

# OFFERING MEMORANDUM

3.82 ACRES LAND  
ZONED RESIDENTIAL



2nd Street  
Hayward, CA 94541  
Parcel No. (APN)  
445-70-78



**Dutra  
Enterprises**  
INCORPORATED



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# EXECUTIVE SUMMARY



**For Sale:** Discover a remarkable investment opportunity in the heart of Hayward, California. This vacant land parcel, nestled on the cusp of a picturesque hillside, offers a multitude of possibilities for savvy investors. With its breathtaking panoramic views, convenient location near downtown Hayward, proximity to transportation hubs, and nearby schools, this land is a blank canvas ready to be transformed into a valuable asset.



**Proximity to Downtown:** Located just a stone's throw away from downtown Hayward, you'll enjoy easy access to shopping, dining, entertainment, and cultural activities. Hayward's vibrant and growing community is at your doorstep.



**Transportation Convenience:** Commuting is a breeze with quick access to major transportation routes and public transit options. Whether you're heading to work or exploring the greater Bay Area, you'll appreciate the seamless connectivity this location offers.



**Nearby Schools:** Families will be pleased to know that quality educational institutions are close by, making this property an attractive choice for those seeking a family-friendly environment.

# INVESTMENT HIGHLIGHTS

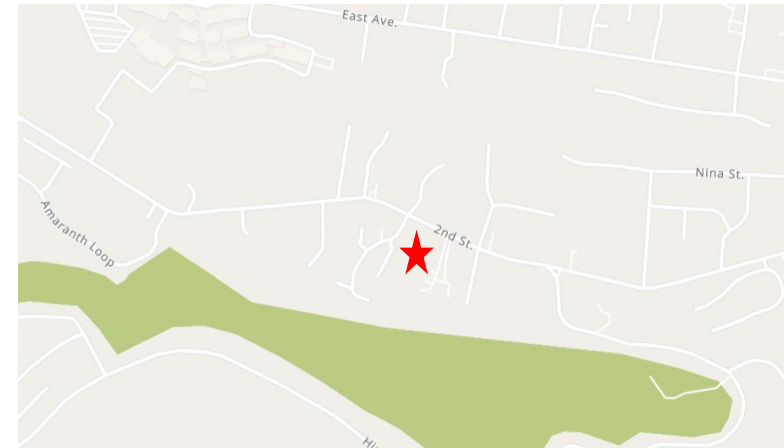


<b>Property</b>	3.82 Acres Land
<b>Address</b>	2nd Street Hayward, California 94541
<b>Parcel Number</b>	445-0070-078-00
<b>Parcel Size</b>	3.82 acres, or 186,328 Square Feet
<b>Land Use</b>	RL: Low Density Residential - Min. Lot Size - 5,000 Sq Ft OS: Open Space
<b>Neighborhood</b>	Mission Foothills

## Current Status

Two on-site residential units have been demolished and are free of personal property and debris. A Phase I & II have been completed.

Attention focused on plans for an estimated 25 SFD lots.



