

3144-3146 DIABLO AVE
HAYWARD, CA

*±7,888 SF Flex Warehouse for Sale
on ±24,468 SF Parcel
in Hayward, CA*

REDUCED PRICE






CITYLIGHTS[™]
PROPERTY GROUP, INC.
Real Estate • Management • Investments


TURTON
COMMERCIAL REAL ESTATE

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

JUAN REYES
BROKER - LIC. 02044463
408.218.1606
JREYESCITYLIGHTS@GMAIL.COM

IAN FORNER
DIRECTOR - LIC. 01967116
916.573.3314
IANFORNER@TURTONCRE.COM

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1 THE OPPORTUNITY
3144-3146 DIABLO AVE

REDUCED PRICE

THE OPPORTUNITY

±7,888

SF FLEX BUILDING

±24,468

SF PARCEL

ZONING

GENERAL INDUSTRIAL IG

\$3,200,000

PURCHASE PRICE

600 AMP

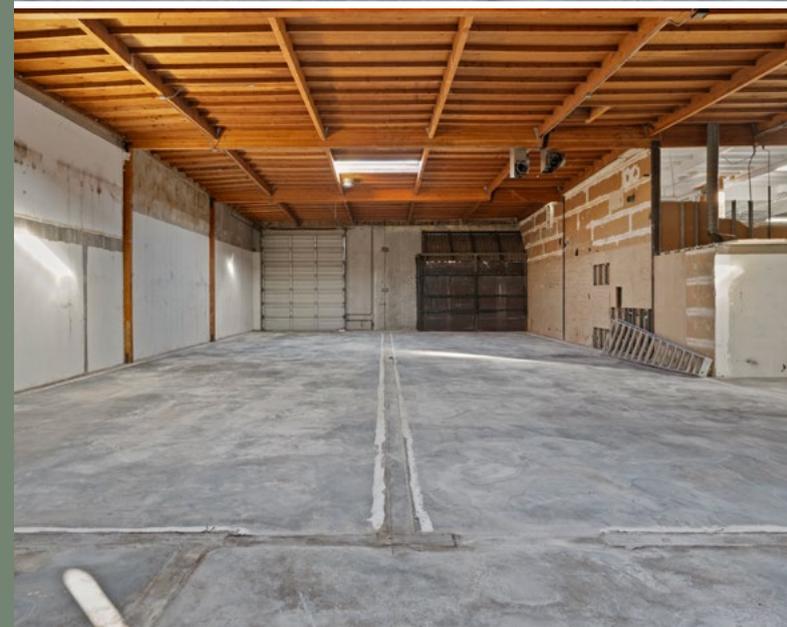
3 PHASE POWER

Turton Commercial Real Estate is pleased to offer for sale, 3144-3146 Diablo Avenue (the "Property"), an approximately ± 7,888 SF flex building in Hayward's Industrial Technology and Innovation Corridor.

The Property features a combination of a ± 7,400 SF warehouse with a small private office, two restrooms, yard space, and 600 amps on 3-phase power, all on

an approximately ± 24,468 SF parcel. The property offers immediate access to Highway 92, the San Mateo Bridge, and I-880, providing fast connectivity to the East Bay, Peninsula, and major Bay Area submarkets. A building of this size, location, and ease of access is rare this close to Downtown Hayward. The Property offers the opportunity for a tenant to conduct their administration,

production and distribution all from one location, with nearby access to multiple major freeways, and less than 5 miles from Downtown Hayward. Take advantage of this opportunity to own a great building in the heart of Hayward's growing Industrial Technology and Innovation Corridor!





