



Prime Downtown Hayward 3 Building Investment/ Owner User /Development Opportunity

762 - 770 A STREET, HAYWARD, CA

AVISON
YOUNG



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Property Details

Asking Price:	\$3,250,000
Land Size:	±22,864 square feet
Building Sizes:	770 A St.: ±10,008 sf Office 762 & 766 A St.: ±2,500 sf total Storefront Retail Buyer to verify
Parking:	35+ Parking Spaces
Occupancy:	770 A St. office is 90% occupied 762 and 766 A St. Retail units are both 100% occupied.
Zoning:	CC-C City Center Commercial DT-MS Downtown Main Street
APN:	428-0051-046-02
Opportunity Zone:	Yes
Fire Sprinklers:	770 A Street





Investment Highlights

- 2 Blocks From The Hayward BART Station
- Surrounded By Coffee Houses, Restaurants, Markets, And Banks
- Opportunity Zone Location
- Diversified mix of ±10,008 sf of office suites and 2 adjacent storefront retail units
- High Profile Downtown Hayward Location
- Immediately Adjacent To New Mixed-Use Development
- 770 A Street: 90% occupied,
- 762 and 766 A Street: 100% occupied
- Permitted Uses Include: Mixed-Use Residential, Professional Office, Retail, Restaurant, Service and Daycare
- 70 Foot Frontage on A Street. Lot goes block to block from A Street to Smalley Street



Asking Price
\$3,250,000



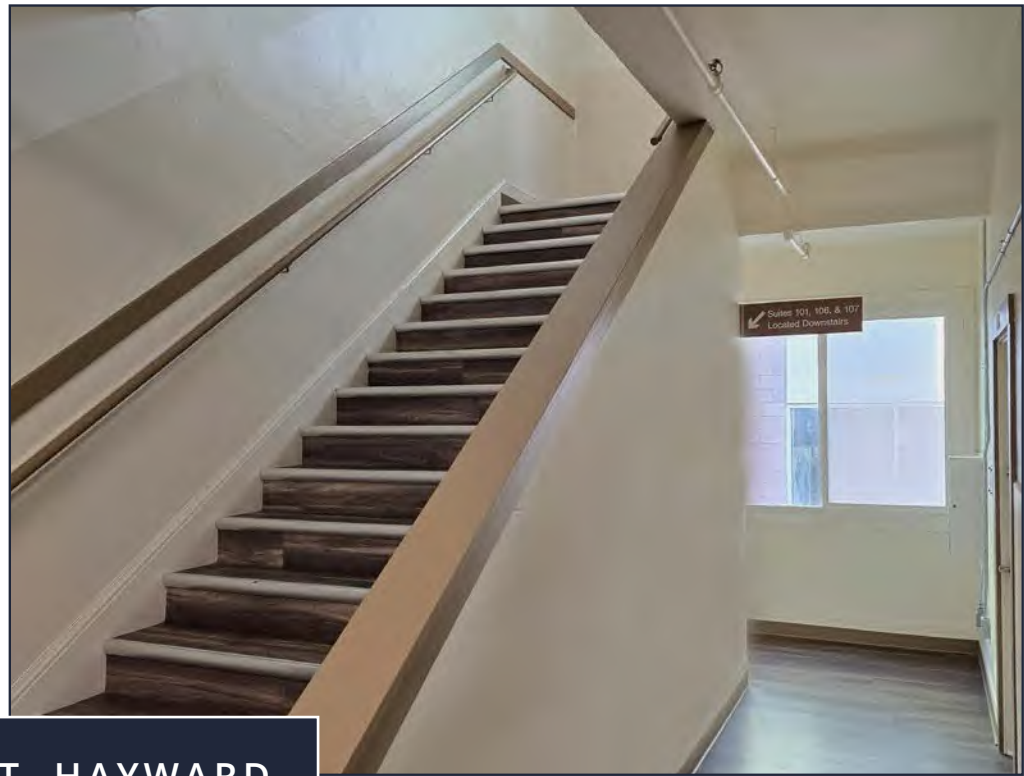
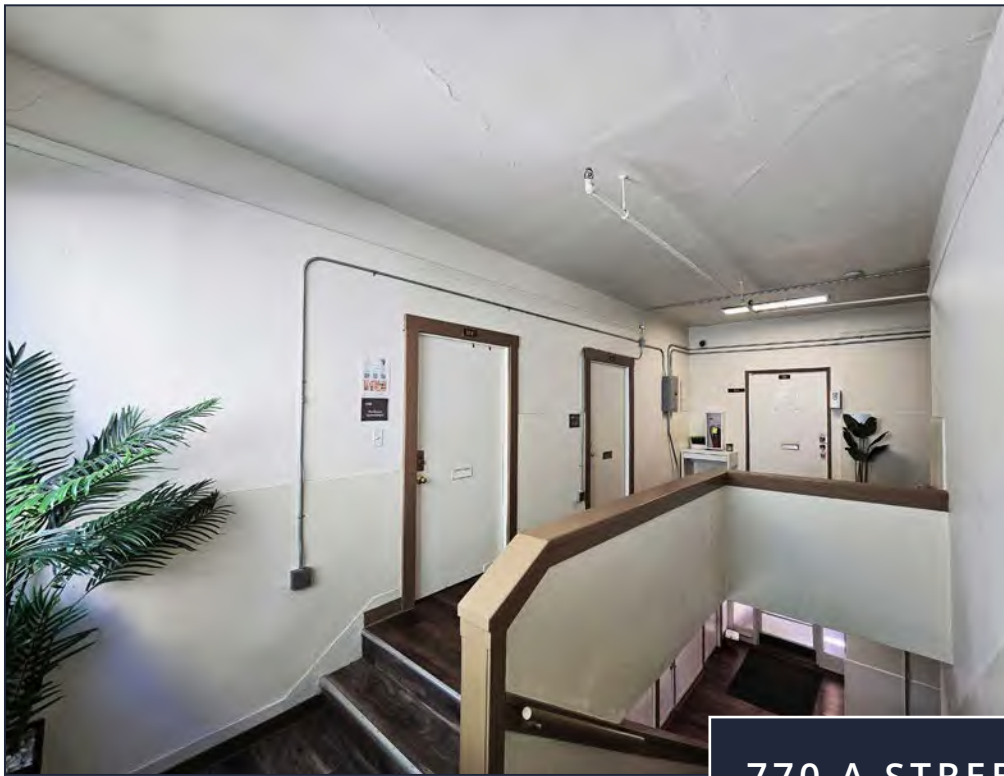
Building Sizes
Office: ±10,008 sf
Retail: ±2,500 sf



