

42 UNITS

# 26525 Gading Rd, Hayward

WESTWOOD TOWNHOUSES

Colliers



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**TOUR SCHEDULE  
PLEASE CALL LISTING AGENT**

Multifamily Investment Services Group  
1999 Harrison St, Suite 1750  
Oakland, CA



# 2025 DEMOGRAPHICS (2 MILE RADIUS)

**119,472**

Total Population

**5.8%**

Unemployment

**15.6%**

2000-2025 Population Change

**\$134,349**

Avg. Household Income

**\$808,050**

Median Home Price



## TOP EMPLOYERS IN THE EAST BAY



**UC BERKELEY**  
±20,000



**AT&T**  
±11,000



**US POSTAL SERVICES**  
±10,000



**TESLA**  
±10,000



**LAWRENCE LIVERMORE NATIONAL LABORATORY**  
8,750



**CHEVRON CORP**  
8,730



**SAFeway**  
7,922



**BANK OF AMERICA**  
7,081



**PG&E**  
5,200



**KAISER**  
4,730



## OFFERING SUMMARY

The Bay Area Multifamily Team of Colliers International is pleased to present Westwood Townhouses; a 42-unit apartment community on 26525 Gading Road in Hayward, CA. Nestled near major highway arteries such as I-580 & I-238, I-880, and CA-92 the property benefits from easy access to the Silicon Valley, Peninsula, San Francisco, and Downtown Oakland. The neighborhood is close to Downtown Hayward, home to a myriad of high-end dining, entertainment, and shopping options in the area.

## PROPERTY

Built in 1964, Westwood Townhouses feature (42) residential units - all 2-Bedroom / 1-Bath units. The property has gated access, ample on-site parking, and an on-site laundry room. Unit amenities include private backyards, vinyl dual pane windows, engineered hardwood & tile flooring, range and refrigerator. Westwood Townhouse is about a 10-minute drive from Hayward & South Hayward Bart Stations. In addition, the asset is about 4 miles from the 1-Million Sq Ft lifestyle center, Union Landing which is home to over 70 stores, restaurants, and services.

### INVESTMENT HIGHLIGHTS

**Offered at  
\$12,850,000**

**\$305,952 Per Unit**

**\$378 Per SF**

**In Place Cap of 5.54%**

## THE PROPERTY

### Property Information

<b>Address</b>	26525 Gading Rd
<b>County</b>	Alameda
<b>Property Type</b>	Multifamily
<b>APN</b>	454-0025-126-01
<b>Building Square Feet</b>	34,020
<b>Units</b>	42
<b>Lot Size</b>	1.51 Acres
<b>Constructed</b>	1964
<b>Zoning</b>	Medium Density Residential

### Building Systems

<b>Foundation</b>	Slab
<b>Structure</b>	Wood Frame
<b>Exterior Wall</b>	Stucco
<b>Roof Composition</b>	Slope Torch-Down
<b>Windows</b>	Vinyl Dual Pane

<b>Electrical Service</b>	Individually Metered
<b>Gas Service</b>	Individually Metered
<b>Heat Source</b>	In-Unit Wall Mounted

<b>Water Heater</b>	(1) 50-Gallon, (1) 75-Gallon Electric, and (4) 100-Gallon
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<b>Laundry</b>	On-Site Laundry Room (5 Sets of W/D)
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<b>Unit Mix</b>	(42) 2x1
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### Building Information

<b>Front Entryway</b>	Physical Key Entry
<b>Common Area</b>	Recreation Room
<b>Kitchens</b>	Newly Painted, Mixture of Original & Updated Cabinets, Tile & Engineered Hardwood Flooring
<b>Bathrooms</b>	Newly Painted, Updated Countertops & Cabinets
<b>Bedrooms</b>	Overhead lighting, New Paint, Engineered Hardwood Flooring
<b>Dining/Living Room Area</b>	Engineered Hardwood Flooring
<b>Parking</b>	(60) Uncovered Parking Spaces
<b>Lighting</b>	Overhead
<b>Additional Notes</b>	Private Backyard for each Unit

## INVESTMENT HIGHLIGHTS

### Attractive Unit Mix & Features

The Westwood Townhouses are comprised of ALL Two Story, 2-Bedroom / 1-Bath units at 810 sqft. The asset provides an excellent opportunity for an incoming investor to capitalize on the large unit formats. The property amenities featured are: on-site parking, on-site laundry facility, and private backyards.

### Turnkey Asset

80% of the units have been recently renovated with a new security gate & camera system, all dual pane windows, fresh exterior painting, new asphalt & landscaping, and renovation of community center. The asset is well-positioned for long-term income stability and future appreciation by capitalizing on the substantial loss-to-lease and proximity to San Francisco, Oakland, and the rest of the Bay Area.

### Unparalleled East Bay Proximity

The property is located near Interstate 880, Interstate 580, and CA 92 freeway which are main arteries connecting the entire Bay Area. Southland Mall contains numerous restaurants and businesses such as Macy's, Round1 Bowling & Amusement, Planet Fitness, Panera Bread, ROSS, and many more for tenants to enjoy. Westwood Townhomes is located just 2 miles from the South Hayward BART Station and 1.3 miles from Starbucks & CVS.

### Location Insulated from New Supply

In today's market, there is a dearth of development constraining supply. Multifamily construction activity in the broader East Bay market has declined to its lowest level in several years, while tenant demand remains strong and vacancy rates continue to stabilize post-COVID. According to February 2026 CoStar data, there are currently no active multifamily developments that have broken ground in the Hayward submarket. The ongoing limited construction, combined with sustained demand for affordable housing, is expected to support rent growth and demand drivers after two years of relative stagnation.

### An Affordable Alternative to Home Ownership

Hayward is home to one of the strongest housing markets in the Bay Area with an average sale price of **\$822,756** for a 2-bedroom single family home. In the current marketplace, a tenant will receive a **62.61% discount** renting a 2-bedroom 1-bathroom unit at 26525 Gading Rd compared to a monthly payment (rent, insurance, taxes) for a comparable 2-bedroom home/condo in the area. Therefore, demand to rent will continue to rise as purchasing single family homes become increasingly cost prohibitive.