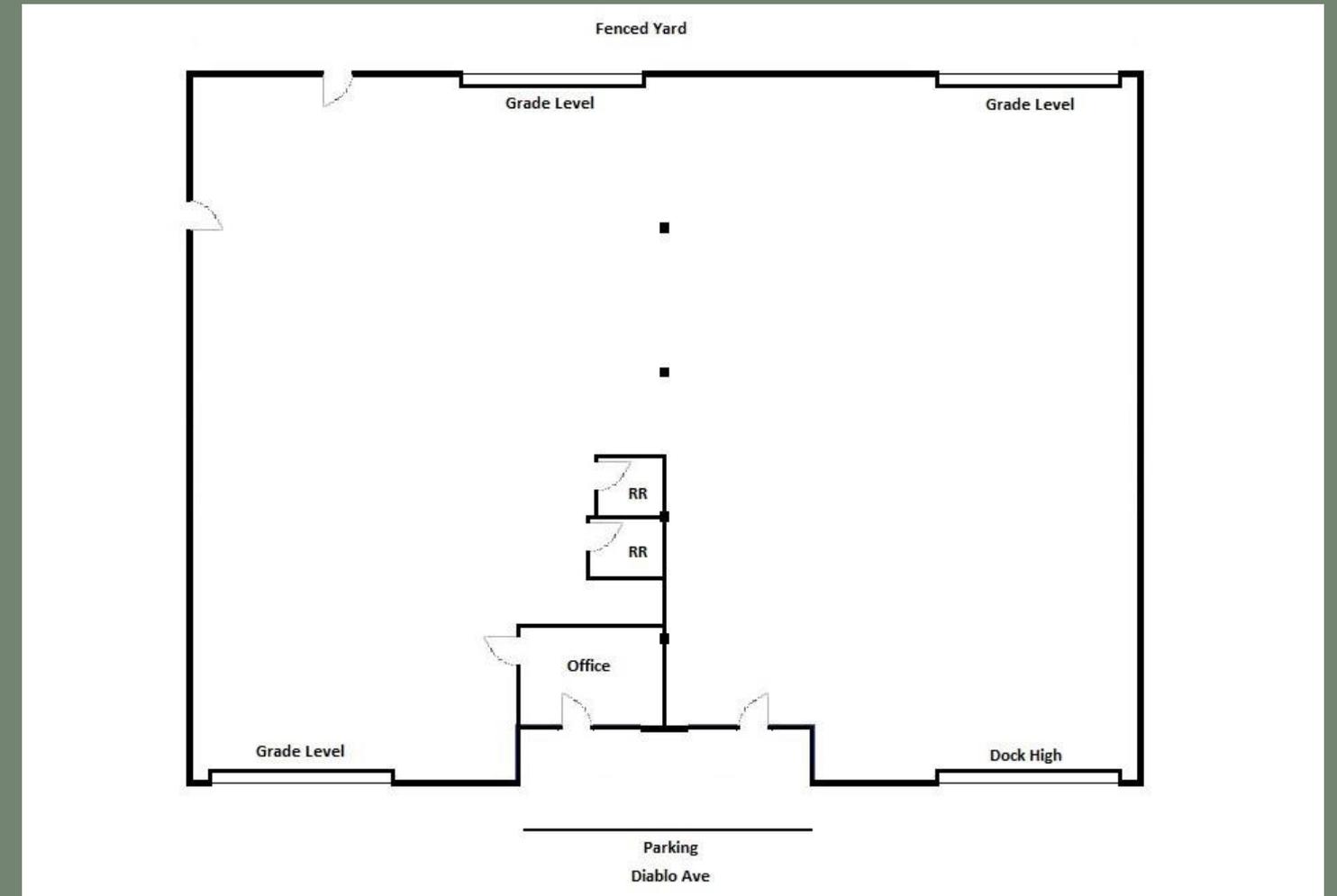
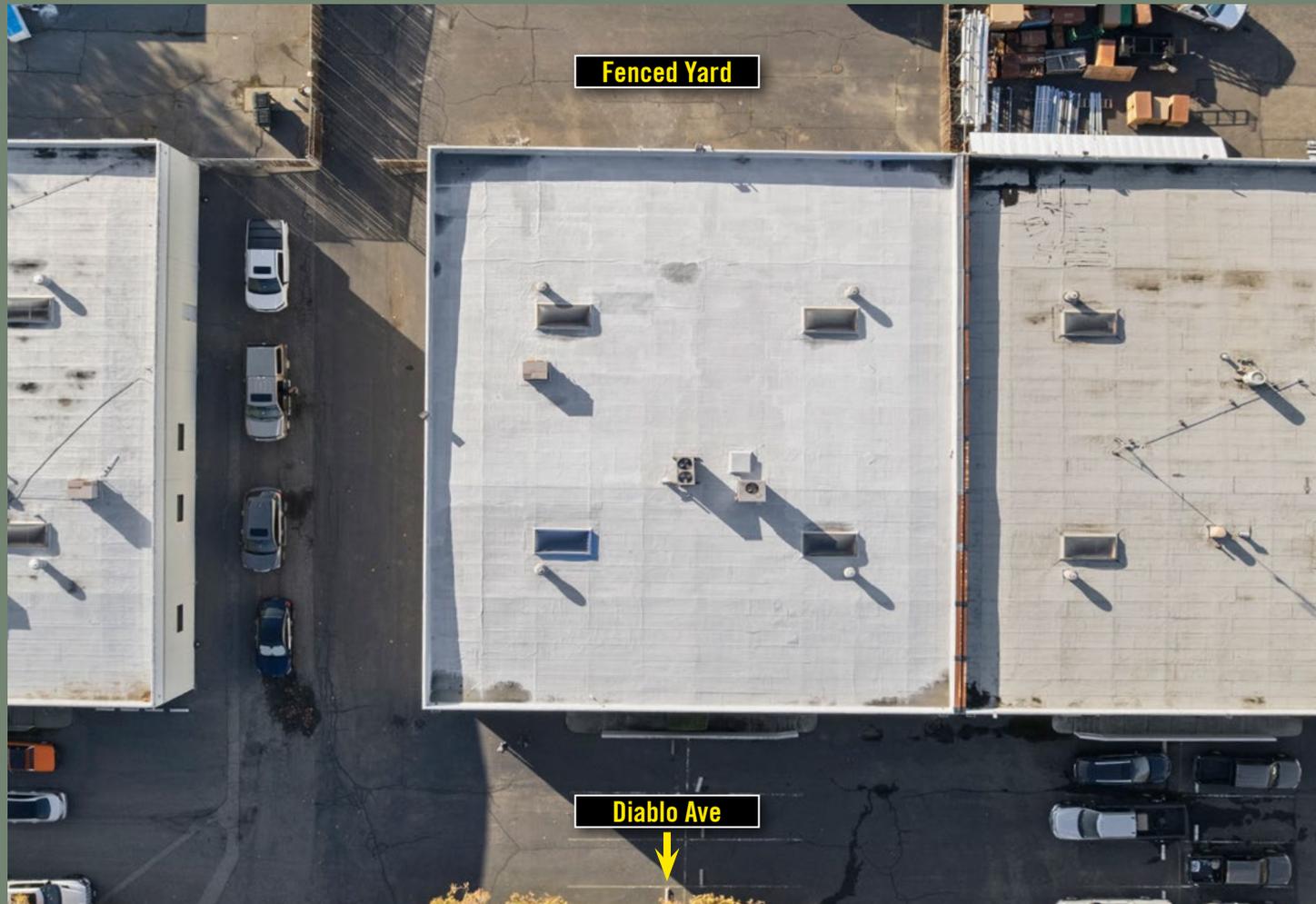
1 THE OPPORTUNITY
3144-3146 DIABLO AVE