# PROPERTY VIDEO



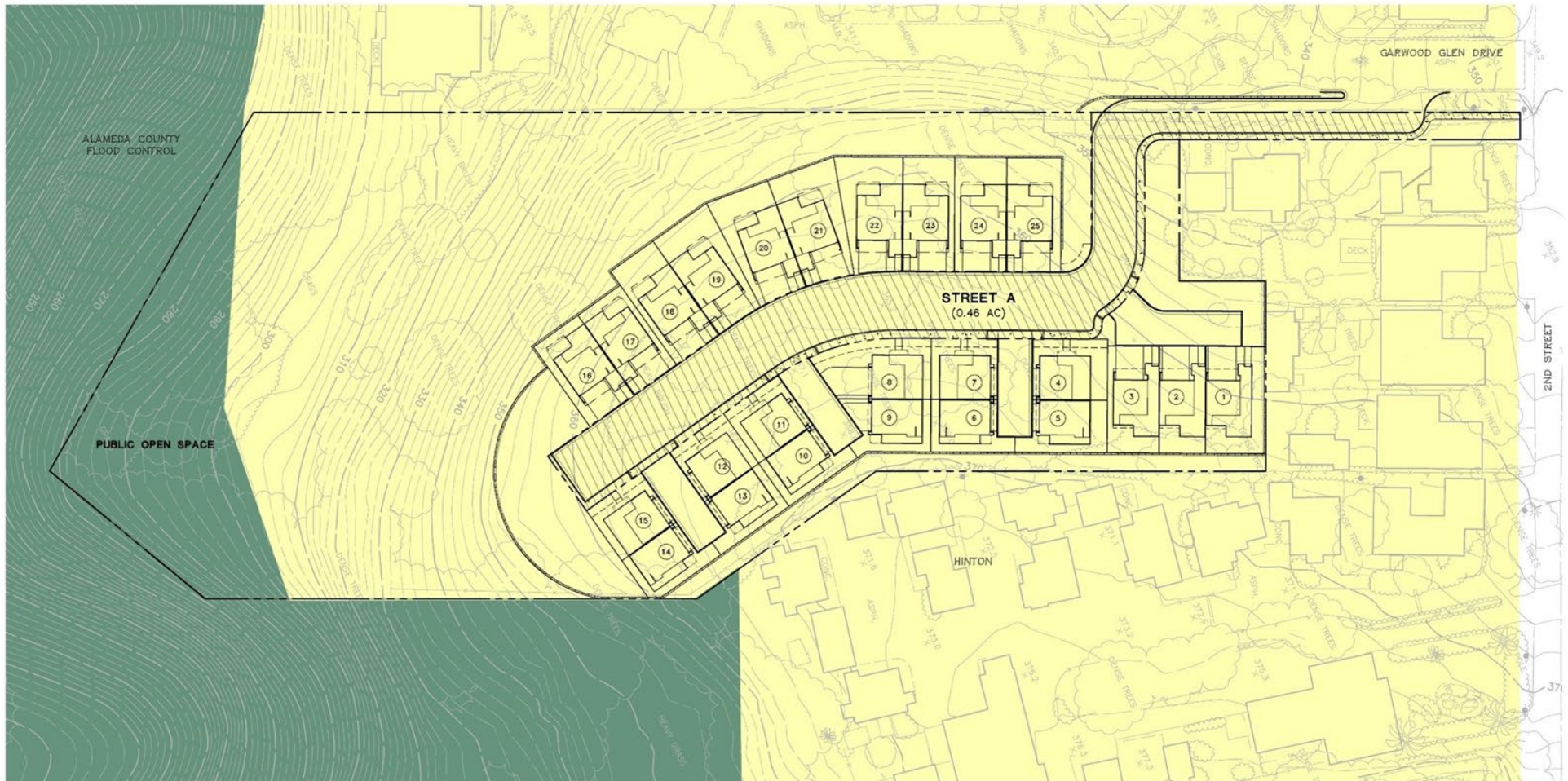
Watch the video: [Click Here](#)

Interested parties should submit questions and formal proposals to:

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# PROPERTY PHOTOS



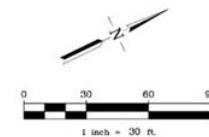
**SITE SUMMARY**

SITE AREA	3.82± ACRES
PUBLIC OPEN SPACE	-0.38± ACRES
STREET A	-0.46± ACRES
NET DEVELOPABLE AREA	2.98± ACRES X 8.7
ALLOWABLE UNITS	25.93

**GENERAL PLAN NET DENSITY ANALYSIS EXHIBIT**

**2ND STREET**

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



# PRELIMINARY DEVELOPMENT MAP



LEGEND

- GROUP OPEN SPACE
- PRIVATE OPEN SPACE
- ADDITIONAL SITE AREA

**Parking Summary:**

Garage Spaces	50 spaces
Driveway Spaces	28 spaces
Street Spaces	8 spaces
Total:	86 spaces
Spaces Per Unit:	3.4 sp / unit