## HIGHLIGHTS

- Premium Unit Mix of 2-Bedroom Townhouse Style Units
- Ample On-Site Parking
- Desirable In Place Cash Flow
- Private Backyard in All Units
- Laundry Facility On-Site & Recreation Room
- Well Maintained Buildings
- 10 minutes from Hayward & South Hayward BART Stations
- 4 miles from Union Landing, over 1 Million Sq Ft of Retail

# FINANCIAL PERFORMANCE REVIEW

INCOME	SCENARIO 1 IN-PLACE RENTS				GO-TO-MARKET IN-PLACE RENTS				SCENARIO 3 MARKET RENTS		
	Per Unit	Per Month	Annual		Per Unit	Per Month	Annual		Per Unit	Per Month	Annual
Potential Market Rent	\$31,800	\$111,300	\$1,335,600		\$31,800	\$111,300	\$1,335,600		\$31,800	\$111,300	\$1,335,600
(Loss to Lease)/Gain to Lease	-13.08%	(\$4,160)	(\$14,561)	-13.08%	(\$4,160)	(\$14,561)	(\$174,728)	0.00%	\$0	\$0	\$0
Gross Potential Income		\$27,640	\$96,739		\$27,640	\$96,739	\$1,160,872		\$31,800	\$111,300	\$1,335,600
<b>OTHER INCOME</b>											
Laundry Income		\$317	\$1,109		\$317	\$1,109	\$13,305		\$317	\$1,109	\$13,305
Parking Income		\$134	\$470		\$134	\$470	\$5,640		\$134	\$470	\$5,640
<b>Total Other Income</b>		\$451	\$1,579		\$451	\$1,579	\$18,945		\$451	\$1,579	\$18,945
<b>Gross Income</b>		\$28,091	\$98,318		\$28,091	\$98,318	\$1,179,817		\$32,251	\$112,879	\$1,354,545
Vacancy	5.00%	(\$1,382)	(\$4,837)	5.00%	(\$1,382)	(\$4,837)	(\$58,044)	5.00%	(\$1,590)	(\$5,565)	(\$66,780)
<b>Effective Gross Income</b>		\$26,709	\$93,481		\$26,709	\$93,481	\$1,121,773		\$30,661	\$107,314	\$1,287,765

EXPENSES	CURRENT EXPENSES (NEW TAXES)				PRO FORMA EXPENSES				PRO FORMA EXPENSES		
	Per Unit	Per Month	Annual		Per Unit	Per Month	Annual		Per Unit	Per Month	Annual
Real Estate Taxes	1.1724%	\$3,587	\$12,554	1.1724%	\$3,587	\$12,554	\$150,653	1.1724%	\$3,587	\$12,554	\$150,653
Special Taxes and Assessments		\$103	\$361		\$103	\$361	\$4,335		\$103	\$361	\$4,335
Insurance		\$538	\$1,881		\$1,000	\$3,500	\$42,000		\$1,000	\$3,500	\$42,000
Utilities		\$2,167	\$7,584		\$2,167	\$7,584	\$91,005		\$2,167	\$7,584	\$91,005
Hayward Rent Board Fees	\$66	\$33	\$116	\$66	\$33	\$116	\$1,386	\$66	\$33	\$116	\$1,386
Hayward Rental Inspection Program Fee	\$22	\$22	\$77	\$22	\$22	\$77	\$924	\$22	\$22	\$77	\$924
Contract Services		\$92	\$323		\$86	\$300	\$3,600		\$86	\$300	\$3,600
Landscaping		\$26	\$90		\$29	\$100	\$1,200		\$29	\$100	\$1,200
R&M and Turnover		\$2,593	\$9,076		\$500	\$1,750	\$21,000		\$500	\$1,750	\$21,000
Marketing and Promotion		\$0	\$0		\$60	\$208	\$2,500		\$60	\$208	\$2,500
On-site Payroll		\$470	\$1,644		\$750	\$2,625	\$31,500		\$750	\$2,625	\$31,500
General and Administrative		\$410	\$1,434		\$119	\$417	\$5,000		\$119	\$417	\$5,000
Management Fee	5.67%	\$1,513	\$5,297	4.00%	\$1,068	\$3,739	\$44,871	4.00%	\$1,226	\$4,293	\$51,511
Replacement Reserves		\$250	\$875		\$250	\$875	\$10,500		\$250	\$875	\$10,500
<b>Total Expenses</b>		\$11,803	\$41,312		\$9,773	\$34,206	\$410,474		\$9,931	\$34,759	\$417,113
Expense Load			44.19%			36.59%				32.39%	
<b>Net Operating Income</b>		\$14,906	\$52,170		\$16,936	\$59,275	\$711,299		\$20,730	\$72,554	\$870,651
<b>Debt Service</b>		\$10,099	\$35,348		\$10,099	\$35,348	\$424,176		\$10,099	\$35,348	\$424,176
<b>Net Cash Flow</b>		\$4,806	\$16,822		\$6,836	\$23,927	\$287,124		\$10,630	\$37,206	\$446,476

Price	Price/Unit	Price/SF	CAP	GRM	Cash / Cash
\$12,850,000	\$305,952	\$378	4.87%	10.89	3.77%

CAP	GRM	Cash / Cash
5.54%	10.89	5.36%

CAP	GRM	Cash / Cash
6.78%	9.49	8.33%

1	Potential Market Rent	Assumes all units at market rents, see unit summary for projected market rents.
2	(Loss to Lease) / Gain to Lease	Current loss-to-lease is 13.08% based on projected market rent assumptions.
3	Laundry Income	Underwritten to the Year End 2025 Operating Statement.
4	Parking Income	Underwritten to the Feb 2026 Rent Roll Annualized.
5	Vacancy	Assumes 5.00% vacancy, in-line with historical operations and current sub-market performance.
6	Real Estate Taxes	Current ad-valorem property taxes based on the actual 2025-2026 Tax Bill. Millage rate is 1.1724%.
7	Special Taxes and Assessments	Current special assessments based on the actual 2025-2026 Tax Bill.
8	Insurance	Projected at \$1,000 per unit annually.
9	Utilities	Underwritten to the Year End 2025 Operating Statement including Water, Trash, Phone, Gas & Electric.
10	Hayward Rent Board Fees	Projected Rent Adjustment Program mandated fee of \$66 per unit per year. Analysis assumes 50% passthrough to tenants.
11	Hayward Rental Inspection Program Fee	Projected annual fee of \$22 per unit per year.
12	Contract Services	Projected at \$300 per month, in-line with comparable properties in the market.
13	Landscaping	Projected at \$100 per month, in-line with comparable properties in the market.
14	R&M and Turnover	Based on \$500 per unit, in-line with comparable properties in the market.
15	Marketing and Promotion	Based on \$2,500 annually including Advertising, Job Posting Ads and Other Renting Expense.
16	On-site Payroll	Based on \$750 per unit annually, in line with comparable properties in the market.
17	General and Administrative	Based on \$5,000 annually and contemplates technology costs, licenses and permits and administrative fees.
18	Management Fee	Projected at 4.00% of Effective Gross Income.
19	Replacement Reserves	Projected at \$250 per unit per year.