PROPERTY INFO

Address:	3144-3146 Diablo Avenue, Hayward, CA 94545
Price:	\$3,200,000 (\$405/SF)
Total Size:	± 7,888 SF Concrete Tilt Up
Warehouse:	± 7,400 SF
Office:	± 388 SF (Not including Mezzanine)
Parcel Size:	± 24,468 SF
Zoning:	General Industrial IG
Clear Height:	± 18'
Yard Area:	± 7,500 SF Fenced, Paved and Secured
Doors:	1 - Dock High Door 3 - Drive-in Loading Doors
Power:	3 Phase, 600 Amp, 120/208 Volt <i>(to be verified by an electrician)</i>

THE FLOOR PLANS



3 THE LOCATION
3144-3146 DIABLO AVE

THE LOCATION



\$ \$96.7K
HOUSEHOLD INCOME

+6% YOY
EXTENDED WORKFORCE

95.1%
OCCUPIED HOUSING UNITS

* Placer.ai 2025

DOWNTOWN HAYWARD: FROM INDUSTRIAL ROOTS TO A VIBRANT MIXED-USE CENTER

The property sits just twelve minutes from the heart of Downtown Hayward, placing you within a dynamic and evolving East Bay hub that blends industrial heritage with community-oriented commerce, culture, and connectivity. Historically, Hayward served as a transit and trade crossroads, with ranchland giving way to commercial corridors and industrial activity over time. Today, Downtown Hayward is a lively central district that combines business, residential, retail, and cultural amenities in a walkable, accessible layout.

