

PRICE REDUCED BY \$285,000
MOTIVATED SELLER - SUBMIT ALL OFFERS
NEW PRICE - \$1,138,000



3 UNIT DENTAL/MEDICAL BUILDING
TURN KEY DENTAL SUITE INCLUDED
OWNER WILL VACATE UNIT A (DENTAL PRACTICE)

FOR SALE

146 Harder Road, Hayward, CA

3,051 SF Free Standing Dental/Medical Building

Owner-User or Investment

**AVISON
YOUNG**



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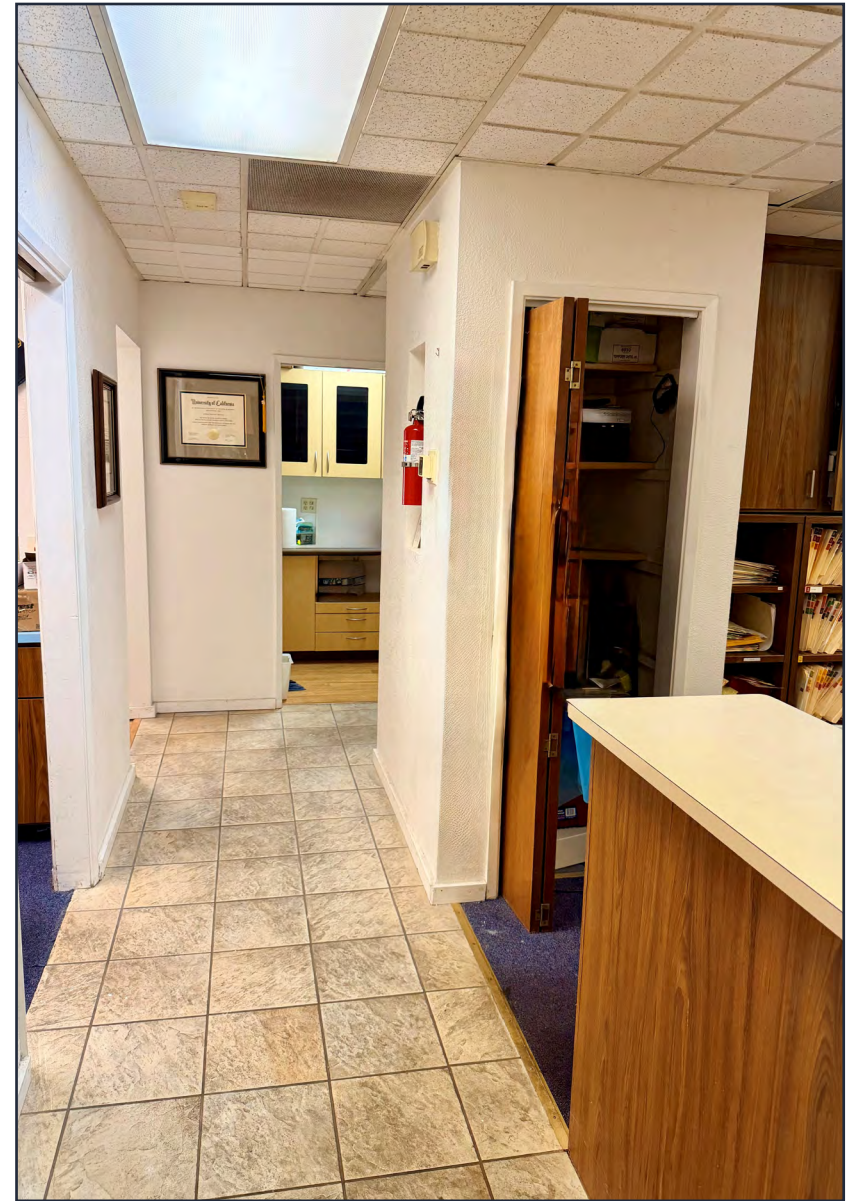
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**AVISON
YOUNG**