**Open Space Summary:**

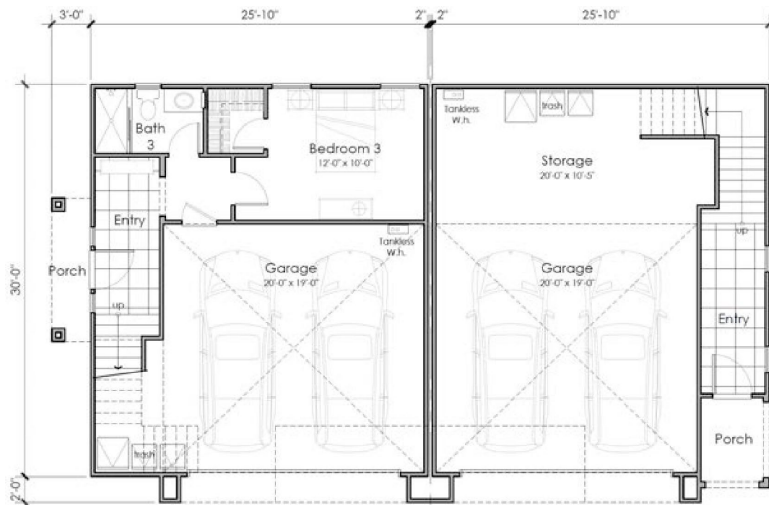
<b>Open Space Required:</b>	
25 units X 350 sf/unit =	8,750 sf
<b>Open Space Provided:</b>	
Private - On grade	6,601 sf
Private - Decks	2,856 sf
Group (Lot B)	4,848 sf
Total:	14,105 sf
Open Space Per Unit:	564 sf / unit



# FLOOR PLANS



PLAN 3 DUET - COTTAGE



First Floor

Floor Plan 2  
3 Bedrooms  
3.5 Baths  
1730 s.f.

Floor Plan 1  
3 Bedrooms  
2.5 Baths  
1570 s.f.



