

RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

1289 RUSSELL WAY, HAYWARD, CA



PRESENTED BY:

Tyler Clark
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1,350,000
Asking Price



6,556 SF (±0.15 Acres)
Lot Size

PROPERTY HIGHLIGHTS:

- **Number of Residence:** Fourteen (14)
- **APN:** 415-240-32
- **Zoning:** Urban Neighborhood Zone
- **Garage Parking:** 7
- **Bicycle Racks:** 8

Unit Mix:	Type	Est. SqFt	Notes
8	Junior 1 Bedroom	443-462	
2	1 Bedroom / 1 Bath	527	
2	2 Bedroom / 1 Bath	537	
1	2 Bedroom / 1 Bath	427	ADA
1	1 Bedroom / 1 Bath	462	Affordable

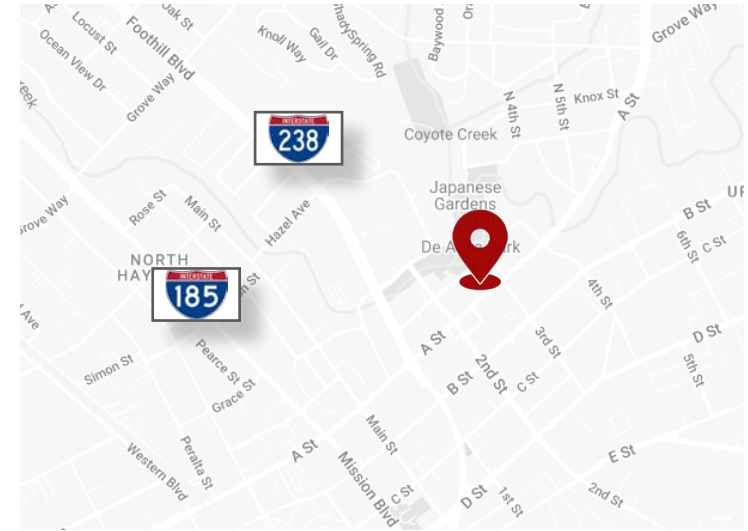
ECONOMIC DATA:

- **Price:** \$1,350,000

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JAPANESE GARDENS:

Nestled directly next to Hayward's renowned Japanese Gardens, this development site offers a rare opportunity to build alongside one of the most tranquil and picturesque landmarks in the city. The lush, meticulously maintained gardens provide a serene backdrop—enhancing both the aesthetic appeal and long-term value of the property.



