

**For Lease**  
**24089 Watkins St.**  
**Hayward, CA.**



*Office/Retail*

**FEATURES:**

- **8,750 s.f. Bldg. Area - (5,000 s.f. Ground Floor with 3,750 s.f. Mezzanine)**
- **\$6,500/mo., NNN (\$0.75/s.f./mo., NNN)**
- **Former bank of America has 56 On-Site Parking Spaces**
- **39,204 s.f. of Land**
- **1 Block to Foothill Blvd., Jackson St. (Hwy 92), Mission Blvd. Junction**
- **5 Blocks to BART & City Center**
- **Tenant Improvement Allowance Available**

**For Appointment: John Jay @ 510.562.9500 or [johnjay@jayphares.com](mailto:johnjay@jayphares.com)**

City:	Hayward	Listing Company:	Jay-Phares Corporation
Address:	24089 Watkins St	Listing Agent:	John Jay
Cross St.:	Jackson Street	Phone No:	510.562.9500
COMM:	1/2 of 6/5/5/4/3	List Date:	
Property Type:	Office/Retail		

**Information Herein Deemed Reliable But Not Guaranteed**

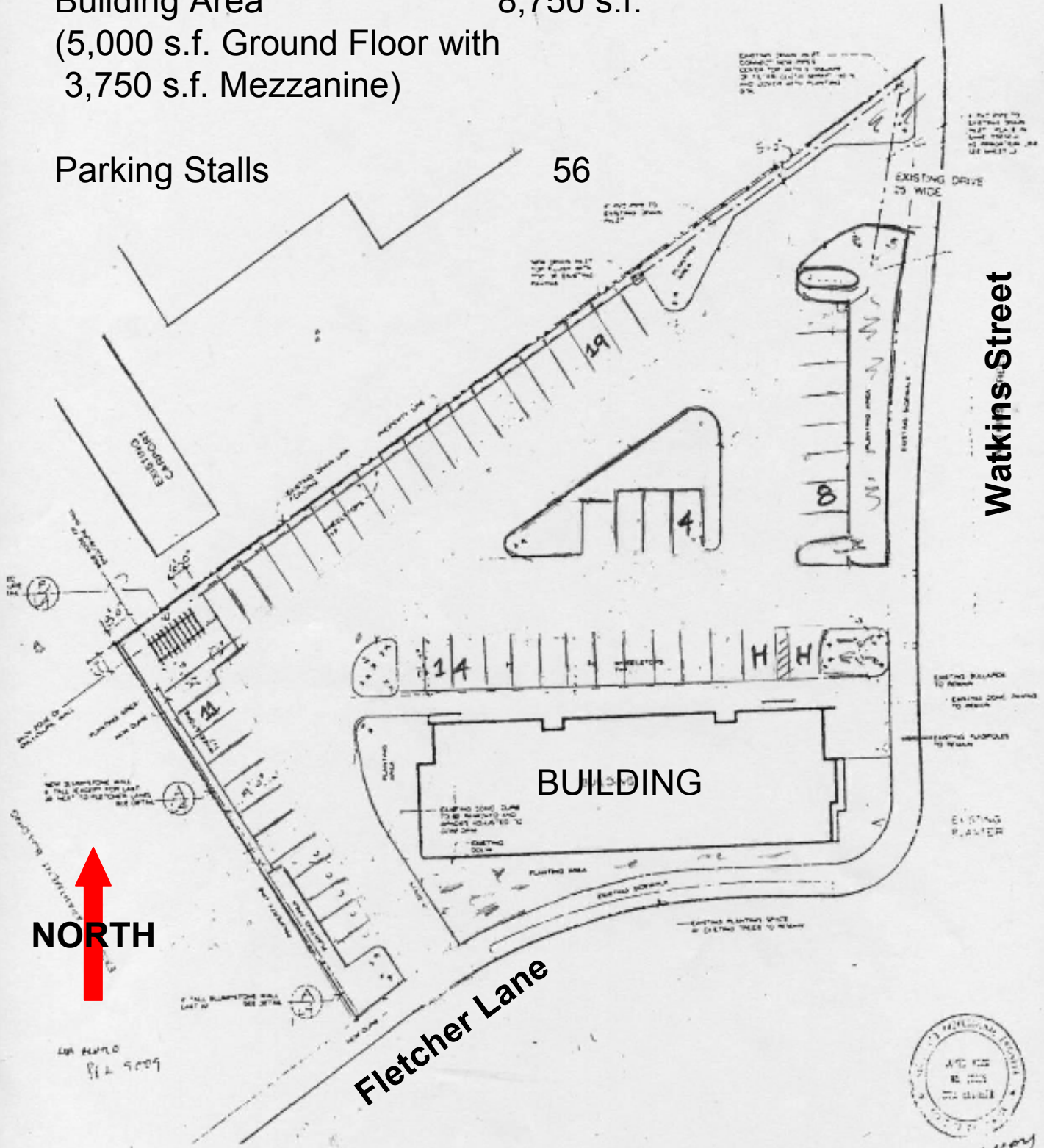


**24089 Watkins Street  
Hayward, CA 94544**

Land Area 39,204 s.f.  
Building Area 8,750 s.f.  
(5,000 s.f. Ground Floor with  
3,750 s.f. Mezzanine)

Parking Stalls

56



**Watkins Street**

**NORTH**



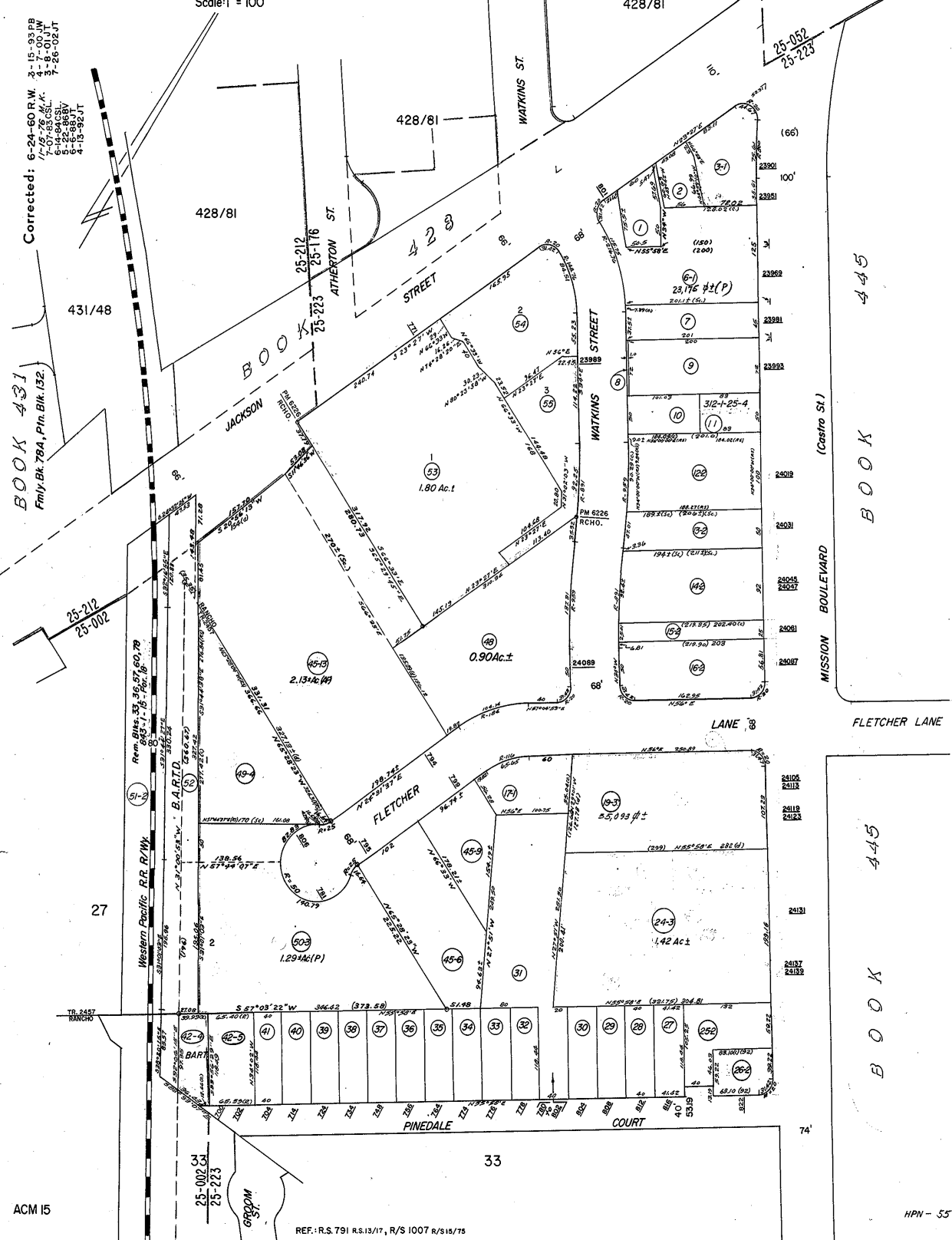
ASSESSOR'S MAP 444

Code Area Nos. 25-002 25-223

30

Rancho San Lorenzo (G. Castro) (Bk. A, Pat., Pg. 142)  
TRACT 2457 (Bk. 49 Pg. 29)  
P.M. 6226 205/22

