

109 Traynor St

Hayward, CA 94544

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

Table of Contents

03	Property Overview	08	Financial Overview	11	Market Overview
----	-------------------	----	--------------------	----	-----------------

Exclusively Listed By



Ethan Lew

Associate

(415) 651-2570

ethan.lew@matthews.com

License No. 02440620 (CA)



Belal Ahmed

Senior Associate

(925) 718-7522

belal.ahmed@matthews.com

License No. 02135621 (CA)

Broker Of Record

[David Harrington](#)

Broker Lic No. 01320460 (CA)

Firm Lic No. 02168060 (CA)

Property Overview

109 Traynor St
Hayward, CA 94544



Investment Highlights

Investment Summary

Prime value-add warehouse investment on the east side of the Bay. A large undeveloped lot accompanies the multi-tenant warehouse, and 20 percent coverage allows an investor or owner-user to put the underdeveloped land to work for operations or additional rental income. With all tenants on month-to-month leases, a buyer can reposition rents to market on short notice while the ± 1.06 acre site offers significant long-term redevelopment opportunity.

Price

- \$2,400,000 (\$250/ft)

Excess Land and Redevelopment Upside

- ± 1.06 acre parcel with only 20 percent lot coverage
- Large undeveloped lot alongside the multi-tenant warehouse
- Underutilized land supports outdoor operations, storage, or additional rental income
- Substantial redevelopment and expansion opportunity for an investor or owner-user

Functional Warehouse Improvements

- 4 grade-level roll-up doors
- 16 to 18 foot clear height
- Power 1 200 amps 3 phase 480v 1 single phase 100 amps 240v (buyer to verify)
- Multiple demised units, each independently accessible
- On-site parking with additional income-producing spaces

Zoning and Site

- Light industrial zoning
- ± 1.06 acre site, 20 percent FAR coverage
- Fenced yard and surface parking area





Greenhouse Marketplace

SAFEWAY Jack in the box CVS pharmacy McDonald's

TARGET

Castro Valley



Fairview

Chabot College
±12,842 Students

±214,000 VPD

TRADER JOE'S

California State University East Bay
±12,326 Students
9,909 Undergraduate Students | 2,418 Graduate Students

Cherryland

±267,000 VPD



Hayward Executive Airport

San Lorenzo

Subject Property



St. Rose Hospital
±550 Beds

Winton Plaza

Sizzler CHUCK E. CHEESE dd's DISCOUNTS

Chabot College
±12,842 Students

Anthony W. Ochoa Middle School
±400 Students

TACO BELL

UNITED STATES POSTAL SERVICE®

Five Canyons Park
±5.6 Miles Away



Union Landing

Walmart **BEST BUY**
IN-N-OUT BURGER **Krispy Kreme DOUGHNUTS**
ihop **LOWE'S**
TEXAS ROADHOUSE **Michaels** **petco**

FedEx
Ground Center

Bockman Road ±11,402 VPD

Southland Mall

WELLS FARGO planet fitness HOBBY LOBBY
Jollibee macys LENS CRAFTERS
Olive Garden JCPenney GameStop