# RENT ROLL SUMMARY

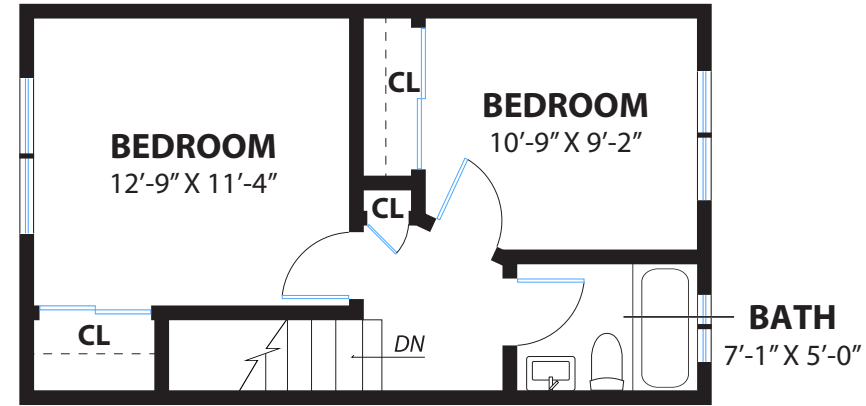
UNIT TYPE	TOTAL UNITS	ESTIMATED UNIT S.F.	IN-PLACE RENTS	IN-PLACE PSF	HIGHEST ACHIEVED CURRENT CONDITION	HIGHEST ACHIEVED PSF	MARKET RENTS	MARKET PSF
2 x 1	42	810	\$2,303	\$2.84	\$2,500	\$3.09	\$2,650	\$3.27
TOTALS / WTD AVGS	42	34,020	\$96,739	-	\$105,000	-	\$111,300	-
AVERAGES	-	810	\$2,303	\$2.84	\$2,500	\$3.09	\$2,650	\$3.27
ANNUALIZED	-	-	\$1,160,872	-	\$1,260,000	-	\$1,335,600	-

# RENT ROLL

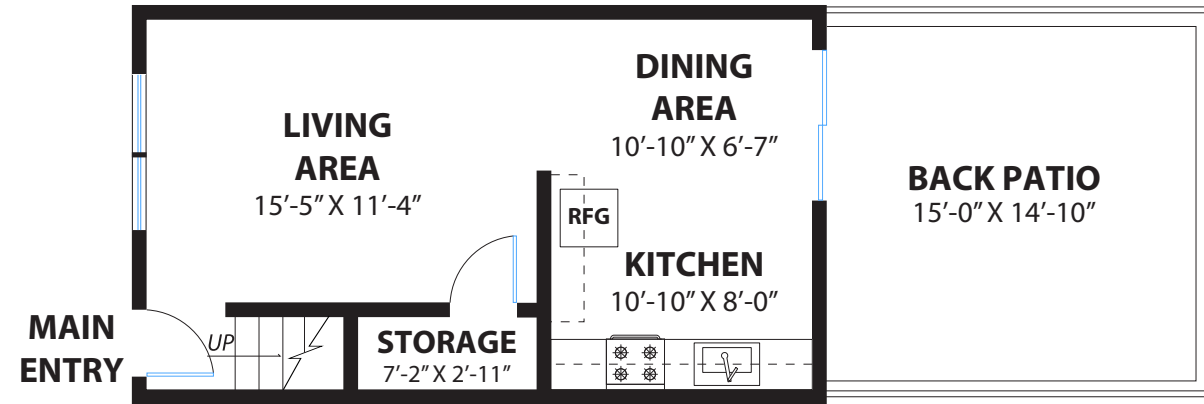
Unit Number	Unit Type	Unit SF	In-Place Rent	In-Place Rent / SF	Market Rent	Housing Portion	Tenant Portion	Parking	Lease Start Date	Lease End Date	Tenure (years)
1	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	-	03/27/21	03/26/22	4.94
2	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	11/28/25	11/27/26	0.26
3	2 x 1	810	\$2,080	\$2.57	\$2,650	-	-	\$25	03/01/02	02/02/26	24.02
4	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	02/23/24	02/22/25	2.02
5	2 x 1	810	\$2,500	\$3.09	\$2,650	-	-	-	02/04/26	02/03/27	0.07
6	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	\$35	11/10/22	11/09/23	3.31
7	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	\$35	10/15/22	11/09/23	3.38
8	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	10/25/24	10/24/25	1.35
9	2 x 1	810	\$2,425	\$2.99	\$2,650	-	-	\$35	06/26/19	06/25/20	6.69
10	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	02/21/25	02/20/26	1.03
11	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	\$35	08/16/21	08/15/22	4.55
12	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	05/30/25	05/29/26	0.76
13	2 x 1	810	\$2,160	\$2.67	\$2,650	-	-	\$35	08/15/16	06/14/17	9.55
14	2 x 1	810	\$2,415	\$2.98	\$2,650	\$1,857	\$558	-	03/14/22	03/13/23	3.97
15	2 x 1	810	\$2,308	\$2.85	\$2,650	\$2,150	\$155	-	11/20/24	11/19/25	1.28
16	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	\$35	08/10/22	08/09/23	3.56
17	2 x 1	810	\$2,350	\$2.90	\$2,650	-	-	-	12/16/24	12/15/25	1.21
18	2 x 1	810	\$2,315	\$2.86	\$2,650	-	-	\$35	12/01/18	11/30/19	7.26
19	2 x 1	810	\$2,350	\$2.90	\$2,650	-	-	-	12/01/24	11/30/25	1.25
20	2 x 1	810	\$2,350	\$2.90	\$2,650	-	-	-	11/20/24	11/19/25	1.28
21	2 x 1	810	\$1,533	\$1.89	\$2,650	-	-	Included	09/30/19	09/29/20	6.43
22	2 x 1	810	\$2,080	\$2.57	\$2,650	-	-	\$35	11/15/14	11/14/15	11.30
23	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	\$35	08/01/23	07/31/24	2.59
24	2 x 1	810	\$2,300	\$2.84	\$2,650	-	-	-	11/09/24	11/08/25	1.31
25	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	08/01/22	07/31/23	3.59
26	2 x 1	810	\$2,310	\$2.85	\$2,650	-	-	\$35	03/15/22	03/14/23	3.97
27	2 x 1	810	\$2,415	\$2.98	\$2,650	-	-	-	11/07/22	11/06/23	3.32
28	2 x 1	810	\$2,425	\$2.99	\$2,650	-	-	\$35	01/17/20	01/18/21	6.13
29	2 x 1	810	\$2,080	\$2.57	\$2,650	-	-	\$35	09/10/04	09/09/05	21.49
30	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	11/06/25	10/31/26	0.32
31	2 x 1	810	\$2,400	\$2.96	\$2,650	-	-	-	10/01/25	09/30/26	0.42
32	2 x 1	810	\$2,080	\$2.57	\$2,650	\$313	\$1,767	-	11/01/07	10/31/08	18.35
33	2 x 1	810	\$2,080	\$2.57	\$2,650	-	-	\$25	05/01/06	04/30/07	19.85
34	2 x 1	810	\$2,425	\$2.99	\$2,650	\$2,234	\$191	-	06/04/21	06/03/22	4.75
35	2 x 1	810	\$2,400	\$2.96	\$2,650	\$1,502	\$898	-	01/13/23	01/12/24	3.14
36	2 x 1	810	\$2,315	\$2.86	\$2,650	-	-	-	04/30/04	04/29/05	21.85
37	2 x 1	810	\$2,080	\$2.57	\$2,650	-	-	-	06/01/03	05/31/04	22.77
38	2 x 1	810	\$2,350	\$2.90	\$2,650	-	-	-	03/08/24	03/07/25	1.99
39	2 x 1	810	\$2,300	\$2.84	\$2,650	-	-	-	11/15/24	11/14/25	1.30
40	2 x 1	810	\$2,300	\$2.84	\$2,650	-	-	-	12/30/24	12/29/25	1.17
41	2 x 1	810	\$2,080	\$2.57	\$2,650	\$1,892	\$188	-	04/01/03	03/31/04	22.94
42	2 x 1	810	\$2,258	\$2.79	\$2,650	\$2,084	\$174	-	11/20/24	11/19/25	1.28
<b>TOTAL</b>	<b>42 Units</b>	<b>34,020</b>	<b>\$96,739</b>	<b>-</b>	<b>\$111,300</b>	<b>\$12,032</b>	<b>\$3,931</b>	<b>\$470</b>			
<b>AVERAGE</b>		<b>810</b>	<b>\$2,303</b>	<b>\$2.84</b>	<b>\$2,650</b>	<b>\$1,719</b>	<b>\$562</b>	<b>\$34</b>			
<b>ANNUALIZED</b>			<b>\$1,160,872</b>	<b>-</b>	<b>\$1,335,600</b>	<b>\$144,384</b>	<b>\$47,172</b>	<b>\$5,640</b>			



