

Offering Memorandum



966 B Street
Multi-Family / Development Site
966 B Street
Hayward, CA 94541

This information has been secured from sources we believe to be reliable, but we make no representation or warranties as to the accuracy of the information. Buyer bears all risk for any inaccuracies

Confidentiality Agreement

966 B Street

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The Offering

966 B Street

Property Highlights

EXECUTIVE SUMMARY.

- Approved Entitlements and Preliminary Plans
- Located in an Opportunity Zone, three years into the ownership timelines
- Proposed: 30 residential units and 1 commercial unit
- Proposed: total billing square footage 43,672 sq. ft.
- Proposed: building height 71.5 feet, 6 stories

This modern multifamily development has been approved by CITY OF HAYWARD PLANNING COMMISSION as of February of 2024 for 6-story mixed-use development. Preliminary plans approved for residential building with 30 residential apartment units and 1 commercial/retail unit on the ground floor. The project is located in an opportunity zone and is already three years into the ownership timelines.

The high-end luxury residential building totals 43,672 square feet, including living space, ground parking, and common area roof top deck. The complex showcases a wide unit mix of one, two and three bedrooms. All major appliances (dishwashers, refrigerators, clothes washers and dryers, and water heaters) will be electricity-powered, and Energy Star certified. Of the 30 units, 27 will be market-rate units, and the remaining 3 units will be designated as affordable units for moderate low-income households, per the requirements of the Affordable Housing Ordinance set forth in HMC Chapter 10, Article 17.

The building is centrally located in the Hayward Downtown area with its shopping, dining, and entertainment attractions. Short walking distance to Bart, Library, Cinema, shopping, and schools.

Aerial Tour/Sky View

<https://tours.la360vr.com/e/XgmX8Jk>

Please contact Broker for Confidentiality Agreement in order to receive supporting

All square footages are approximate

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Location Overview

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Location Highlights

Hayward is a city located in [Alameda County, California](#), United States, in the [East Bay](#) subregion of the [San Francisco Bay Area](#). With a population of 162,954 as of 2020, Hayward is the sixth largest city in the Bay Area, and the third largest in Alameda County. Hayward was ranked as the 34th most populous [municipality in California](#). It is included in the [San Francisco–Oakland–San Jose Metropolitan Statistical Area](#) by the [US Census](#). It is located primarily between [Castro Valley](#), [San Leandro](#) and [Union City](#), and lies at the eastern terminus of the [San Mateo–Hayward Bridge](#).

Hayward borders on many municipalities and communities. The cities bordering on Hayward are [San Leandro](#), [Union City](#), [Fremont](#), and [Pleasanton](#). The [census-designated places](#) bordering on Hayward are [Castro Valley](#), [San Lorenzo](#), [Cherryland](#), [Sunol](#), and [Fairview](#).

Hayward is served by [Interstate 880](#) (also known as the [Nimitz Freeway](#)), Interstate 580 with a major intersection near downtown connecting State Route 238 and Interstate 238, [State Route 92](#) (Jackson Street) and [State Route 238](#) (Mission Boulevard/Foothill Boulevard). State Route 92 continues west as the San Mateo–Hayward Bridge.

Hayward has a large number of manufacturing companies, both corporate headquarters and plants. This includes some high-tech companies, with Hayward considered part of a northern extension of Silicon Valley. Manufacturing plants in Hayward include Annabelle Candy, Columbus Salame, the Shasta soft drink company, and a PepsiCo production and distribution center.

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Property Summary

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Property	966 B Street
Address	966 B Street Hayward, CA 94541

Offered at

	\$2,695,000
Assessor's Parcel Number	428-56-57
Zoning	

Proposed Site Description

Number Units	31
Number of Buildings	1
Number of Stories	6
Year Built	-
Rentable Square Feet	43,672
Lot Size	7,668
Type of Ownership	Fee Simple
Parking Spaces	
Topography	Flat