Land Size
±22,864 sf



Zoning
CC-C (City Center Commercial)
DT-MS: Downtown Main Street



770 A STREET, HAYWARD





762 A STREET, HAYWARD



766 A STREET, HAYWARD



Property Aerial



Rent Roll

Building	Unit	Tenant	Rent	Date Lease Commenced	Lease Expiration
770 A Street	101	David's Plumbing Repair	\$1,050	12/1/2021	Month to Month
770 A Street	106/107	FCI Inc. DBA Beauty by Francesca	\$1,493.22	12/1/21	Month to Month
770 A Street	201/202	Forever Bay Beauty	\$832.00	5/10/24	Month to Month
770 A Street	203	GK Microartistry	\$700	2/15/25	2/28/29
770 A Street	204	Top of the line Janitorial	\$1,236	2/1/24	1/31/26
770 A Street	207	Lisa Anderson	\$515	2/1/24	1/31/26
770 A Street	208/209	Natalie Cuspard	\$1,175	1/11/22	1/31/26
770 A Street	301	SB Automotive	\$500	6/6/25	5/31/27
770 A Street	302	Alice Gilbert	\$450	1/9/25	1/31/26
770 A Street	303	Davonda Gulley	\$500	3/1/23	Month to Month
770 A Street	304	Vacant	N/A	N/A	N/A
770 A Street	306	Counseling Supports You	\$386.25	5/1/23	Month to Month
770 A Street	308	Yesenia Montes-Gullen	\$500	7/28/23	Month to Month
770 A Street	309/310	Ferien Umali	\$1,114	7/28/23	Month to Month
762 A Street	762	Ana's Elegant Braids	\$1,800	3/1/23	2/29/28
766 A Street	766	Tasty Szechuan	\$2,731.82	7/28/23	4/30/27
17 Units			\$14,983.29		

Development Standards

ZONING:	CC-C (City Center Commercial)
LOT:	±22,864 Square Feet
FRONTAGE:	70 Feet

DEVELOPMENT STANDARD	RESIDENTIAL MIXED-USE
Units Per Acre	50 Units Per Acre
Height Limit	55 Feet
Maximum Lot Coverage	None
Minimum Lot Size	None
Minimum Lot Frontage	None
Minimum Lot Coverage	None
Side Yard Setback	5 Feet or 10% of Lot Width Up to 10'
Rear Yard Setback	None, Except 15 Feet Is Required For Uses Abutting Residential Zones

CITY CENTER COMMERCIAL (CC-C)

The CC-C district is intended to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to, retail, office, service, lodging, entertainment, education, and multi-family residential uses.

DT-MS DOWNTOWN MAIN STREET

A walkable, vibrant urban main street serving as the citywide focal point for Hayward with commercial, retail, entertainment, and civic uses, public transportation, and small-to-large footprint, moderate-to-high-intensity housing choices, from Main Street Buildings to Lined Buildings.

PARTIAL LIST OF PERMITTED USES

Permitted Uses

Mixed-use residential/retail, professional office, medical, dental, health club, dance or martial arts studio, retail, theater, service commercial uses, day care, educational facility

Conditional Use Permit

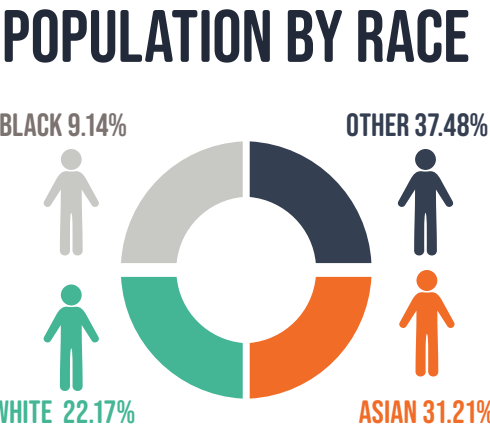
Auto repair, alcohol sales, recycling center, religious facility catering, cultural facility, mortuary, banquet hall, auto sales, brewery or distillery, convenience market, hotel or motel

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Demographics

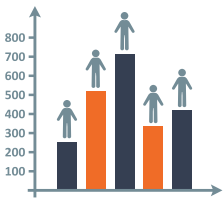


MEDIAN AGE
40
MEDIAN HOME VALUE
\$773,714



HOUSEHOLDS
118,238

AVG HH SIZE
2.4



Owner Occupied
Housing Units: **61,696**

Renter Occupied
Housing Units: **49,735**

Median Household
Income: **\$97,763**

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 762-770 A Street, Hayward, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

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