Property Details

Property Address	146 Harder Road Hayward, CA
Asking Price	\$1,138,000 \$1,422,000
Occupancy	3 units (Owner to vacate Unit A at COE)
Building & Condition	Excellent
Building & Type	Free Standing Dental/Medical
Building Size	3,051±square feet
Land Size	15,422±square feet
Parking Stalls	15+ Car Parking
Parcel Number	444-0072-026-03
Zoning	CO/RMB4 (Commercial/Residential)
Year Built	1982
Ceiling Height	9' Ceilings
Roll Up Doors	None
Electrical Meters	3 meters (1 for each unit)
Gas in Building	Yes
Fire Sprinklers	No
Security System	N/A
Floors	Single story building
Opportunity Zone	No







Investment Highlights

- High-profile free-standing dental building
- Owner vacating — turn key dental space included
- Owners space is approximately 1,050 sf
- Large 15,422 square foot lot
- 15+ car secured gated parking lot
- Excellent owner-user or investment
- Attractive front facade



Asking Price
\$1,138,000



Building Size
±3,051 sf

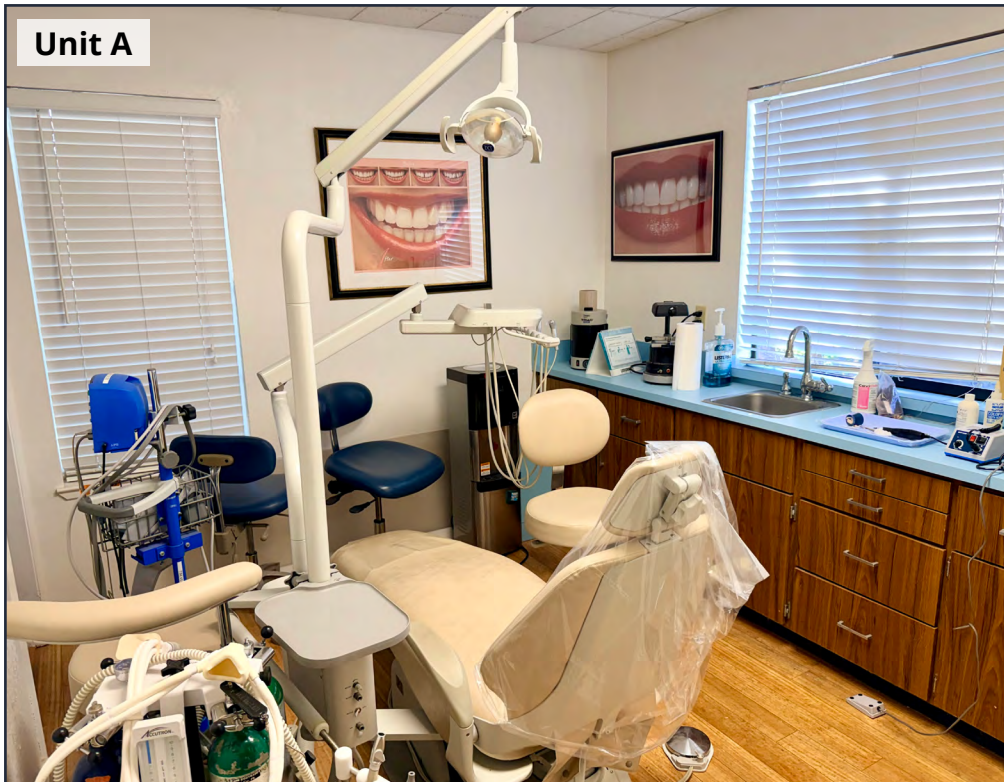


Land Size
15,422 sf

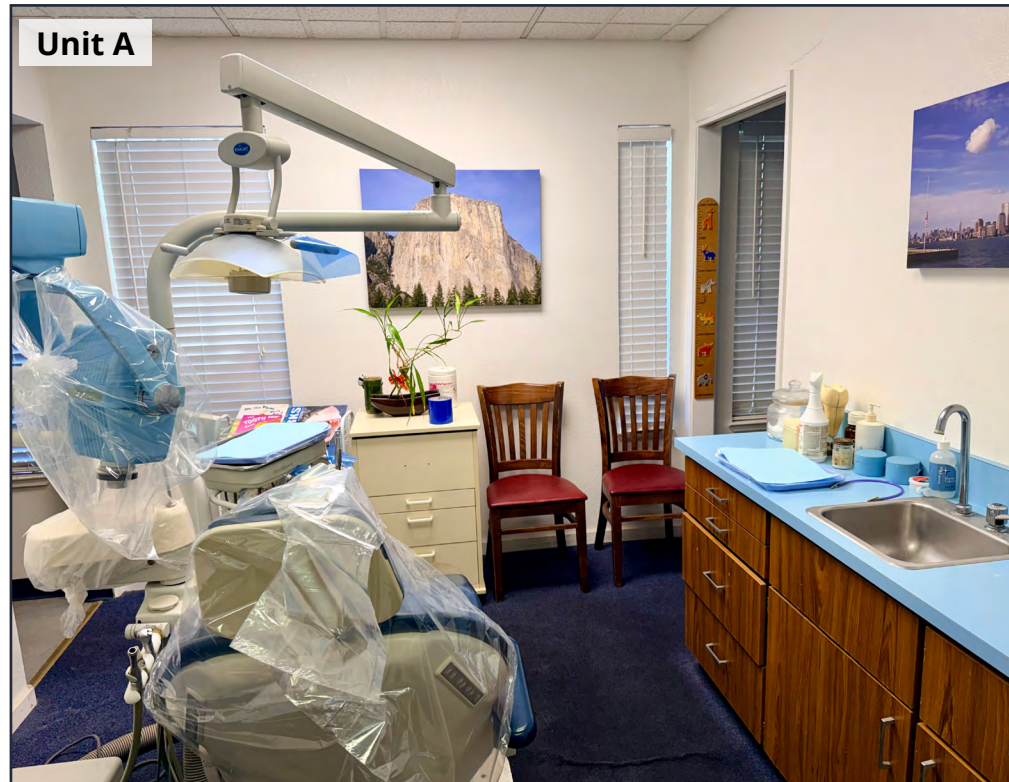


Zoning
CO/RMB4
**(medical/dental/
office/residential)**

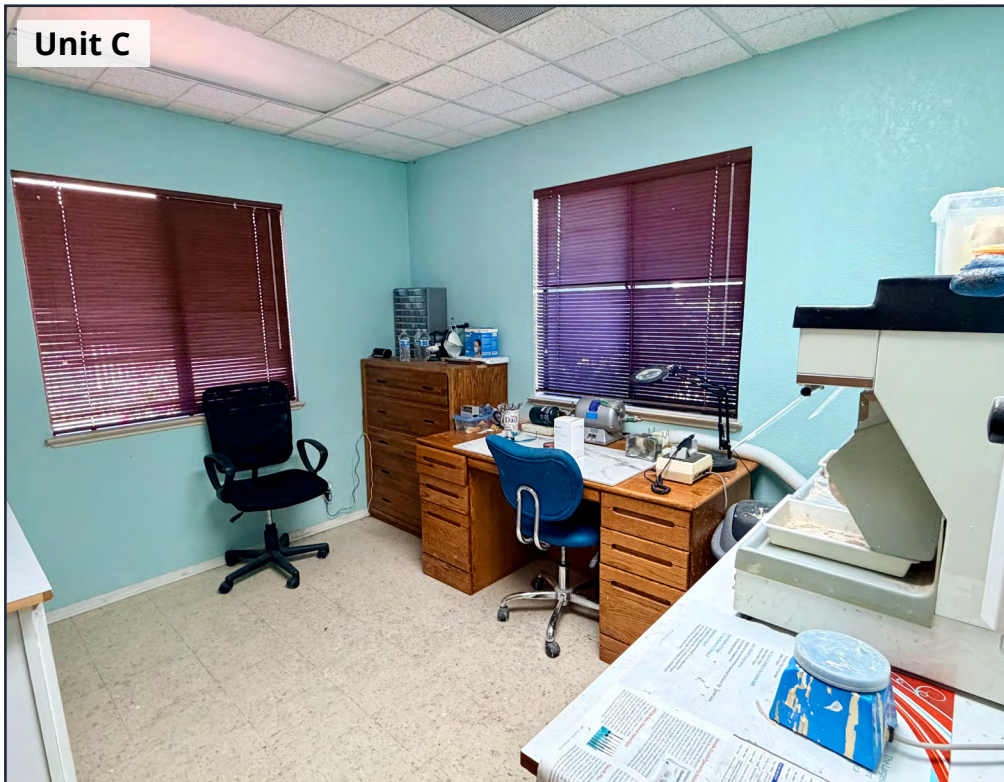
Unit A



Unit A



Unit C

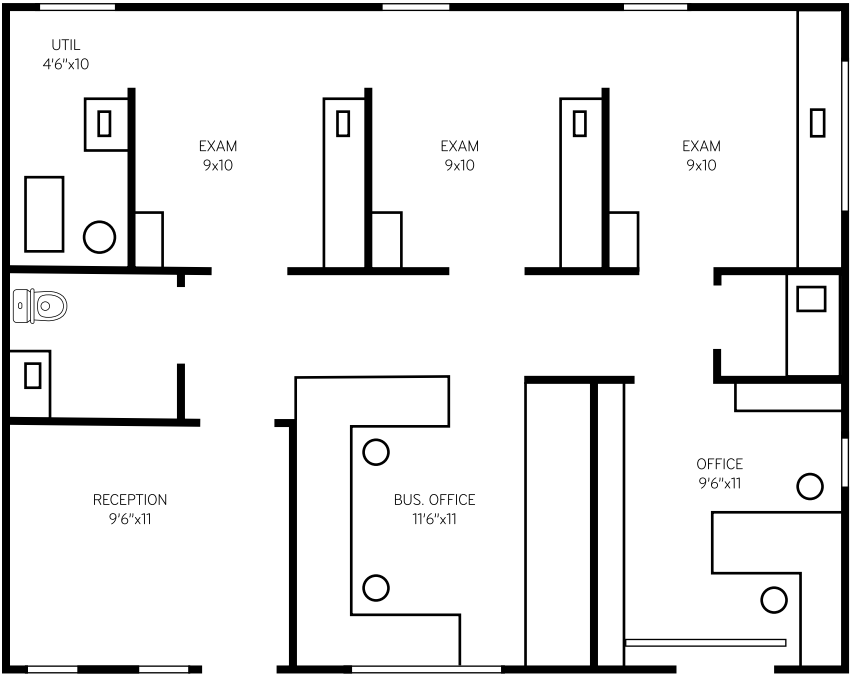


