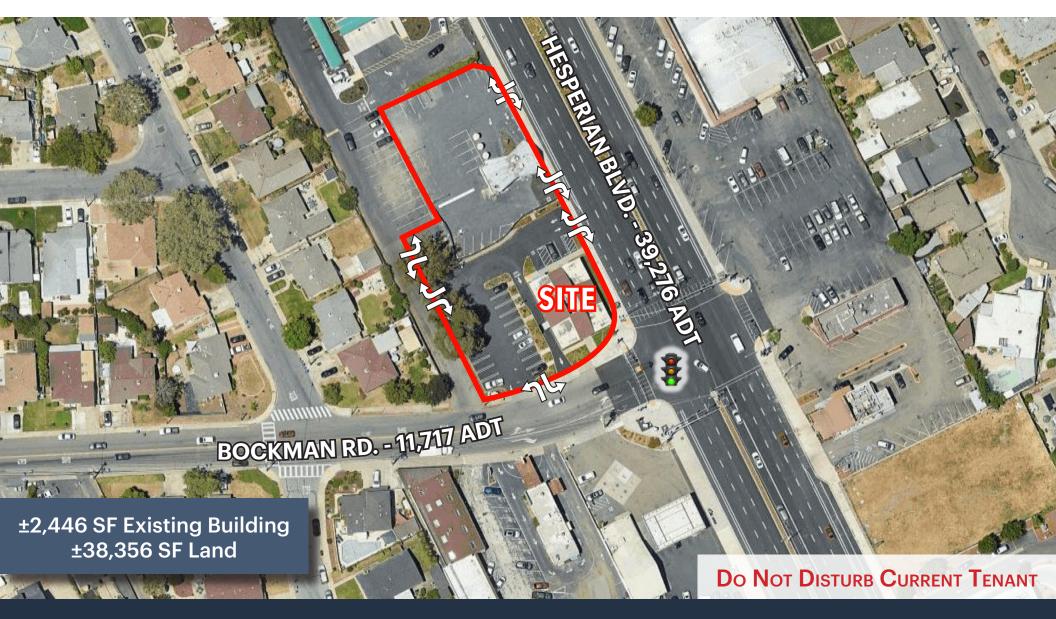
# **FOR LEASE**

## **High Identity Retail Ground Lease Opportunity**

18401-18499 Hesperian Blvd., San Lorenzo, CA





**NICK SCHMIDTER** 

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### **MARKET AERIAL**

18499 Hesperian Blvd., San Lorenzo, CA

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# 1 BOCKMAN RD. - 11,717 ADT Π. 0.20 .00 P C. T.L. ----ET. 10 111 the second product of 10.3 HESPERIAN BLVD. - 39,276 ADT 00 10

**CLOSE-UP AERIAL** 

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18499 Hesperian Blvd., San Lorenzo, CA

Traffic Counts Source: Site USA Regis Online 1/09/24



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**DEMOGRAPHICS** 18499 Hesperian Blvd., San Lorenzo, CA

880

S	POPULATION	<b>1 MILE</b> 31,143	<b>3 MILES</b> 199,598	<b>5 MILES</b> 366,361	Brookshire
	ESTIMATED HOUSEHOLDS	<b>1 MILE</b> 9,454	<b>3 MILES</b> 66,945	<b>5 MILES</b> 122,870	60 m San Leandro
	ESTIMATED AVERAGE HOUSEHOLD INCOME	<b>1 MILE</b> \$130,618	<b>3 MILES</b> \$131,863	<b>5 MILES</b> \$145,670	Ashland Castro Valley 500 SILE 0 herryland Fairview
	ESTIMATED AVERAGE HOUSEHOLD NET WORTH	<b>1 MILE</b> \$1.46 M	<b>3 MILES</b> \$1.48 M	<b>5 MILES</b> \$1.62 M	Hayward 238 Russell City Sorenson
	COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	<b>1 MILE</b> 25.6%	<b>3 MILES</b> 30.2%	<b>5 MILES</b> 33.6%	92 233 32
	TOTAL RETAIL EXPENDITURES	<b>1 MILE</b> \$807.39 M	<b>3 MILES</b> \$3.06 B	<b>5 MILES</b> \$6.07 B	Union City

\*Demographic Source: Sites USA REGIS Online 1/09/24