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Property Photos

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Aerial Photo

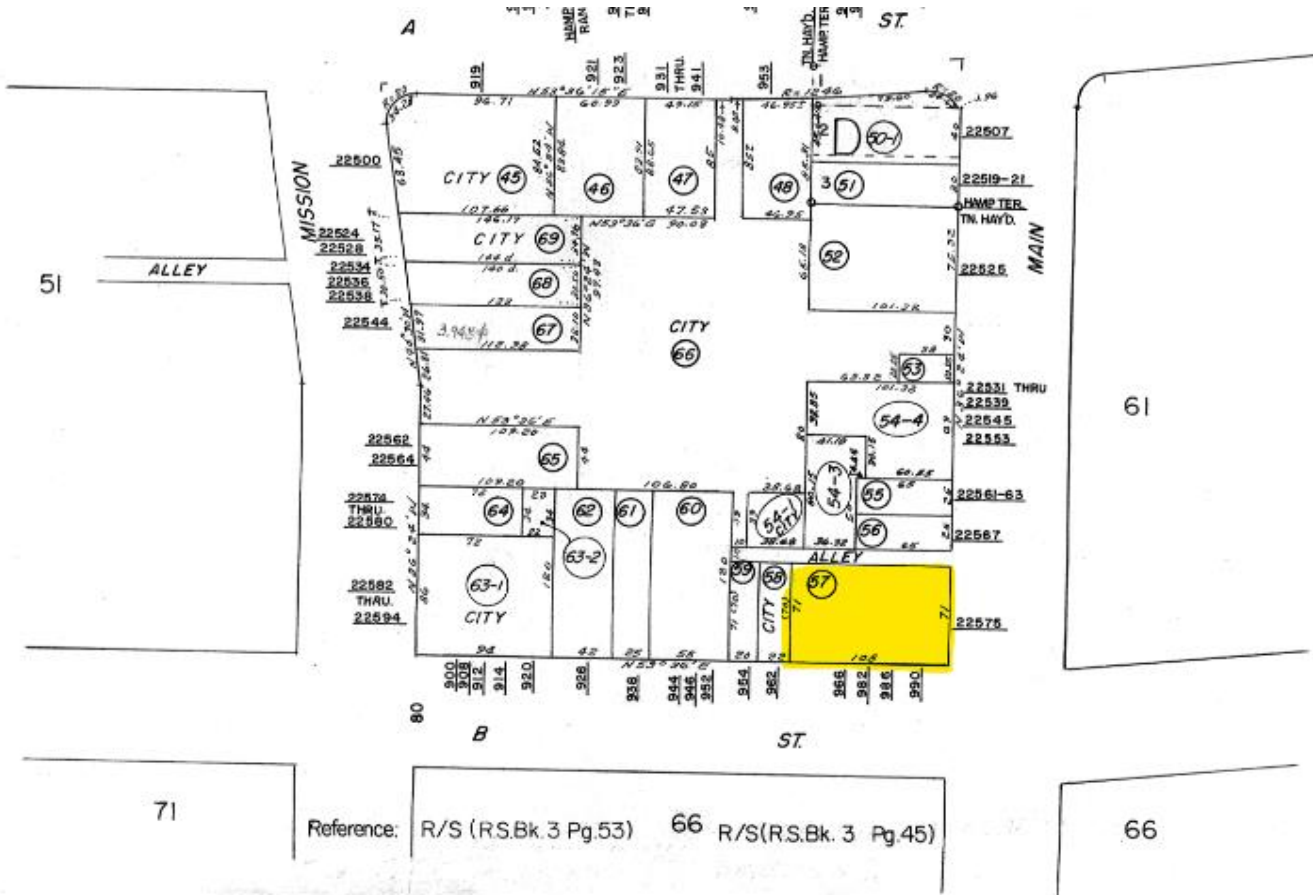
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Plot Map