TARGET

Tom Kitayama Elementary School
±663 Students

Cesar Chavez Middle School
±990 Students

Tropics Mobile Home Park
Mobile Home Park

7-ELEVEN

Union City

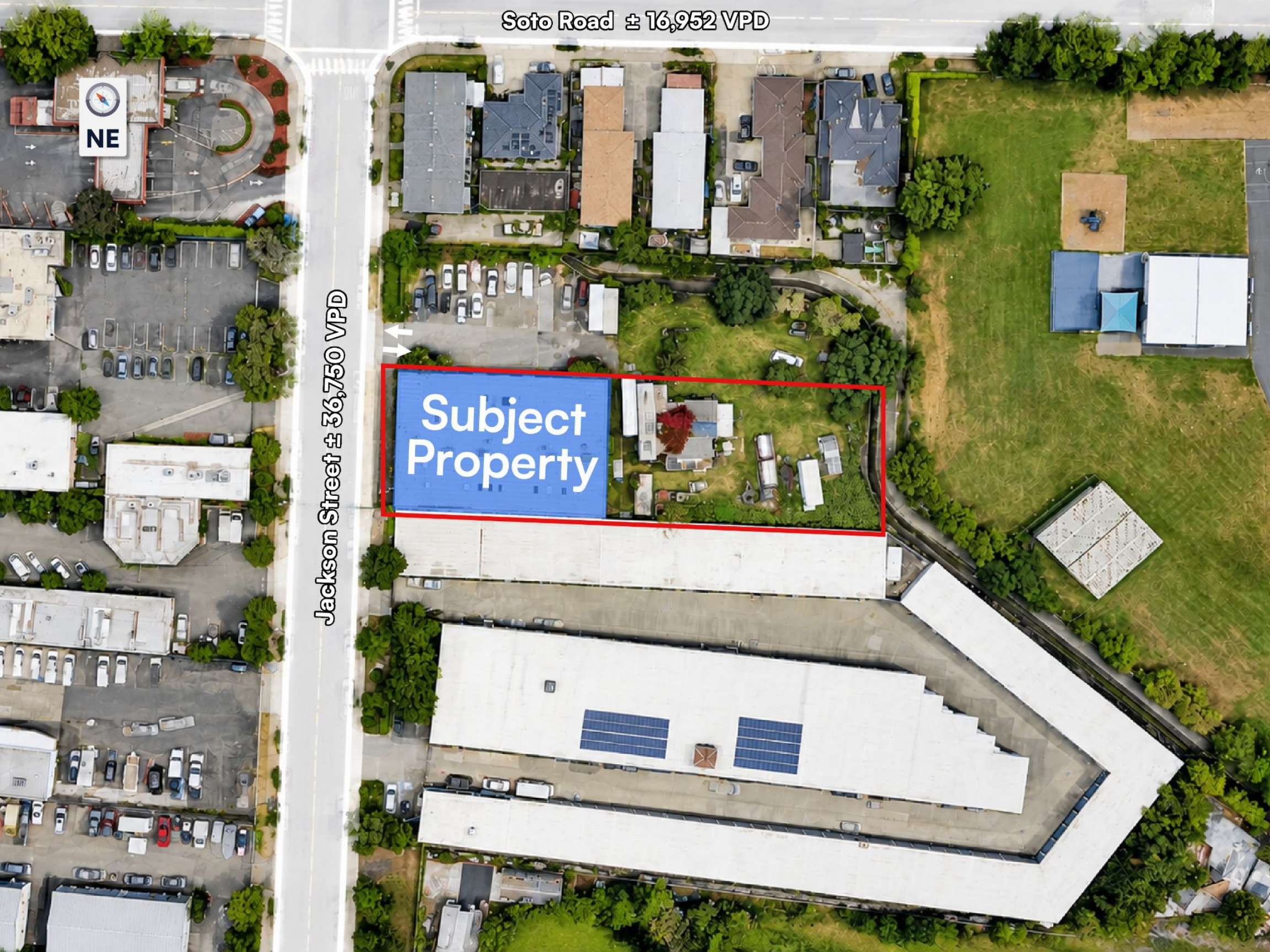


Google Earth

Soto Road ± 16,952 VPD

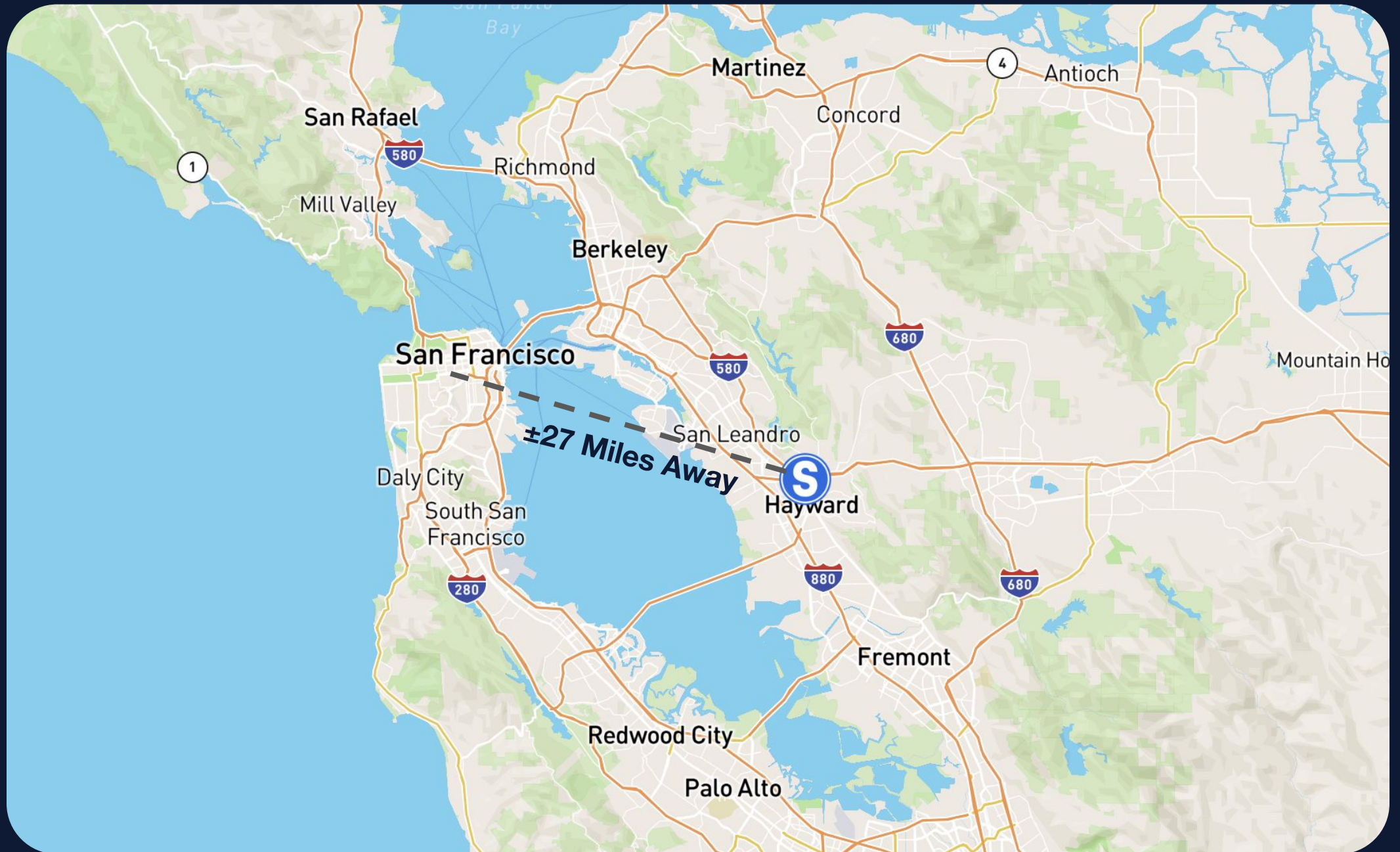
Jackson Street ± 36,750 VPD

Subject
Property



Market Overview

109 Traynor St
Hayward, CA 94544



HAYWARD, CA

157,113
Total Population

Direct Access
I-880 • I-580 • SR-92



Local Market Overview

Hayward is a strategically located East Bay community positioned between Oakland and Silicon Valley, offering direct access to Interstate 880, Interstate 580, State Route 92, the Port of Oakland, Oakland International Airport, and multiple BART stations. This central location has established the city as an important distribution, manufacturing, and logistics hub while also supporting a diverse residential population and a growing commercial base. The combination of regional connectivity, a skilled workforce, and proximity to major employment centers continues to attract businesses across industrial, technology, healthcare, and professional service sectors.

Hayward's retail market benefits from consistent consumer demand generated by its established neighborhoods, daytime workforce, and regional accessibility. Major shopping destinations, neighborhood centers, grocery-anchored retail, restaurants, and service-oriented businesses are supported by ongoing investment in downtown revitalization and commercial corridor improvements, creating a stable environment for both national retailers and local businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	35,705	210,716	349,041