# FLOOR PLAN | 2 BED \ 1 BATH TOWNHOUSE UNITS



UPPER LEVEL



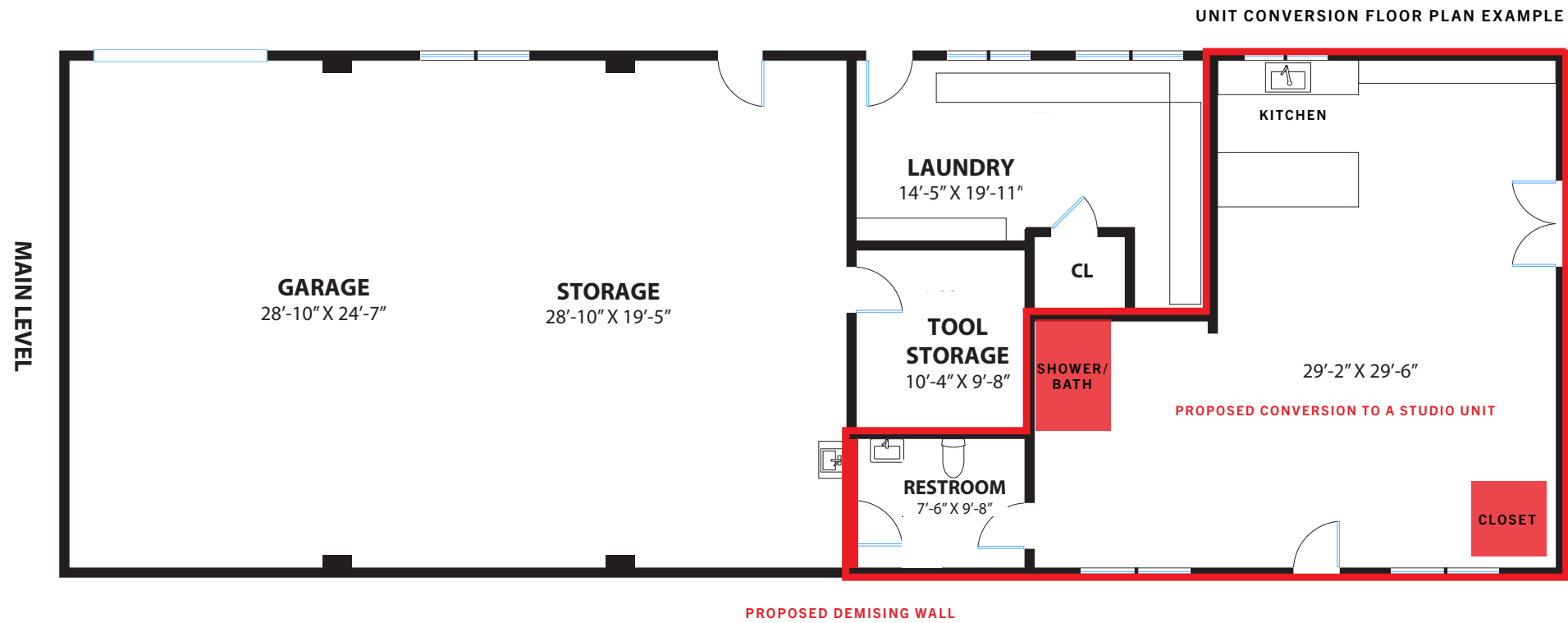
MAIN LEVEL

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# FLOOR PLAN | RECREATION/GARAGE | PROPOSED ADU CONVERSION



**932 Square Feet**

This structure originally served to hold a community pool and clubhouse. Given the large footprint, recent renovations, and existing utilities, it is an ideal possible ADU conversion.

