



Land Advisory Bay Area

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Dobbel Avenue

Hayward Highlands, CA

Hillside Development with Bay Views
±7 Acres | Up to 30 Lots



Offering Memorandum

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Disclaimer Statement

This Offering Memorandum (“Memorandum”) was prepared by Colliers International (“Colliers”) as part of Collier’s efforts to market for sale the real property commonly known as Dobbel Avenue (the “Property”) in Hayward, California. Colliers is the exclusive agent and broker for the owner of the Property (the “Owner”). Colliers is providing this Memorandum and the material contained in it to prospective purchaser (each a “Purchaser”) solely to assist Purchaser in determining whether Purchaser is interested in potentially purchasing all or part of the Property. Colliers is also providing this Memorandum and the material in it to Purchaser with the understanding that Purchaser will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Purchaser will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

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Executive Summary

The Opportunity

Colliers, as exclusive advisor, is pleased to offer for sale Dobbel Avenue (the "Property") in the City of Hayward, California. The Property is being offered unpriced. All interested parties should base their offer on the Property in its "as-is" condition. Qualified purchasers will be provided access to online property information upon request.

Property Summary

Property Address	Dobbel Avenue Hayward, CA 94544
APN	83-75-4
Site Area	±6.98 Acres
Zoning	Single Family Residential (RS)
General Plan	Suburban Density Residential (SDR)
Site Condition	Vacant, undeveloped hillside
Street Frontage	±640 feet on Dobbel Avenue ±105 feet on Trimble Court
Maximum Residential Density	4.3 dwelling units per net acre



Property Highlights

- Excellent views of the San Francisco Bay from hilltop portion of Property.
- Most recent resale at The Reserve by DR Horton sold for \$1,951,000 (\$760/SF) in Septemeber 2022.
- Strategic location with access to all major employment centers, including Silicon Valley, Downtown Oakland, Tri-Valley and San Francisco.
- Convenient freeway access to I-880 and close proximity to Hwy 92 San Mateo Bridge and Hwy 84 Dumbarton Bridge.
- Close proximity to Cal State University East Bay less than 1 mile away.
- Less than 10 minutes driving distance to Downtown Hayward and Hayward BART Station.

Schools

Elementary School	Stonebrae Elementary School
Middle School	Bret Harte Middle School
High School	Hayward High School

Services

Police	City of Hayward
Fire	City of Hayward
Water	City of Hayward
Sewer	City of Hayward
Trash	Waste Management
Storm Drain	City of Hayward
Gas	Pacific Gas & Electric (PG&E)
Electric	Pacific Gas & Electric (PG&E) East Bay Community Energy (EBCE)

Market Overview

Market Summary

Hayward is centrally located in the San Francisco Bay Area's Inner East Bay sub-market between San Leandro, Castro Valley and Union City. Covering 64 square miles, Hayward has a population of more than 166,000 consisting of 16.1% Caucasian, 30.0% Asian/Pacific Islander, 14.2% Hispanic/Latino, 9.8% African American, 9.5% Two or More Race, and 20.3% Other. Median household income is \$91,490 with 3.27 persons per household. Residents in Hayward are well-educated with more than 29.8% having a bachelor's degree or higher. Unemployment is 3.2% and home ownership is 55.1%.

(Source: worldpopulationreview.com)

As of March 2023, the median single-family detached home price in Hayward is \$870,000 having risen 22% over the last 5 years *(Source: redfin.com)*. Hayward is historically known for its agriculture and canning industries. Hayward has a temperate climate with an average high temperature of 67°F, an average low temperature of 51°F and an average rainfall of 18.0 inches per year.

(Source: usclimatedata.com)

Bay Area Top Rankings

- #1** Neighborhood in Hayward
- #2** Most Diverse Suburb in Alameda County
- #3** Most Ethno-Racial and Linguistically Diverse City in U.S.
- #6** On-site Generator of Renewable Energy in U.S.
- #27** On-site Generator of Renewable Energy in U.S.





Market Overview

Market Facts

166,700

Population
(2022 est.)

10.3%

Population Growth
(2010 - 2020)

\$205,861

Average HH Income
(1-mile)

\$1,435,000

Median Home Sales Price
(Zip code 94542)

100+

Downtown Shops, Bars
& Restaurants

2,000+ Units

New Housing
Development

800,000+ SF

New Industrial
Development

34.6 Years

Median Age
(City of Hayward)

Hayward Top Employers

Hayward Unified School District	3,000
California State University East Bay	1,800
Alameda County Sheriff's Department	1,500
Impax Laboratories	1,500
Kaiser Permanente	1,200
City of Hayward	800
St. Rose Hospital	800
Gillig	700
Chabot College	500
Manheim Auctions	500
Siemens Building Technologies	330
Pentagon Technologies	310
Berkeley Farms	300

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