Scale: 1" = 100'



ACM 15

REF.: R.S. 791 R.S. 13/17, R/S 1007 R/S 15/75

HPN - 55

# Property Detail Report

For Property Located At

RealQuest<sup>®</sup>.com

**24089 WATKINS ST, HAYWARD CA 94544-1030**

## Owner Information:

Owner Name: **PHUA HOI L/LINLI LEE**  
Mailing Address: **141 WOODLAND WAY, PIEDMONT CA 94611-3839 C019**  
Phone Number: Vesting Codes: **// TE**

## Location Information:

Legal Description:  
County: **ALAMEDA, CA** APN: **444-0030-048**  
Census Tract / Block: **4365.00 / 1** Alternate APN:  
Township-Range-Sect: Subdivision:  
Legal Book/Page: Map Reference: **58-E2 / 711-J2**  
Legal Lot: Tract #:  
Legal Block: School District: **HAYWARD BA UNIF HAYWARD INCORP**  
Market Area: Munic/Township:

Neighbor Code:

## Owner Transfer Information:

Recording/Sale Date: **12/05/2003 / 07/28/2003** Deed Type: **GRANT DEED**  
Sale Price: 1st Mtg Document #:  
Document #: **711259**

## Last Market Sale Information:

Recording/Sale Date: **01/12/1998 / 10/20/1997** 1st Mtg Amount/Type: **/**  
Sale Price: 1st Mtg Int. Rate/Type: **/**  
Sale Type: **FULL** 1st Mtg Document #: **/**  
Document #: **8187** 2nd Mtg Amount/Type: **/**  
Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #: Price Per SqFt:  
New Construction: Multi/Split Sale:

Title Company:

Lender:

Seller Name: **PHUA HOI L & LINLI L**

## Prior Sale Information:

Prior Rec/Sale Date: **10/18/1994 /** Prior Lender: **OCEANIC BK**  
Prior Sale Price: **\$322,000** Prior 1st Mtg Amt/Type: **\$210,000 / CONV**  
Prior Doc Number: **335824** Prior 1st Mtg Rate/Type: **/ FIX**  
Prior Deed Type: **GRANT DEED**

## Property Characteristics:

Gross Area: **6,859** Parking Type: **PAVED** Construction: **MASONRY**  
Living Area: **6,859** Garage Area:  
Tot Adj Area: Garage Capacity:  
Above Grade: Parking Spaces: **45** Exterior wall: **BRICK/STONE**  
Total Rooms: Basement Area: Porch Type:  
Bedrooms: Finish Bsmnt Area: Patio Type:  
Bath(F/H): **2 /** Basement Type: Pool:  
Year Built / Eff: **1960 / 1960** Roof Type: Air Cond: **CENTRAL**  
Fireplace: **/** Foundation: **CONCRETE** Style: **L-SHAPE**  
# of Stories: **1.00** Roof Material: **BUILT-UP** Quality: **AVERAGE**  
Other Improvements: Condition: **AVERAGE**

## Site Information:

Zoning: **CN** Acres: **0.90** County Use: **STORE ON 1ST FLOOR WITH OFFIC (3200)**  
Flood Zone: **C** Lot Area: **39,204** State Use:  
Flood Panel: **0650330003E** Lot Width/Depth: **x** Site Influence: **CORNER**  
Flood Panel Date: **02/09/2000** Res/Comm Units: **1 / 1** Sewer Type:  
Land Use: **STORES & OFFICES** Water Type:

## Tax Information:

Total Value: **\$411,383** Assessed Year: **2008** Property Tax: **\$5,421.06**  
Land Value: **\$255,756** Improve %: **038%** Tax Area: **25223**  
Improvement Value: **\$155,627** Tax Year: **2008** Tax Exemption:  
Total Taxable Value: **\$411,383**