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# SALE COMPARABLES



WESTWOOD TOWNHOUSES			
<b>Address</b>	26525 Gading Rd, Hayward	Price	\$12,850,000
<b>Units</b>	42	Price / Unit	\$305,952
<b>Built</b>	1964	Price / SF	\$378
<b>Sale Date</b>	OTM	Cap Rate	5.54%
		GRM	10.89



ARBOR APARTMENTS			
<b>Address</b>	22032 Arbor Ave, Hayward	Price	\$5,600,000
<b>Units</b>	18	Price / Unit	\$311,111
<b>Built</b>	1965	Price / SF	\$359
<b>Sale Date</b>	01/13/26	Cap Rate	6.50%
		GRM	10.55



PARK TOWER APARTMENTS			
<b>Address</b>	20353 Park Way, Castro Valley	Price	\$16,500,000
<b>Units</b>	52	Price / Unit	\$317,308
<b>Built</b>	1964	Price / SF	\$363
<b>Sale Date</b>	09/09/25	Cap Rate	6.25%
		GRM	9.88



THE MIX AT SOHAY			
<b>Address</b>	29213 Mission Blvd, Hayward	Price	\$22,800,000
<b>Units</b>	72	Price / Unit	\$316,667
<b>Built</b>	2021	Price / SF	\$228
<b>Sale Date</b>	08/27/25	Cap Rate	3.86%
		GRM	16.00

Type		QTY
<b>UNIT MIX</b>	Studio	-
	1-Br	-
	2-Br	42
	3-Br	-
<b>AVG. RENT / UNIT:</b>		\$2,303

Type		QTY
<b>UNIT MIX</b>	Studio	-
	1-Br	6
	2-Br	6
	3-Br	6
<b>AVG. RENT / UNIT:</b>		\$2,457

Type		QTY
<b>UNIT MIX</b>	Studio	1
	1-Br	24
	2-Br	24
	3-Br	3
<b>AVG. RENT / UNIT:</b>		\$2,676

Type		QTY
<b>UNIT MIX</b>	Studio	16
	1-Br	5
	2-Br	51
	3-Br	-
<b>AVG. RENT / UNIT:</b>		\$1,650



GREENLEAF APARTMENTS			
<b>Address</b>	27495 Manon Ave, Hayward	Price	\$7,352,000
<b>Units</b>	22	Price / Unit	\$334,182
<b>Built</b>	1963	Price / SF	\$418
<b>Sale Date</b>	06/26/25	Cap Rate	-
		GRM	-



25886-25888 GADING RD			
<b>Address</b>	25886-25888 Gading Rd, Hayward	Price	\$3,475,000
<b>Units</b>	11	Price / Unit	\$315,909
<b>Built</b>	1964	Price / SF	\$328
<b>Sale Date</b>	05/30/25	Cap Rate	6.88%
		GRM	10.03

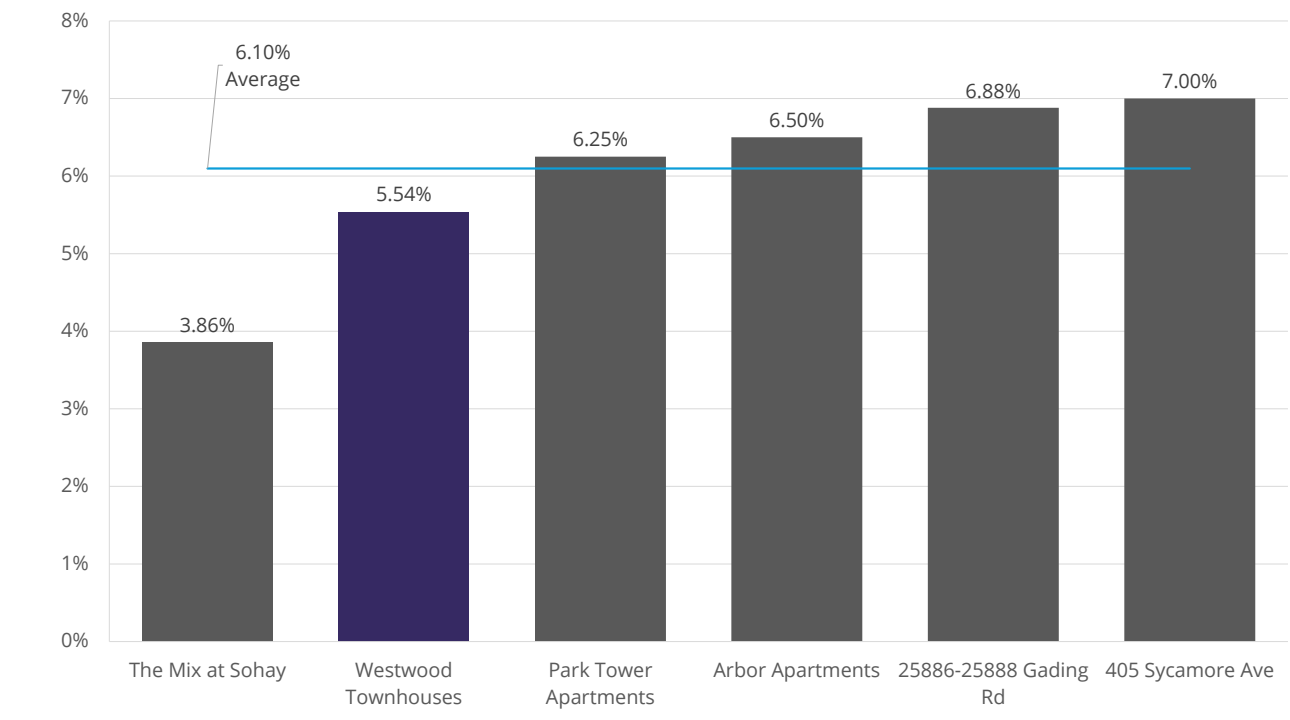
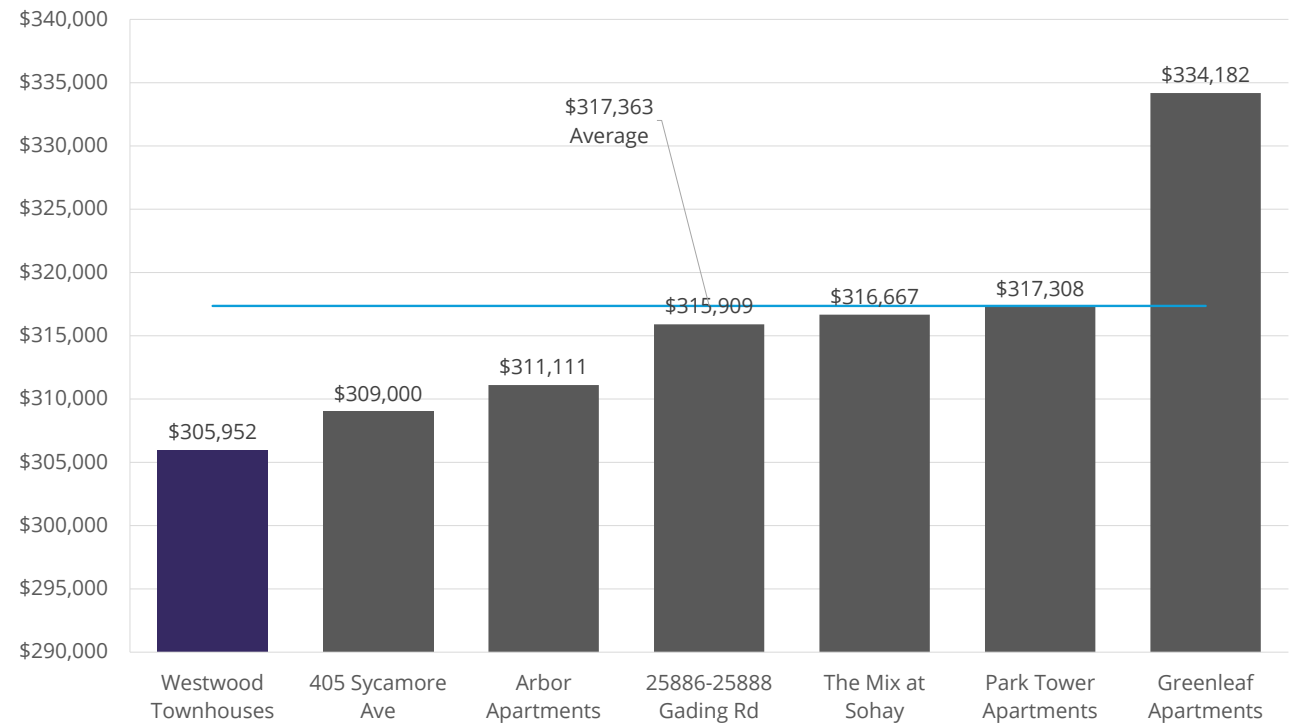