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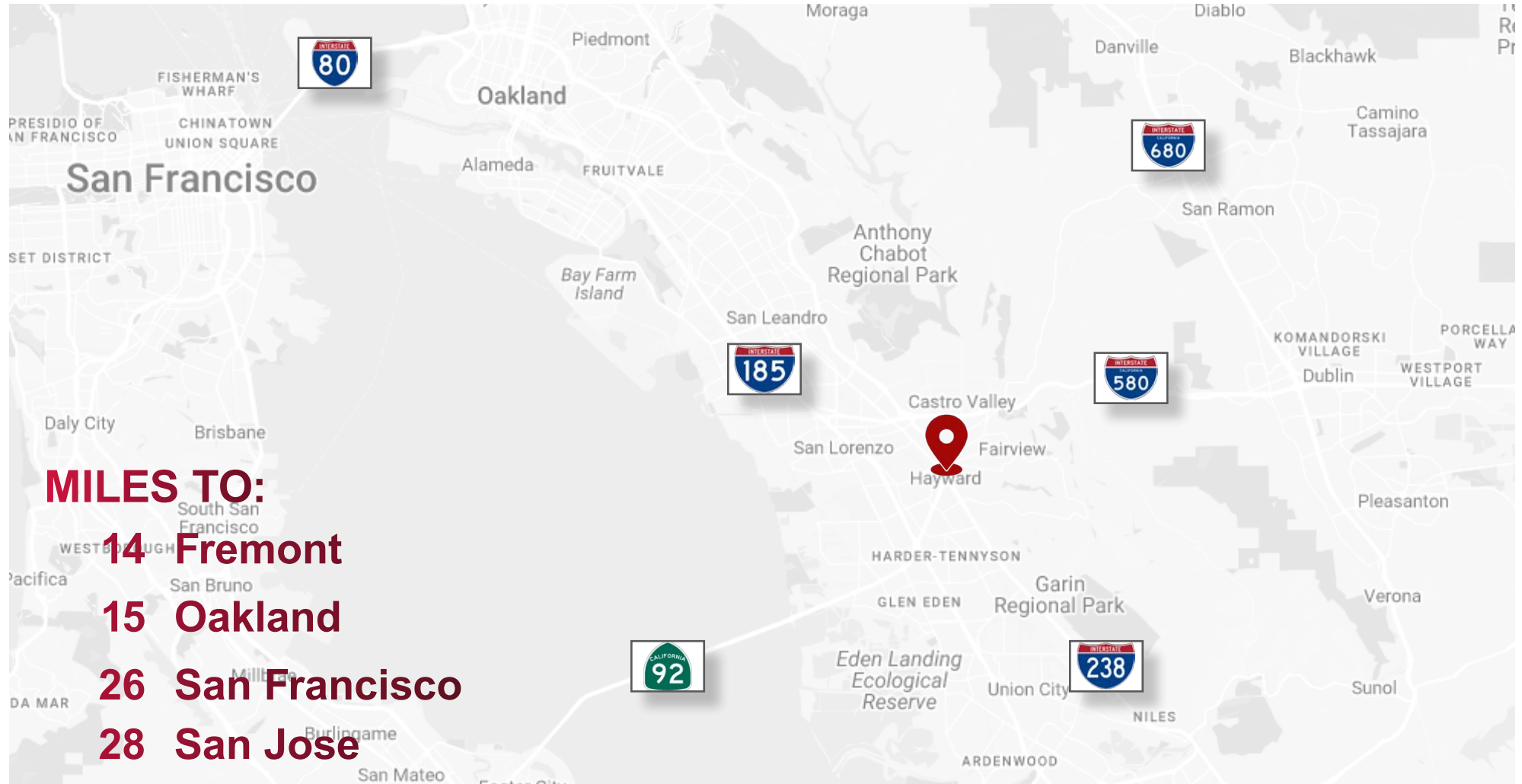
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LOCATION OVERVIEW:



