

FOR LEASE

High Identity Retail Ground Lease Opportunity

18401-18499 Hesperian Blvd., San Lorenzo, CA



±2,446 SF Existing Building
±38,356 SF Land

DO NOT DISTURB CURRENT TENANT



LOCKEHOUSE

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MARKET AERIAL

18499 Hesperian Blvd., San Lorenzo, CA



CLOSE-UP AERIAL

18499 Hesperian Blvd., San Lorenzo, CA



BOCKMAN RD. - 11,717 ADT

SITE

HESPERIAN BLVD. - 39,276 ADT

PROPERTY PHOTOS

18499 Hesperian Blvd., San Lorenzo, CA





POPULATION

1 MILE	3 MILES	5 MILES
31,143	199,598	366,361



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,454	66,945	122,870



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$130,618	\$131,863	\$145,670



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.46 M	\$1.48 M	\$1.62 M



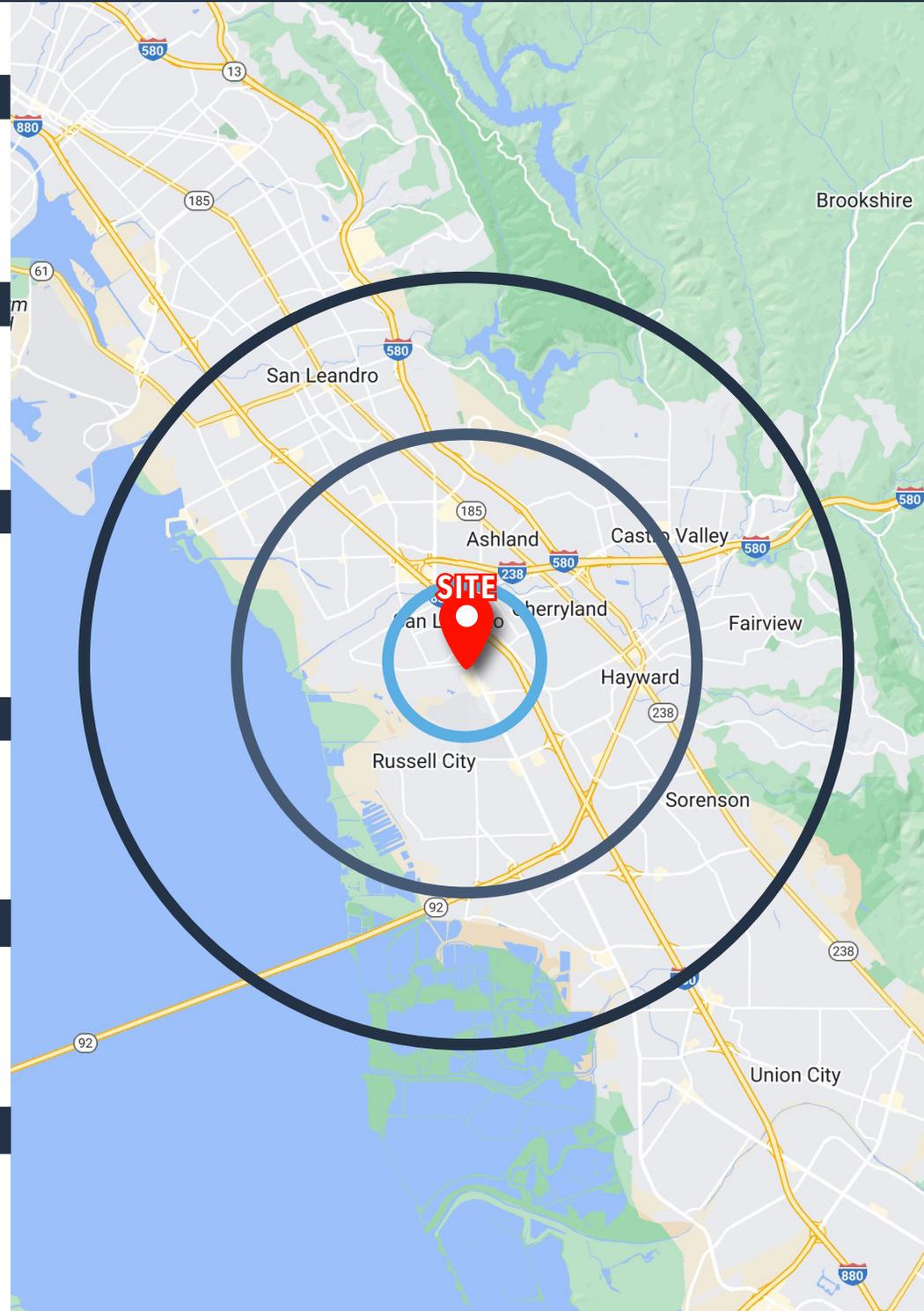
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
25.6%	30.2%	33.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$807.39 M	\$3.06 B	\$6.07 B



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