Third Floor



Second Floor



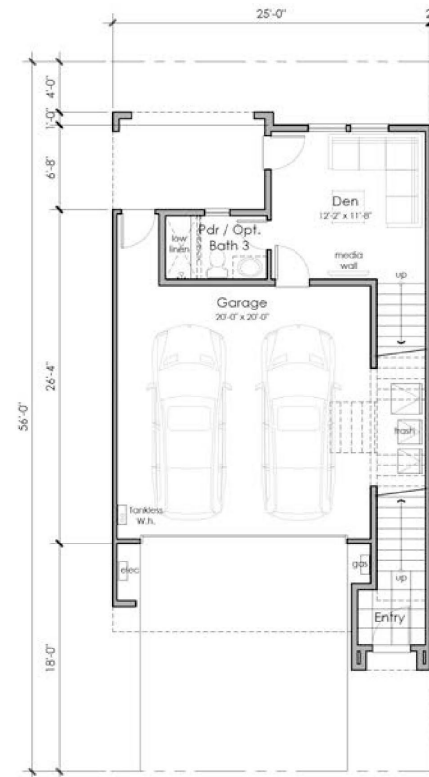
# FLOOR PLANS



Third Floor



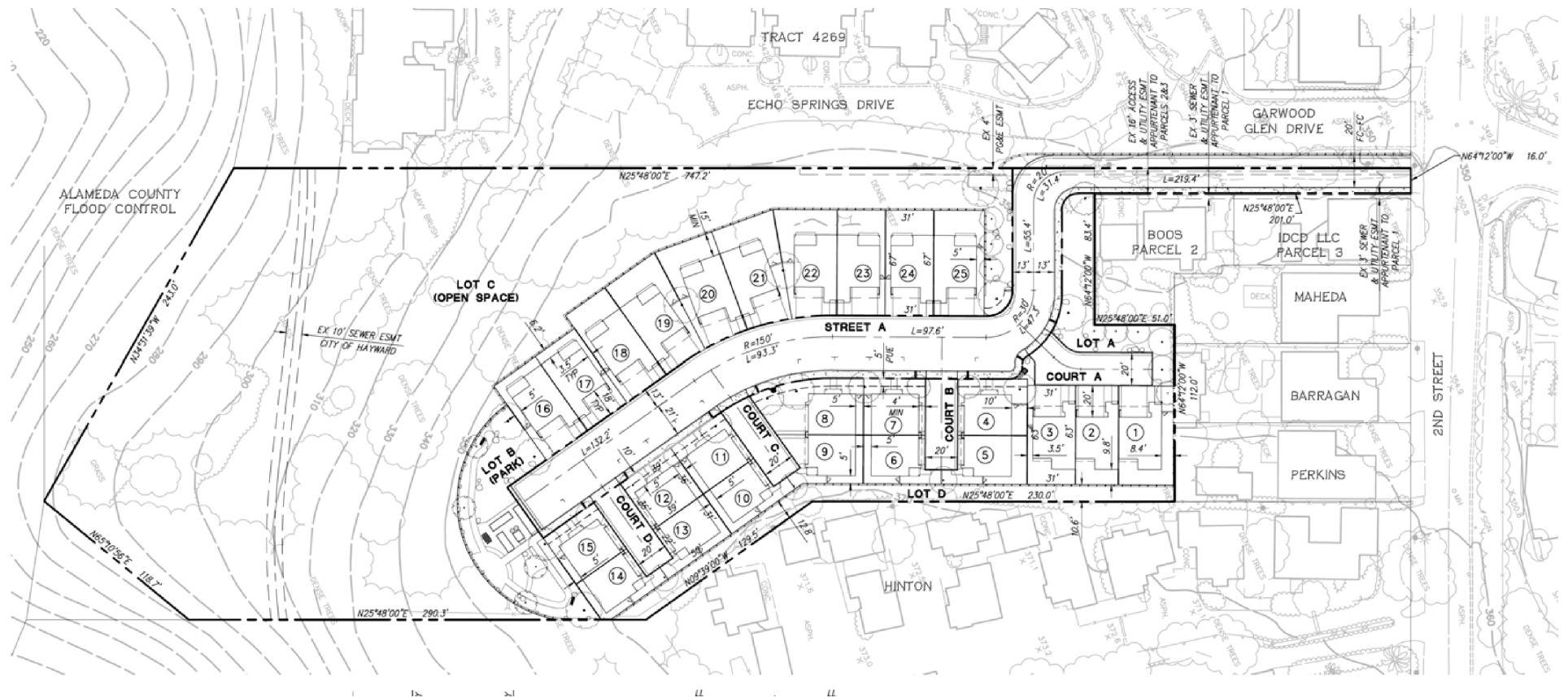
Second Floor



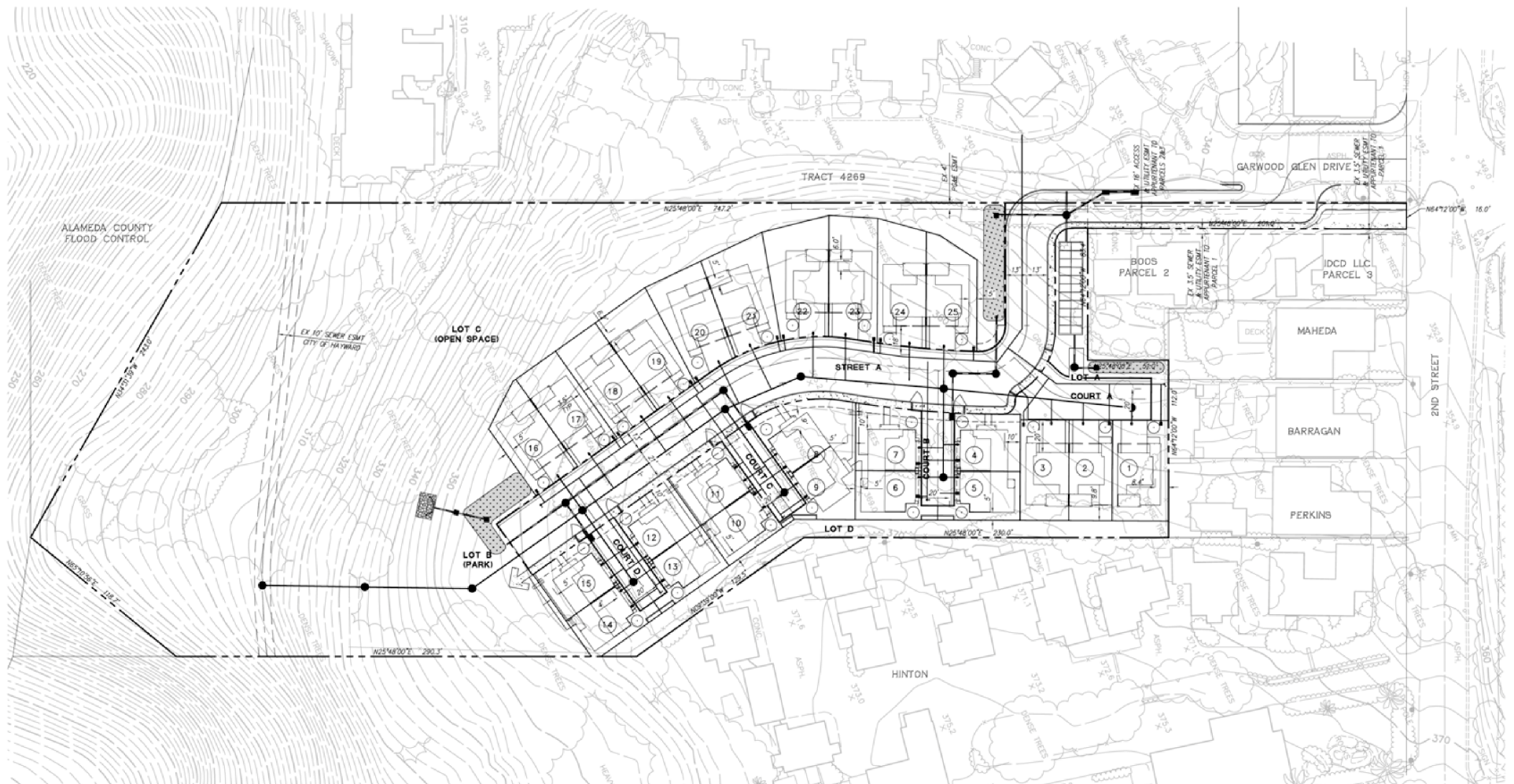
First Floor

Floor Plan  
3 Bedrooms + Den  
3,5 Baths  
1979 s.f.

# SITE PLANS



# SITE PLANS





# AMENITIES MAP



# FINANCIALS



<b>Listing Price</b>	\$ 2,500,000.00
<b>Total Parcel Area</b>	3.82 Acres or 186,328 SF
<b>Price Per Square Foot</b>	\$ 13.42
<b>APN</b>	445-0070-078-00



# LOCATION OVERVIEW



Hayward, California, positioned at the crossroads of the San Francisco Bay Area, is a magnetic destination for businesses seeking a dynamic and thriving environment. This strategically located city serves as a central hub, providing convenient access to the bustling economic centers of San Francisco and Silicon Valley. Hayward's geographical advantage is a cornerstone of its appeal, making it an ideal choice for companies in search of regional accessibility.

What makes Hayward particularly enticing is its robust and diversified economy, encompassing industries ranging from manufacturing and healthcare to technology and logistics. This economic diversity, complemented by the presence of both Fortune 500 corporations and innovative startups, ensures a stable tenant base and sustainable income opportunities for businesses of all sizes.

