Land Advisory Bay Area



Accelerating success.



Contacts



Chris Twardus
Senior Vice President
+1 408 282 3836
chris.twardus@colliers.com
CA License No. 00933014



Tony Park
Senior Vice President
+1 510 433 5824
tony.park@colliers.com
CA License No. 01961368

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.

This Memorandum is a solicitation of interest only and is not an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussion with any potential Purchaser at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing this Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Purchaser. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to Purchaser concerning the Property.

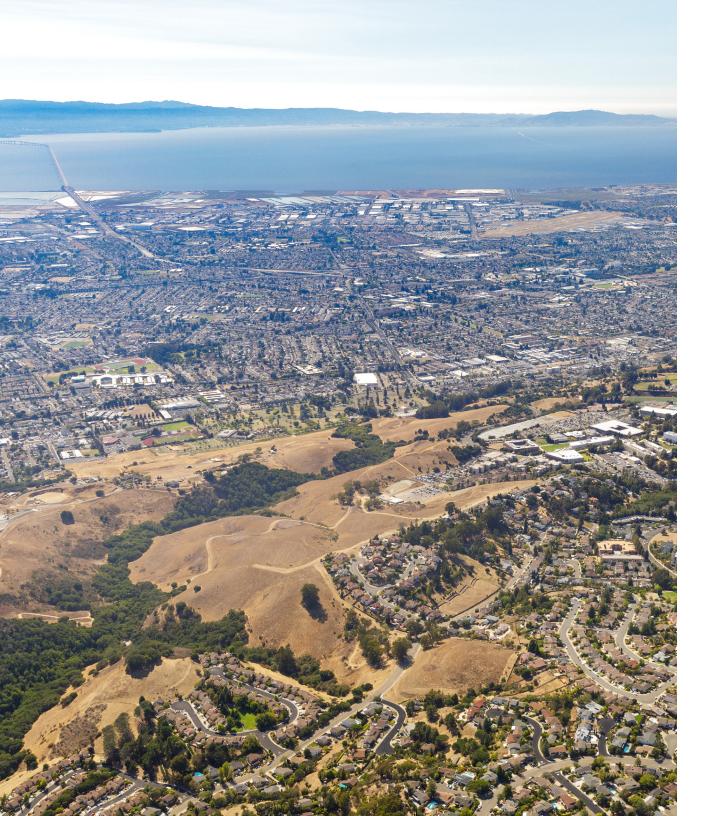


Table of Contents

01

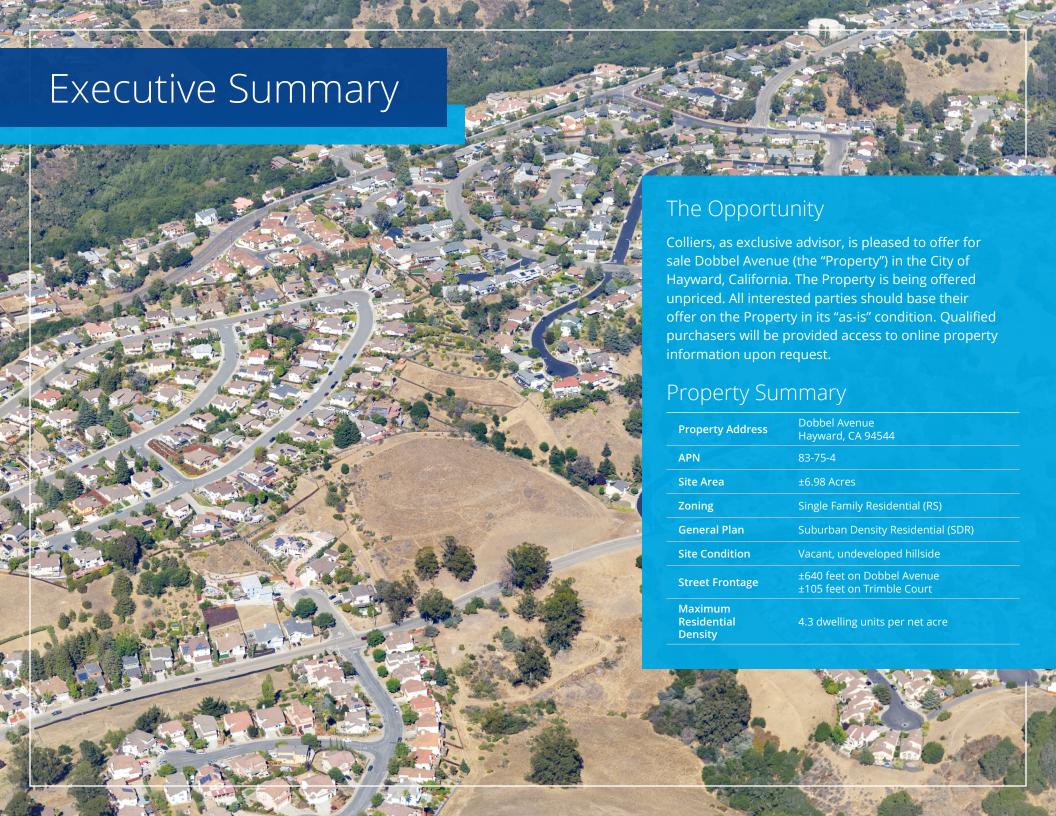
Executive Summary

)2

Property Highlights

03

Market Overview





- Sweeping, unobstructed panoramic views of the San Francisco Bay from hilltop portion of Property.