Unit C

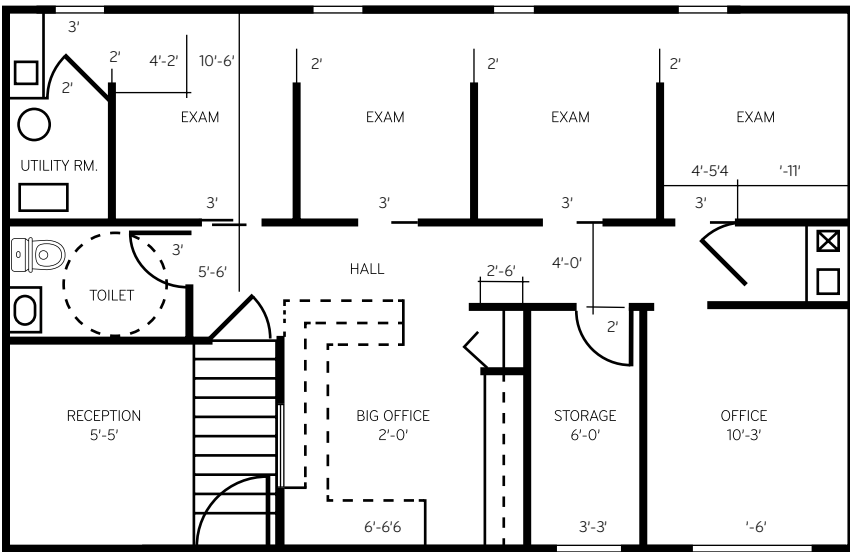


Floor Plans

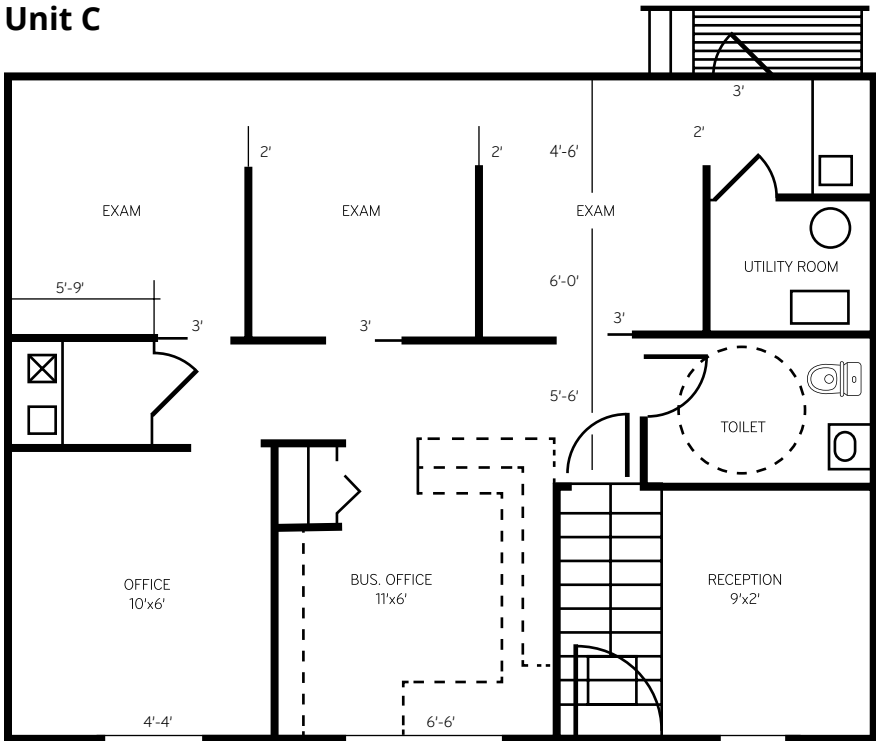
Unit A



Unit B



Unit C



Rent Roll and Expenses

Unit	Tenant Business	Approx. Unit Size	Curent Rent	Rental Increase Date	Increase	Lease Expiration Date
A	Dental	1,000 SF	Owner's Unit	N/A	N/A	Vacant at COE
B	Dental	1,051 SF	\$2,750/month	01/01/2029	\$250	12/31/2031
C	Audiology	1,000 SF	\$1,000/month	N/A	N/A	Month to month
			\$3,750/month			

* All unit measurements are approximate and buyer should do their own measurements.

** Owner will vacate Unit A at the close of escrow. All dental equipment will be included in the dale for a turn-key dental practice.

*** All tenants are on a modified gross lease. Tenant's pay for their own utilities and internet, and landlord pays all other expenses

Dental Equipment Included in Unit A (3 Plumbed Operatories)

- Airstar 22 Compressor
- Apollo By Midmark Vacuum
- Amalgam Collector
- Knight Dental Chair and Delivery System
- Dental EZ Chair and delivery system
- DCI Chair and delivery system
- GE dental xray unit
- Panoramic corporation PC-1000 xray unit
- Soredex digital panoramic unit
- Tuttnauer 1730 sterilizer
- 46 inch Samsung monitor in waiting room