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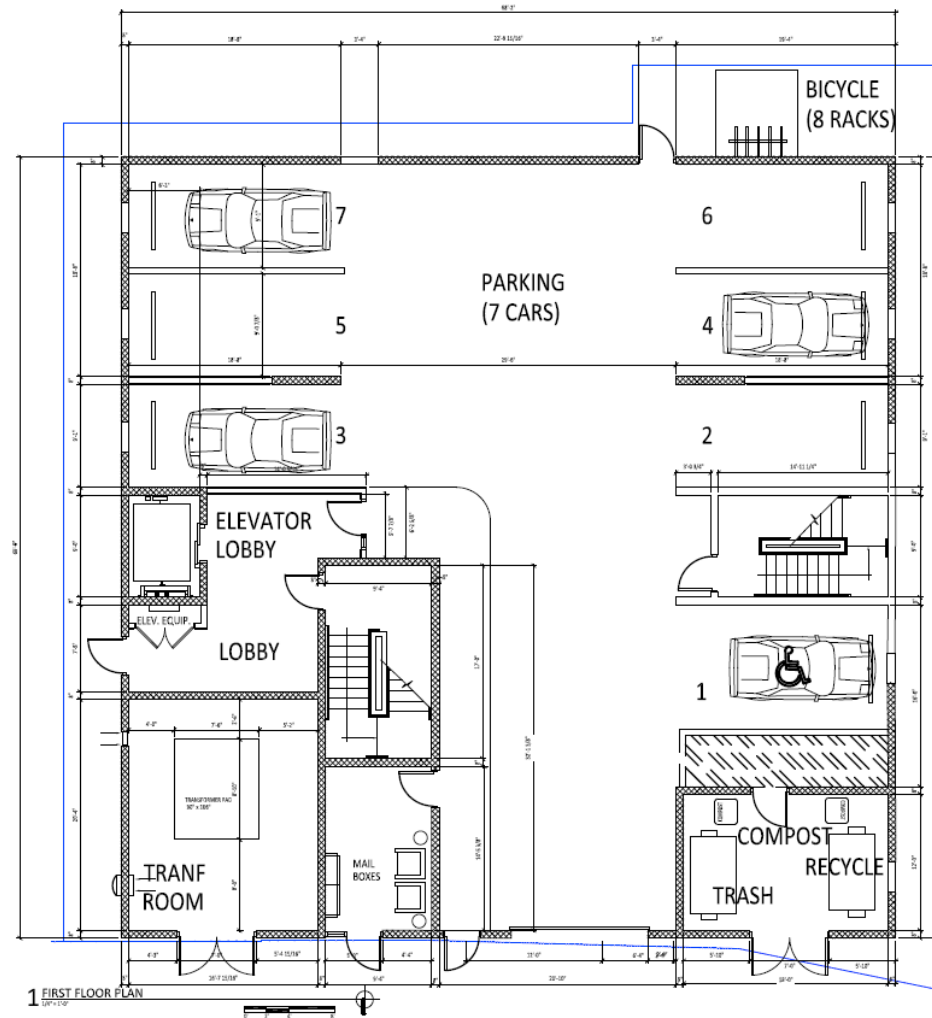
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FLOOR PLAN - FIRST FLOOR:



PRESENTED BY:

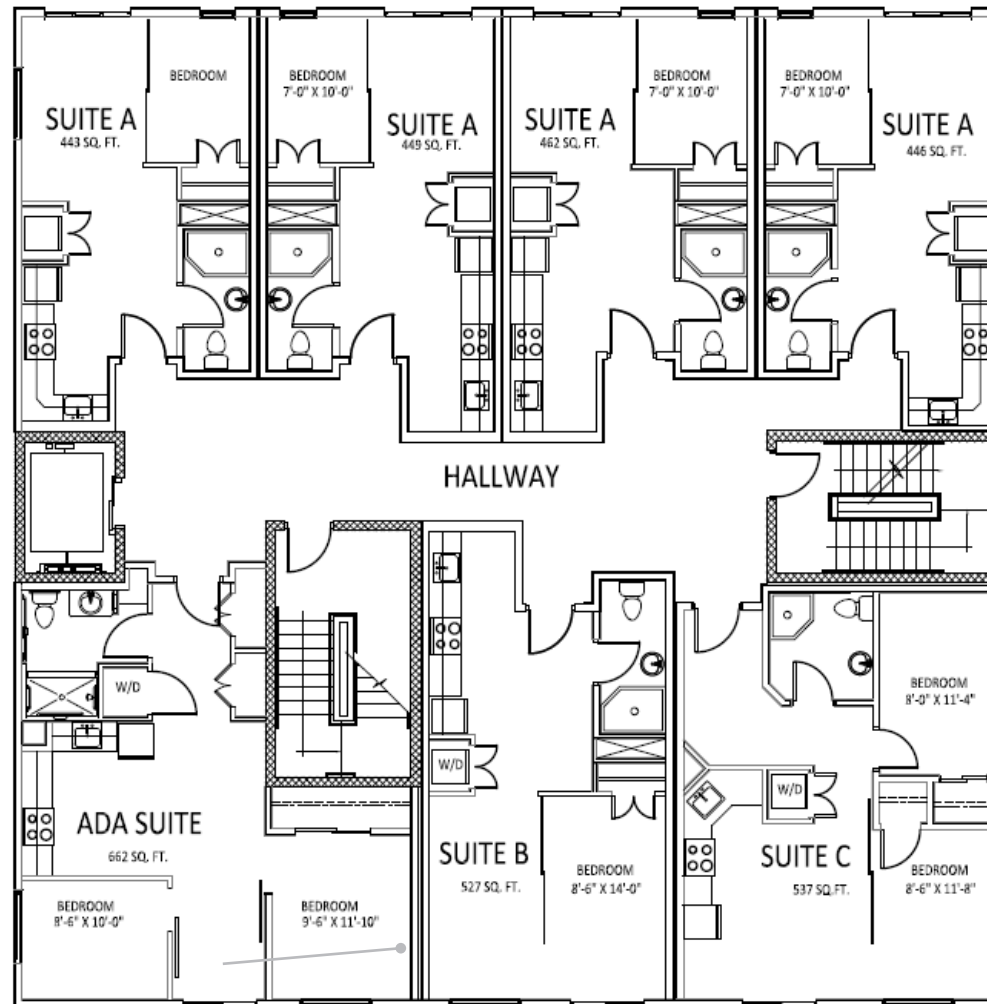
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FLOOR PLAN - SECOND FLOOR:



PRESENTED BY:

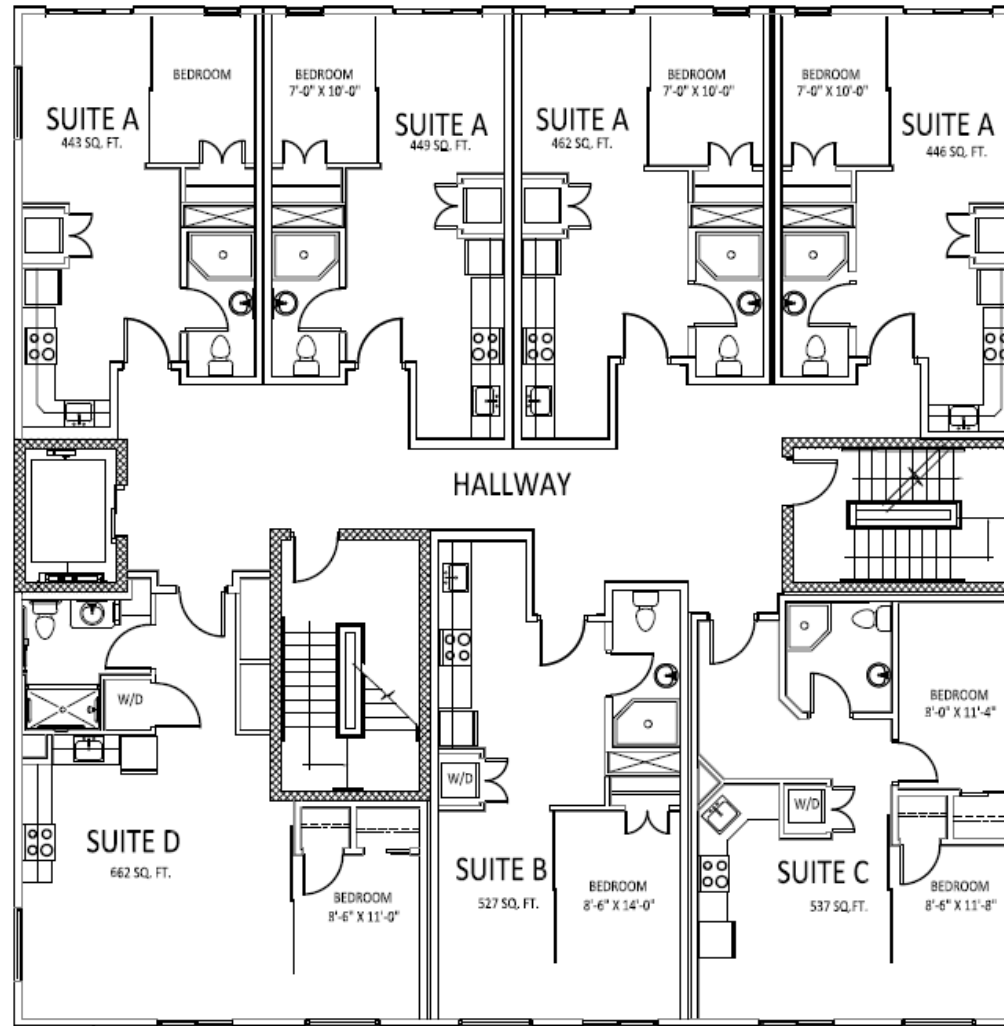
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FLOOR PLAN - THIRD FLOOR:



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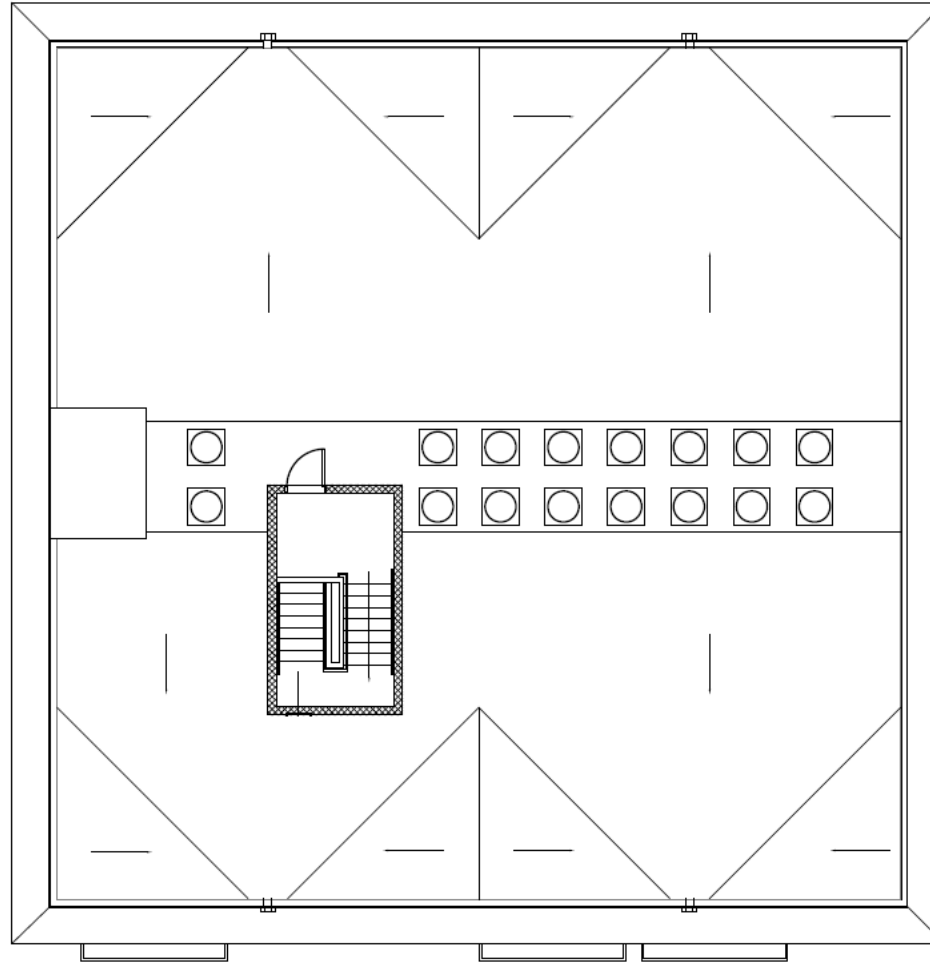
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ROOF:



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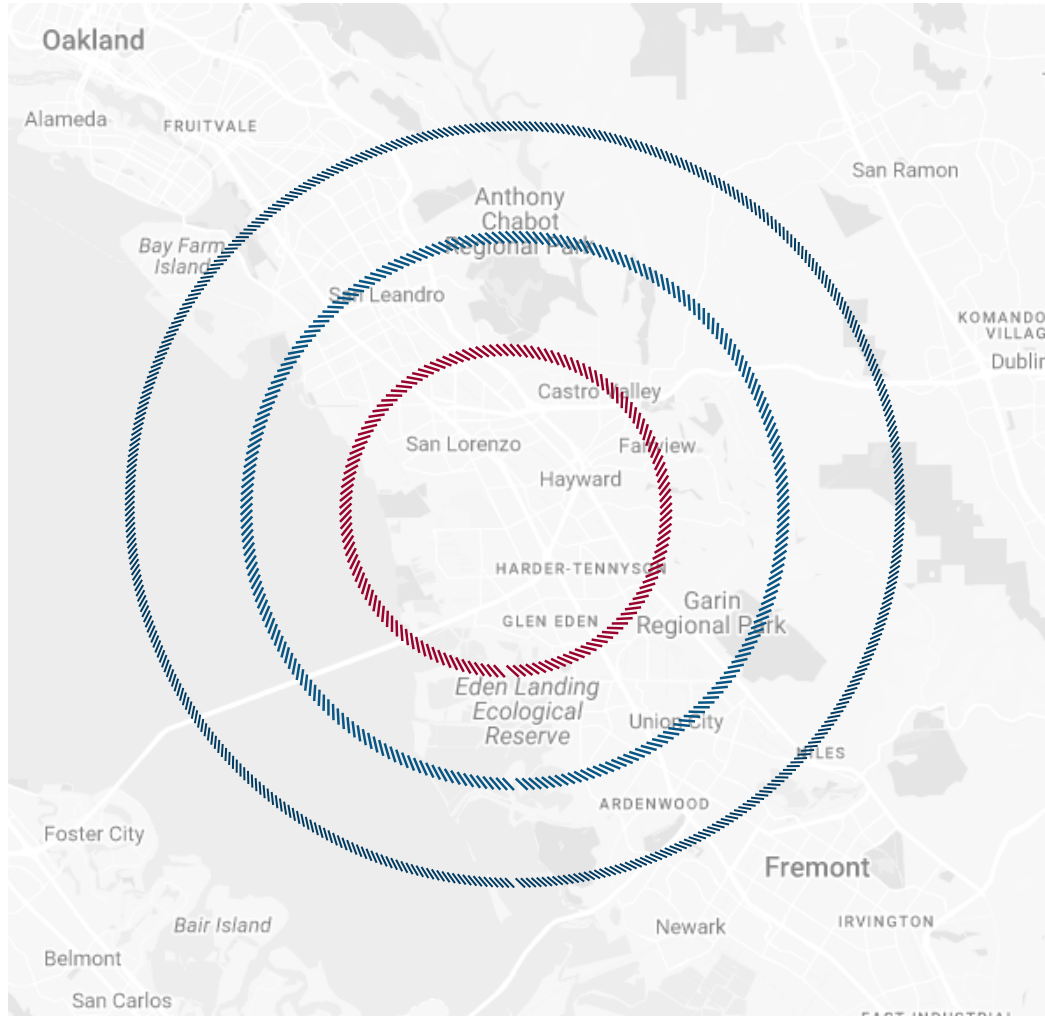
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DEMOGRAPHICS:



2
MILES

112,177	Population
\$128,322	Avg. Household Income
39,933	Households
1,675	Businesses
23,001	Employees

5
MILES

349,931	Population
\$137,743	Avg. Household Income
119,516	Households
7,005	Businesses
105,957	Employees

10
MILES

827,804	Population
\$155,763	Avg. Household Income
284,138	Households
18,010	Businesses
297,368	Employees

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DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 1289 Russell Way, Hayward, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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