The area is anchored by the Hayward BART Station, convenient for commuting across the Bay Area, and enhancing access to labor, clients, and partners. Within walking distance in the Downtown area, you'll find a rich mix of shops, boutiques, vintage stores, and retail services that support both everyday needs and business convenience. Downtown's dining scene includes long-standing favorites like Casper's Hot Dogs (retro-style hot dog staple) and more eclectic offerings in local restaurants and cafés. Just four blocks away from Down-

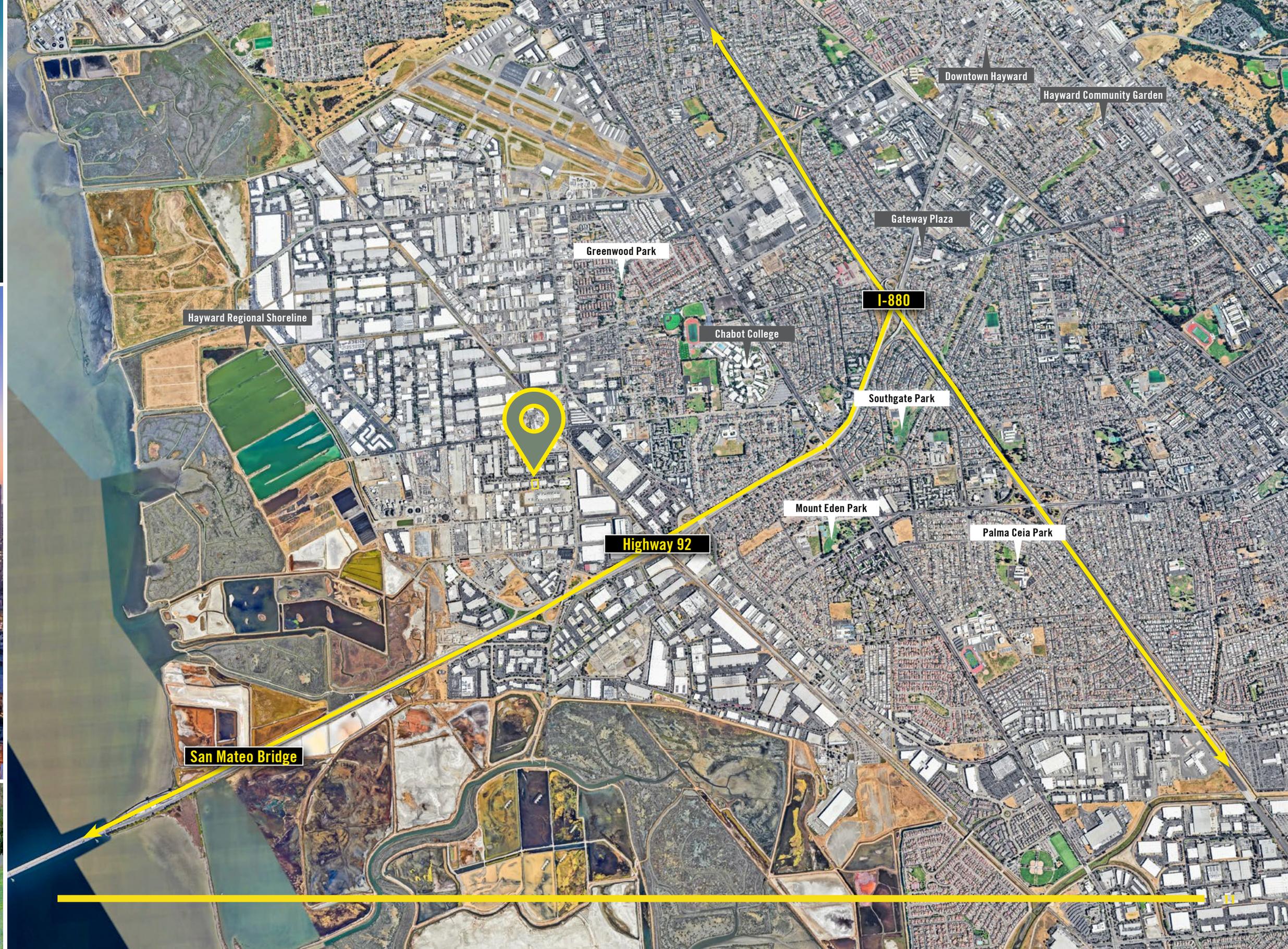
town lies Heritage Plaza. The plaza is a large public park with mature trees, art pieces, and a children's garden, serving as community gathering spot and ideal for employee breaks.

Hayward reflects a blend of industrial, commercial, and residential uses, making the location adaptable to companies needing space, worker access, and amenities — whether for warehousing, light manufacturing, distribution, or office-industrial hybrid uses.





THE PROPERTY IS 40 MIN FROM SF






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