Subject Property

Allowed Uses Per CO Zoning

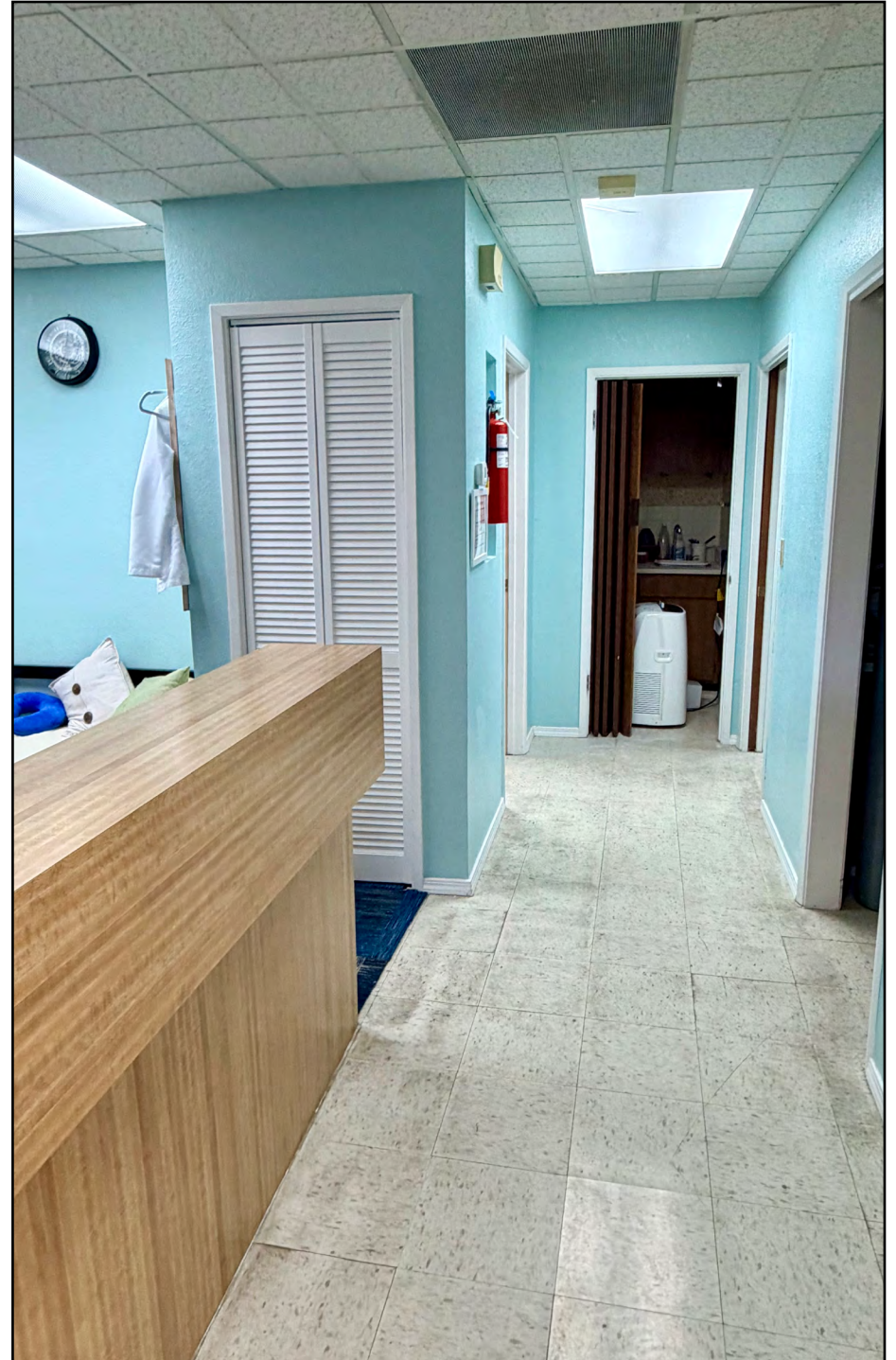
(Does not include the RMB4 Zoning)

1. Medical and dental offices
2. General office use
3. Architectural and engineering offices
4. Chiropractic and acupuncture offices
5. Insurance and real estate offices
6. Law offices
7. Travel and airline agency office
8. Barber shop/beauty shop/nail salon
9. Dry cleaner/laundry
10. Martial arts/dance studio
11. Palm reading service
12. Photography studio
13. Fitness studio
14. Shoe repair or tailoring service
15. Copying or reproduction facility
16. Mailing service
17. Day Care Home (less than 24-hour care for children or adults, 14 or fewer persons excluding staff)
18. Public agency facility

Note: This is a split zoning property and it is the buyer's responsibility to investigate both the commercial and residential zoning aspects of the property.