The city's infrastructure is another key asset, with exceptional transportation connectivity. Major highways, including I-880 and I-580, crisscross the region, while the Hayward BART station acts as a vital transportation nexus, granting rapid access to San Francisco, Oakland, and the broader Bay Area. Moreover, the proximity to the Port of Oakland, one of the West Coast's busiest ports, facilitates efficient movement of goods, bolstering the logistical advantages for enterprises operating in the area.

Hayward's strength is further amplified by its proximity to prestigious educational institutions like California State University, East Bay, and Chabot College, ensuring a steady stream of well-educated graduates to fuel the workforce needs of local businesses. The city's quality of life, underscored by a diverse community, cultural amenities, recreational opportunities, and access to the scenic East Bay Regional Park District, makes it an attractive destination for both residents and potential employees.

In terms of investment potential, Hayward's commercial real estate market is primed for growth, driven by strong demand from businesses. Historically low vacancy rates and consistently rising rental rates signal a thriving business environment. Additionally, the city's commitment to revitalization projects and infrastructure improvements enhances its long-term appeal.

In sum, Hayward, California, stands as a strategic, economically vibrant, and culturally diverse destination for businesses. Its investment potential extends beyond financial gains, offering a rich ecosystem where companies can thrive, employees can flourish, and communities can prosper.