405 SYCAMORE AVE			
<b>Address</b>	405 Sycamore Ave, Hayward	Price	\$3,090,000
<b>Units</b>	10	Price / Unit	\$309,000
<b>Built</b>	1964	Price / SF	\$325
<b>Sale Date</b>	05/15/25	Cap Rate	7.00%
		GRM	8.82

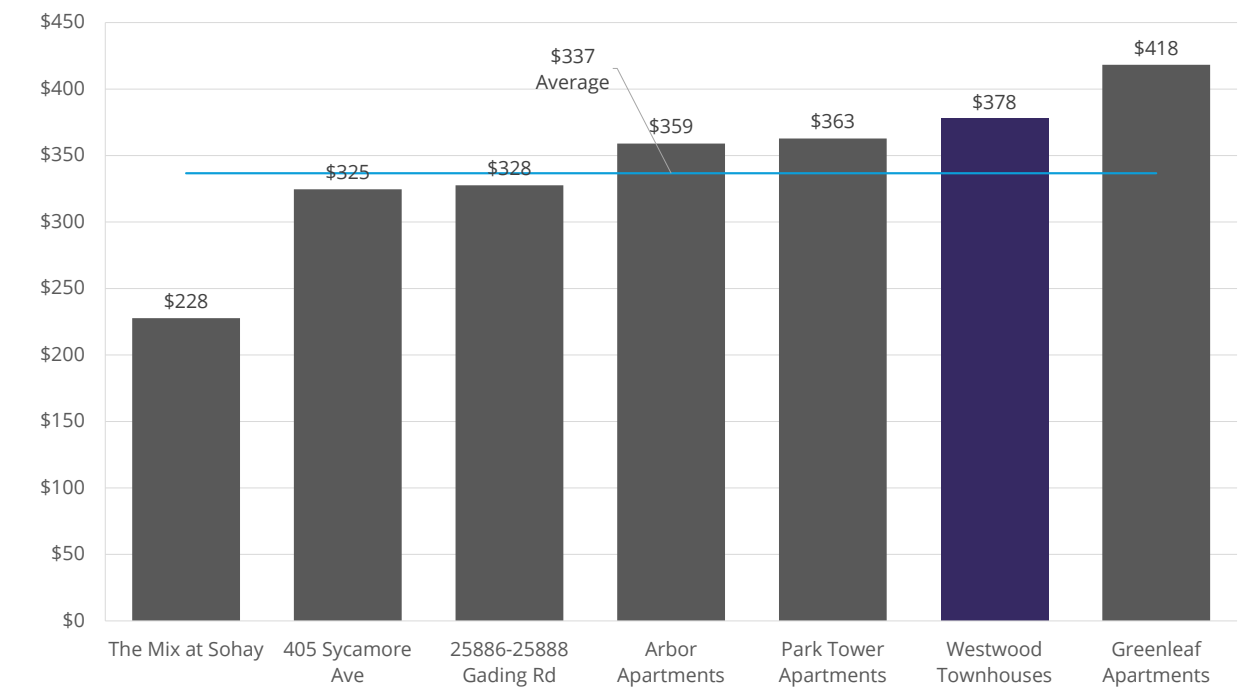
Type		QTY
<b>UNIT MIX</b>	Studio	-
	1-Br	-
	2-Br	22
	3-Br	-
<b>AVG. RENT / UNIT:</b>		-