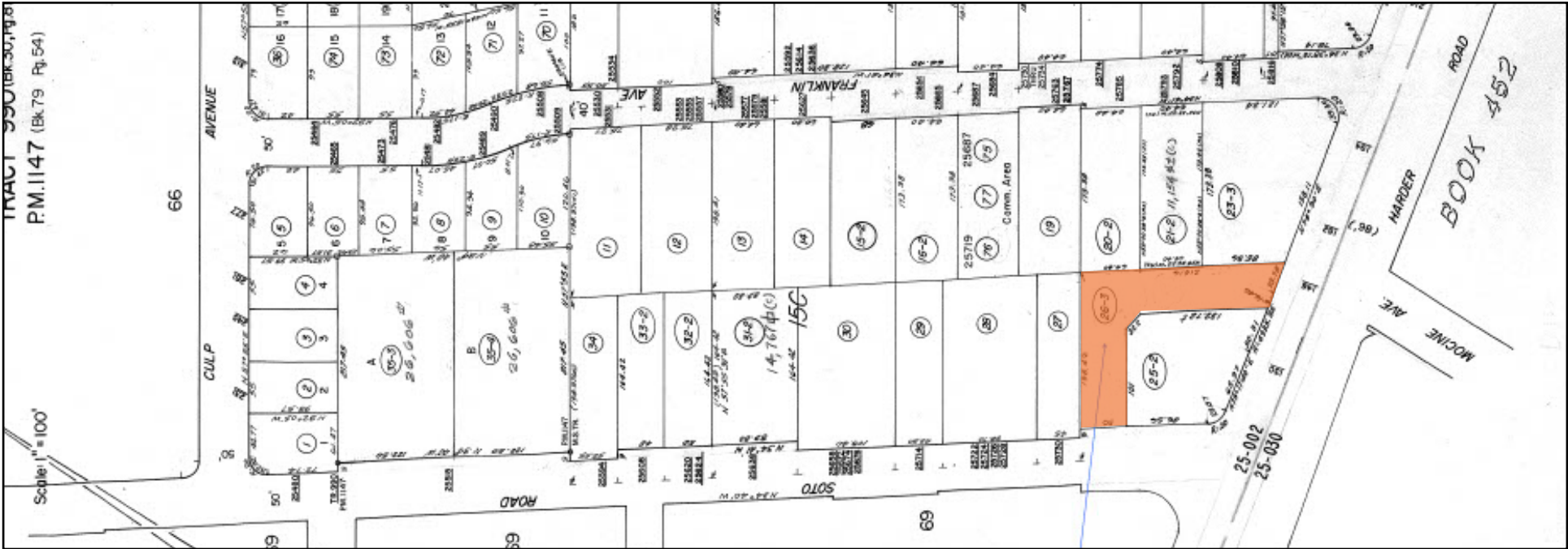
[Download CO Zoning Information](#)

[Download RM Zoning Information](#)





Property Tax Map



Demographics

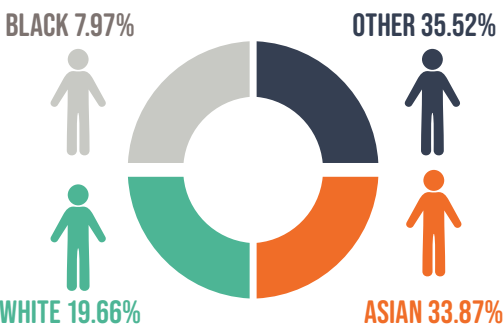


364,074

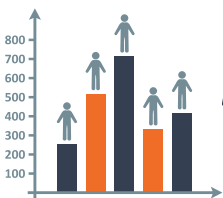
MEDIAN AGE
40.8

MEDIAN HOME VALUE
\$1,082,063

POPULATION BY RACE



HOUSEHOLDS 114,595



AVERAGE HH INCOME
\$139,353

Average Household Size: 3.10

Owner Occupied Housing Units: 64,628

Renter Occupied Housing Units: 49,967

Median Household Income: \$98,226

		1 Mile	3 Mile	5 Mile
Population	2030 Projection	37,292	191,199	362,593
	2025 Estimate	37,285	191,534	364,074
	2020 Census	37,999	196,790	377,695
	Growth 2020-2025	-0.2%	-0.17%	-0.6%
	Growth 2025-2030	-1.88%	-2.67%	-3.61%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 146 Harder Road, Hayward, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

EXCLUSIVE ADVISOR

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