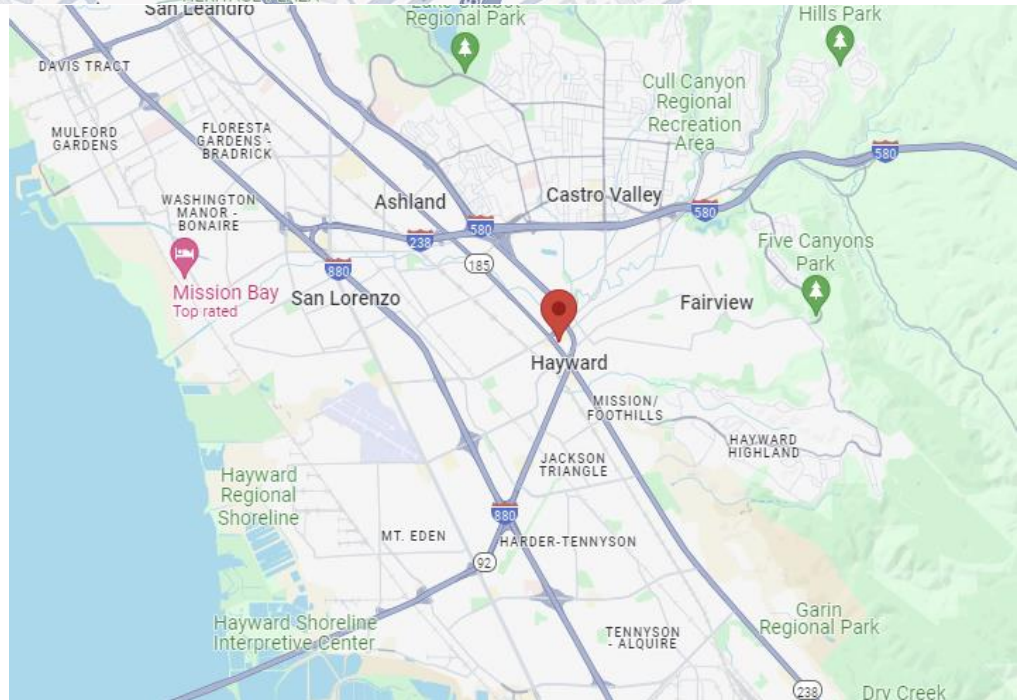
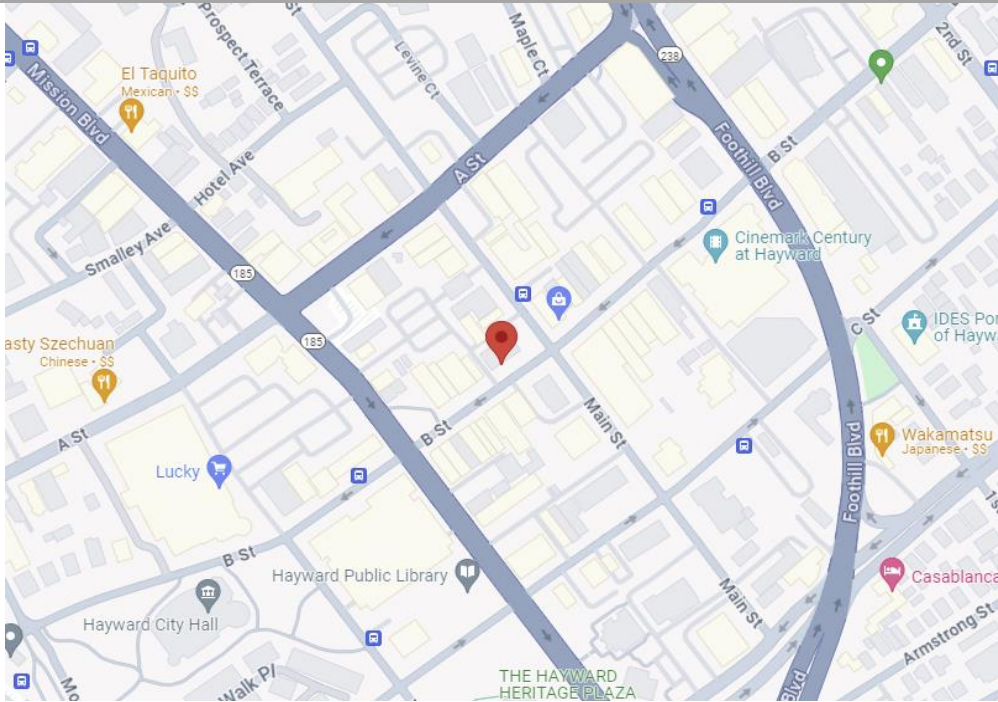
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Street Maps

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