Type		QTY
<b>UNIT MIX</b>	Studio	-
	1-Br	-
	2-Br	11
	3-Br	-
<b>AVG. RENT / UNIT:</b>		\$2,625

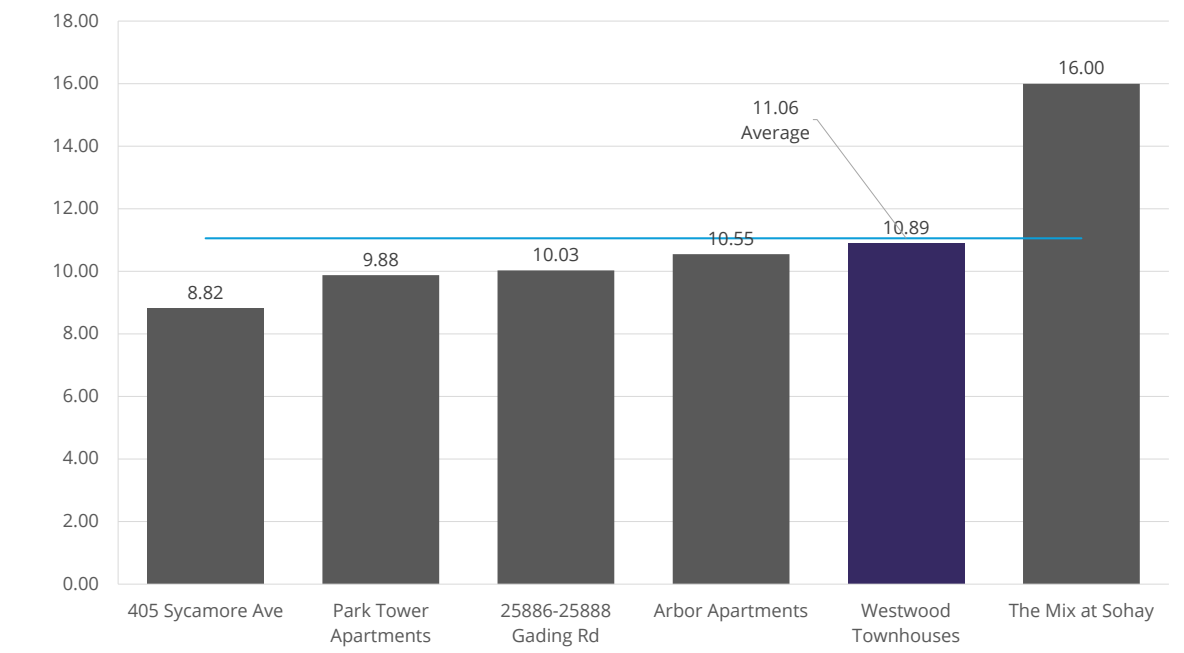
Type		QTY
<b>UNIT MIX</b>	Studio	10
	1-Br	-
	2-Br	-
	3-Br	-
<b>AVG. RENT / UNIT:</b>		\$2,919



**PRICE PER SF**



**GROSS RENT MULTIPLIER**



## RENT COMPARABLES



WESTWOOD TOWNHOUSES		TYPE	EST. SF*	RENT	RENT/SF
<b>ADDRESS</b>	26525 Gading Rd	2 BEDROOM IN-PLACE	810	\$2,303	\$2.84
	Hayward, CA 94544	2 BEDROOM MARKET	810	\$2,650	\$3.27
<b>UNITS</b>	42				
<b>YEAR BUILT</b>	1964				
<b>NOTES</b>	Subject Property. Well-maintained asset. *Buyer to verify square footages.				



VIVANTE		TYPE	SF	RENT	RENT/SF
<b>ADDRESS</b>	26603 Gading Rd	2 x 2	800	\$2,448	\$3.06
	Hayward, CA 94544				
<b>UNITS</b>	51				
<b>YEAR BUILT</b>	1965				
<b>NOTES</b>	Offering 4 weeks free on select units. Stainless steel appliances, dual pane windows, pool, and on-site laundry.				



AUSTIN COMMONS		TYPE	SF	RENT	RENT/SF
<b>ADDRESS</b>	50 Austin Ave	2 x 2	1,000	\$2,750	\$2.75
	Hayward, CA 94544				
<b>UNITS</b>	208				
<b>YEAR BUILT</b>	1987				
<b>NOTES</b>	Offering 2 months free on select units. On-site laundry facility, swimming pool, dishwasher and balcony/patio.				



GARDEN LUND		TYPE	SF	RENT	RENT/SF
<b>ADDRESS</b>	90 Lund Ave	2 x 2	1,000	\$2,495	\$2.50
	Hayward, CA 94544				
<b>UNITS</b>	52				
<b>YEAR BUILT</b>	1981				
<b>NOTES</b>	Covered parking, deck, dishwasher, stainless steel appliances, and granite kitchen countertops.				



