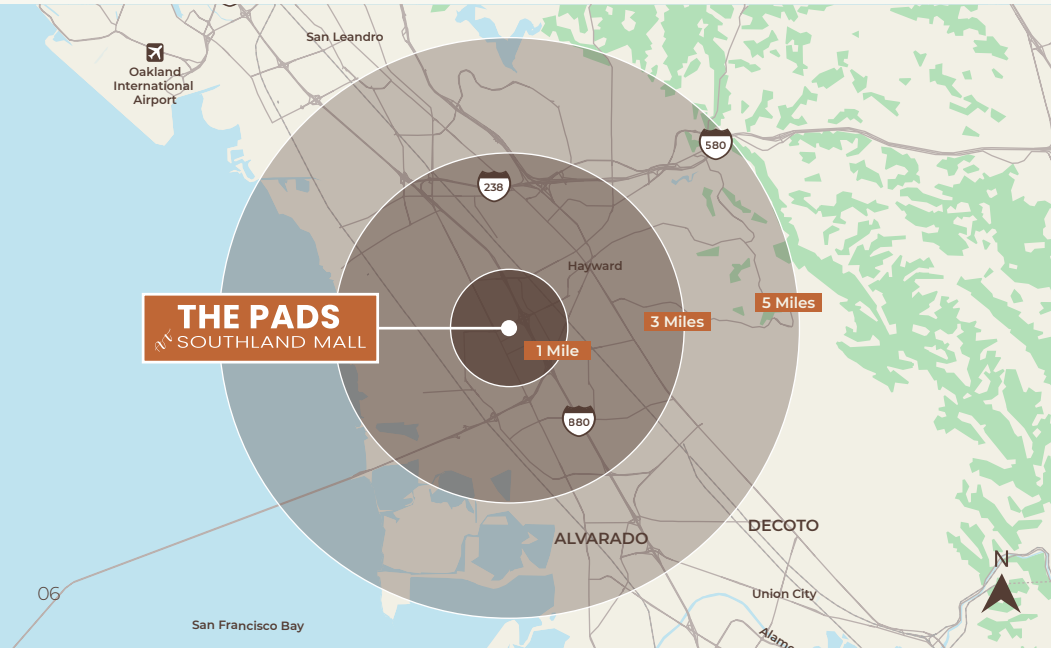
\$5,242

Dining Out
1.27x National Average



\$34,939

Retail & Food Goods
1.15x National Average





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