- Most recent resale at The Reserve by DR Horton sold for \$1,850,000 (\$677/SF) in April 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 July 31, 2022, the median home sales price in Hayward is \$945,000 having risen 11.4% year-over- year and 67.6% over the last 5 years (*Source: zillow.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*)

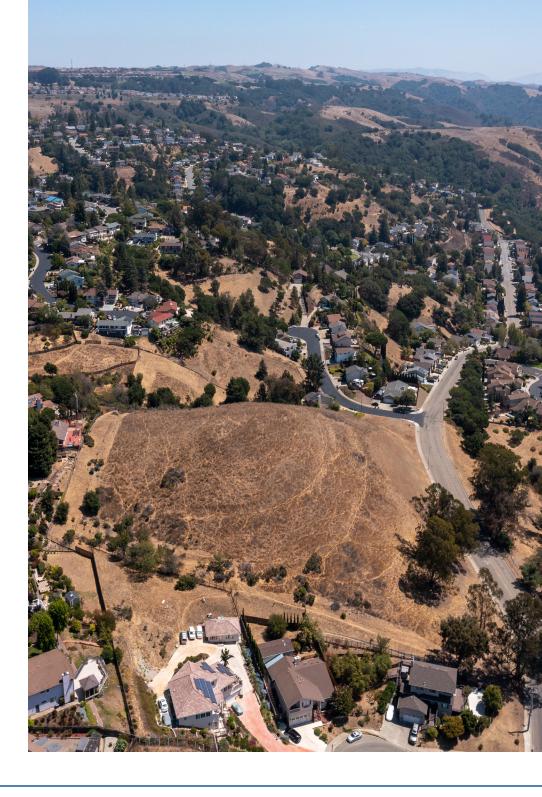
Bay Area Top Rankings

#2 Most Diverse
Suburb in Alameda
County

Most Ethno-Racial and Linguistically Diverse City in U.S.

#6 Largest City in Bay Area

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 (94542)

100+

Downtown Shops, Bars & Restaurants 2,000+ Units

New Housing Development

800,000+ SF New Industrial

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

Dobbel Avenue

Hayward Highlands Living

Chris Twardus

Senior Vice President +1 408 282 3836 chris.twardus@colliers.com CA License No. 00933014

Tony Park

Senior Vice President +1 510 433 5824 tony.park@colliers.com CA License No. 01961368



Land Advisory Bay Area

Colliers

1999 Harrison Street, Ste 1750 Oakland, CA 94612 +1 510 986 6770 colliers.com