Current Year Estimate	37,406	217,418	362,117
2020 Census	38,969	221,508	373,696
Growth Current Year-Five-Year	-4.55%	-3.08%	-3.61%
Growth 2020-Current Year	-4.01%	-1.85%	-3.10%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,563	69,973	116,410
Current Year Estimate	12,145	72,326	121,100
2020 Census	12,016	70,358	119,364
Growth Current Year-Five-Year	-4.80%	-3.25%	-3.87%
Growth 2020-Current Year	1.08%	2.80%	1.45%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$145,106	\$148,447	\$158,695

SAN FRANCISCO, CA MSA

Recently Ranked

#1 MOST WALKABLE US CITY

REDFIN

Career Magnet

#1 CITY FOR TECH JOBS

SIGNALFIRE

Ranked Among the

TOP 20 MOST LIVABLE US METROS

THEBAYLINKBLOG



Total Population
836,000+

Tourism Economic Impact
\$8.8B

Annual Visitors
**23
MILLION**

Regional GDP
\$600B+

MATTHEWS™

Exclusively Listed By



Ethan Lew

Associate

(415) 651-2570

ethan.lew@matthews.com

License No. 02440620 (CA)



Belall Ahmed

Senior Associate

(925) 718-7522

belall.ahmed@matthews.com

License No. 02135621 (CA)

David Harrington | Broker of Record | Broker Lic No. 01320460 (CA) | Firm Lic No. 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **109 Traynor St, Hayward, CA, 94544** ("Property"). The 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 Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, 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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. 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 the Property 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 Owner or Matthews™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.