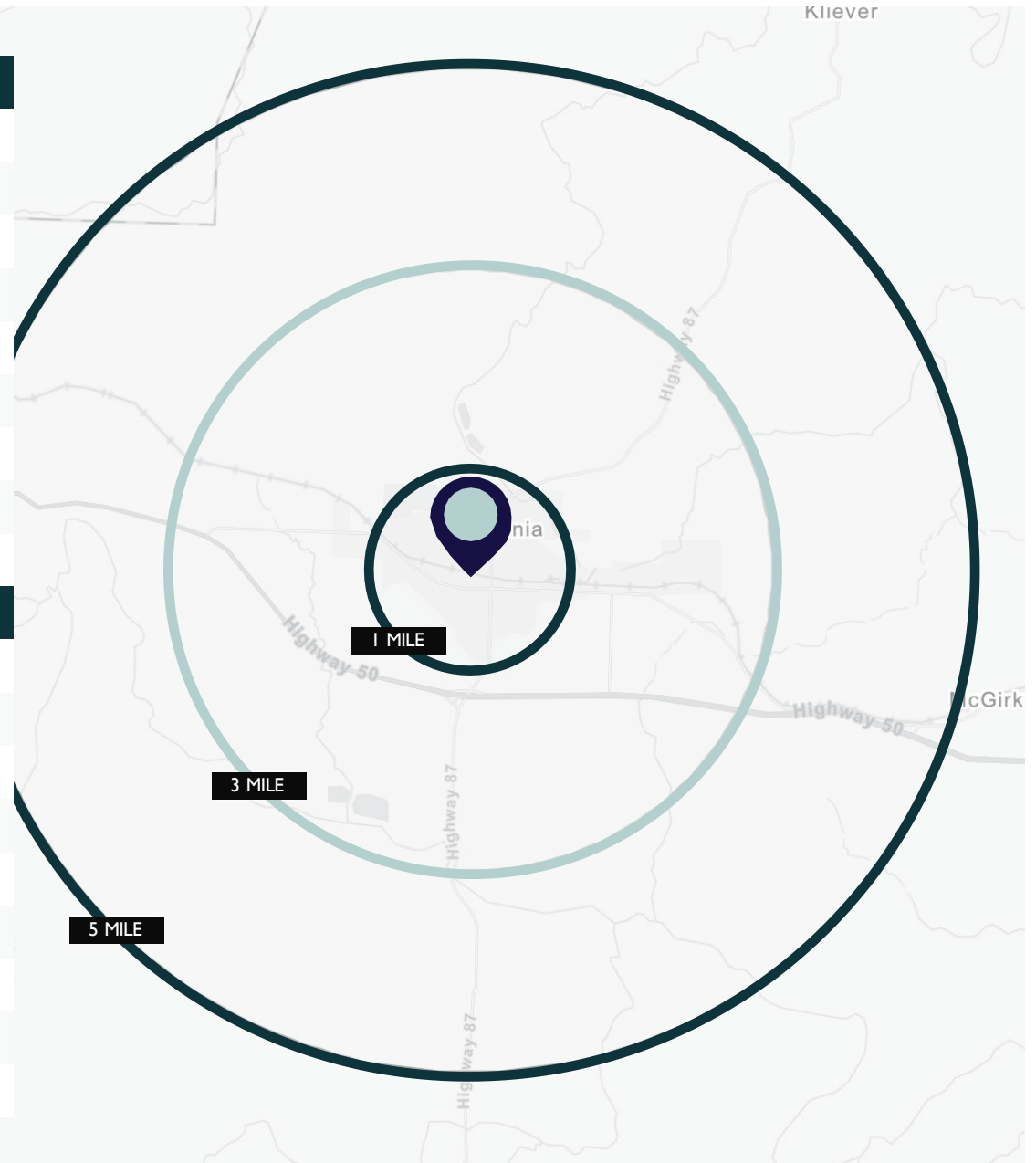




# DEMOGRAPHIC



2023 Summary	1 MILE	3 MILE	5 MILE
Population	4,365	5,287	6,376
Households	1,782	2,126	2,540
Families	1,089	1,348	1,665
Average HH Size	2.40	2.44	2.47
Owner Occupied Housing Units	1,287	1,585	1,956
Renter Occupied Housing Units	495	541	584
Median Age	38.5	39.4	39.7
Median HH Income	\$58,357	\$62,874	\$65,338
Average HH Income	\$78,484	\$80,256	\$81,298
2028 Summary	1 MILE	3 MILE	5 MILE
Population	4,424	5,332	6,399
Households	1,814	2,154	2,562
Families	1,105	1,361	1,672
Average HH Size	2.39	2.43	2.46
Owner Occupied Housing Units	1,317	1,612	1,978
Renter Occupied Housing Units	497	542	584
Median Age	39.1	40.1	40.6
Median HH Income	\$68,942	\$73,968	\$75,468
Average HH Income	\$90,154	\$91,716	\$92,595



# DISCLAIMER



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