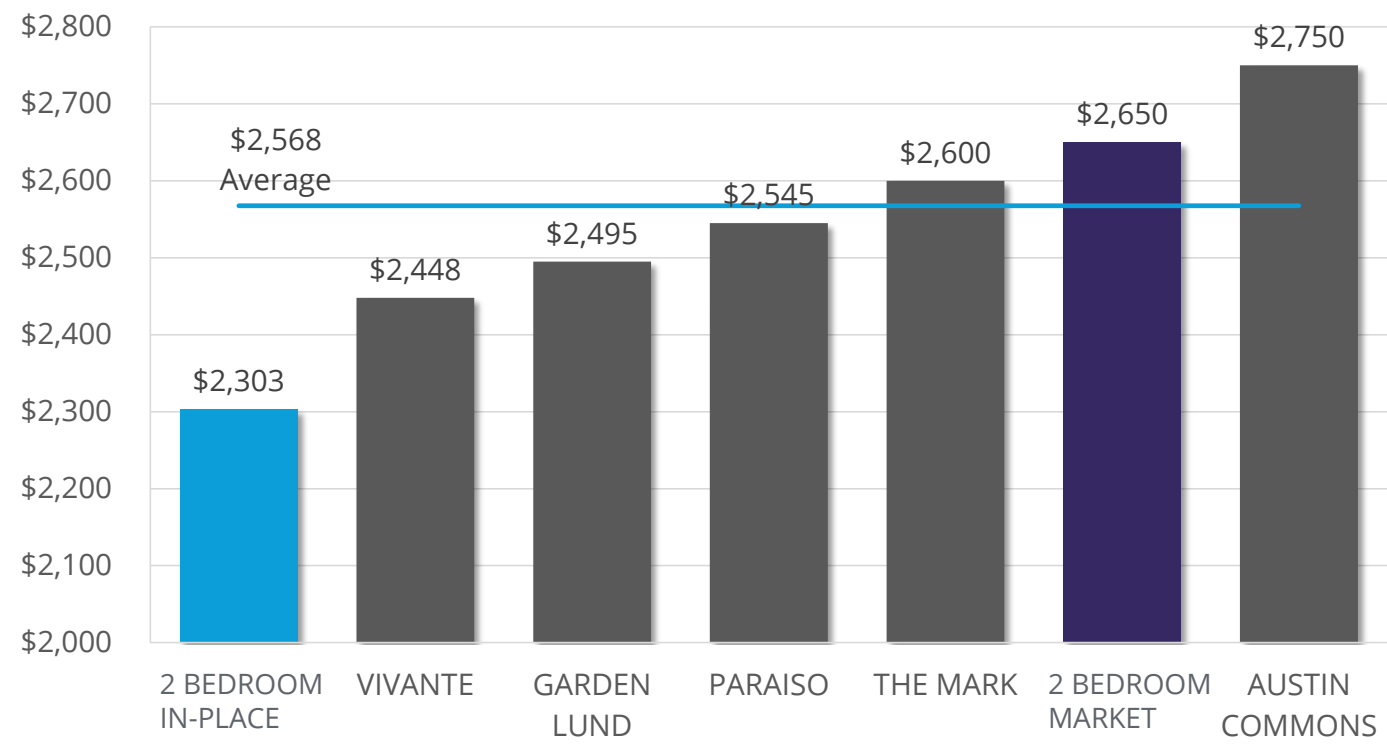
PARAISO		TYPE	SF	RENT	RENT/SF
<b>ADDRESS</b>	963 W Tennyson Rd	2 x 2	1,000	\$2,545	\$2.55
	Hayward, CA 94544				
<b>UNITS</b>	63				
<b>YEAR BUILT</b>	1962/ Renov 2004				
<b>NOTES</b>	On-site laundry, on-site parking, controlled access, pool, quartz counterops, and dishwasher.				

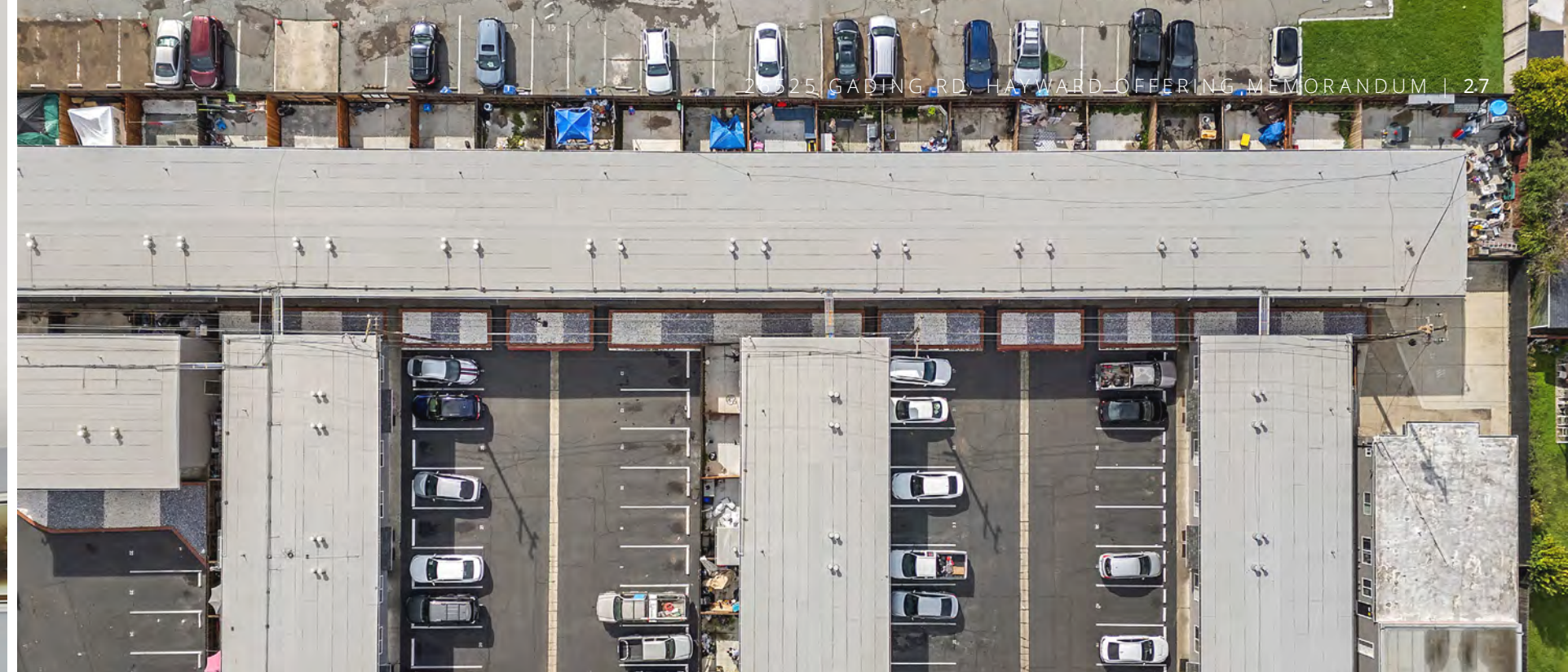


THE MARK		TYPE	SF	RENT	RENT/SF
<b>ADDRESS</b>	24650 Amador St	2 x 2	900	\$2,600	\$2.89
	Hayward, CA 94544				
<b>UNITS</b>	150				
<b>YEAR BUILT</b>	1965				
<b>NOTES</b>	Offering 1 month free on select units. Pool and gym.				

# RENT COMPARABLES

## 2-BEDROOM COMPARISON







# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 266525 Gading Rd, Hayward, CA CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 26525 Gading Rd, from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 26525 Gading Rd you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 26525 Gading Rd or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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**42 UNITS**

# 26525 Gading Road Hayward, CA

**WESTWOOD TOWNHOUSES**



**EXCLUSIVE LISTING TEAM**