

OFFERING MEMORANDUM

# RESIDENTIAL DEVELOPMENT OR OWNER/USER OPPORTUNITY

MISSION BOULEVARD (44,179 VPD)

**SITE**

CARLOS BEE BOULEVARD (18,319 VPD)

A ±21,660 Square Foot Facility  
on ±4.57 acres

**951** Palisade  
Street

HAYWARD

California State  
University East Bay

## EXCLUSIVE AGENTS

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**NKF**  
CAPITAL MARKETS








# EXECUTIVE SUMMARY

Newmark Knight Frank is pleased to offer the exclusive opportunity to purchase 951 Palisade Street ("Property" or "Site"), an approximately 4.57 acre parcel of land improved by approximately 21,660 square feet of buildings in Hayward, California within the San Francisco Bay Area. The Property is located with frontage on Carlos Bee Boulevard (±18,319 ADT) just off highly trafficked Mission Blvd. (±49,179 ADT).

951 Palisade Street is zoned MB-T3 which is primarily suitable for single family residences with a density of 4-17 units per acre, although office and assembly (for instance religious) uses are allowable with a conditional use permit. The Property is partially leased to Silver Oak High School (a public Montessori charter school) and a division of Young Men's Christian Association (YMCA), while the remainder is occupied by YMCA administrative offices.



## OFFERING SUMMARY

	<b>Price</b>	Un-priced - Subject to Market Pricing
	<b>Improvements</b>	±21,660 SF
	<b>Site</b>	±4.57 Acres
	<b>Current Gross Income</b>	\$222,278
	<b>Leases</b>	Silver Oak High School leases ±7,775 SF with current lease expiring June 30, 2019 • YMCA leases various portions of the premises on a month to month basis

## OFFERING HIGHLIGHTS

- Large nearly-rectangular parcel zoned for residential development
- Hillside location provides potential view-lot opportunities
- In-place income from short term leases provides carry income
- Potential for other uses including assembly and education
- Close proximity to Cal State East Bay
- Just off Mission Blvd. with easy access to I-580, I-880, and I-238

## OFFERING PROCESS

Please direct all inquiries through Forrest Gherlone, Rich Hoyt and Mike Zylstra of Newmark Knight Frank, the exclusive agents for the Property. No Site visits or interactions with the tenants should be conducted without the exclusive agents present. Newmark Knight Frank will announce any offer deadline.



CLOSE UP AERIAL



Chavez  
Supermarket

MISSION BOULEVARD (44,179 VPD)

ExtraSpace  
Storage



SITE

CARLOS BEE BOULEVARD (18,319 VPD)

California State  
University East Bay



AERIAL

951 Palisade Street., Hayward

Downtown  
Hayward

**SITE**

Hayward Executive  
Airport

Southland Mall

Chabot College

California State  
University East Bay

HESPERIAN BLVD

W JACKSON STREET

MISSION BLVD

**BOV**

BROKER OPINION OF VALUE



# PROPERTY INFORMATION

<b>Address:</b>	951 Palisade Street, Hayward
<b>APN:</b>	445-0150-060-00
<b>Building Size:</b>	±21,660 SF
<b>Site:</b>	±4.57 acres
<b>Zoning:</b>	MB-T3 4.3 to 17.5 units/net acre

Demographics (2017 Est)	1 Mile	3 Miles	5 Miles
Population	27,700	221,098	365,905
Avg. Household Income	\$88,948	\$100,745	\$107,207
Number of Households	9,450	70,463	116,513
Daytime Population	19,802	154,420	255,811

## Traffic Counts

Street	Traffic (VPD)
Mission Blvd	49,129
Carlos Bee Blvd	18,319





## PARCEL MAP





# DEMOGRAPHICS

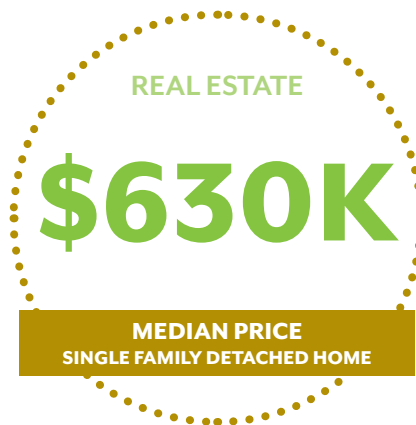
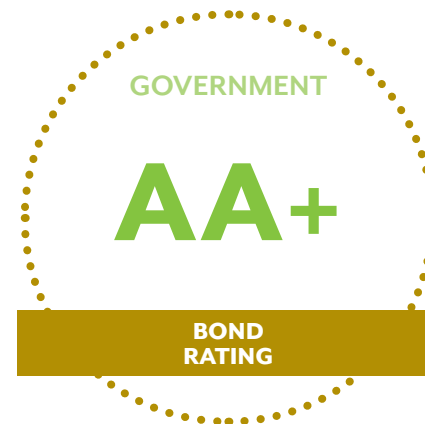
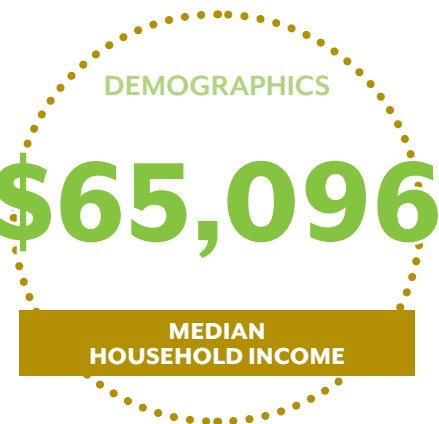
951 Palisade Street., Hayward

Demographics (Estimate)	1 Mile	2 Miles	3 Miles
 Population (2017)	27,700	221,098	365,905
Population (2022)	\$88,948	\$100,745	\$107,207
 Avg. Household Income (2017)	9,450	70,463	116,513
Avg. Household Income (2022)	19,802	154,420	255,811



# DEMOGRAPHICS // HAYWARD

951 Palisade Street., Hayward





# LOCATION // SUMMARY

## BAY AREA

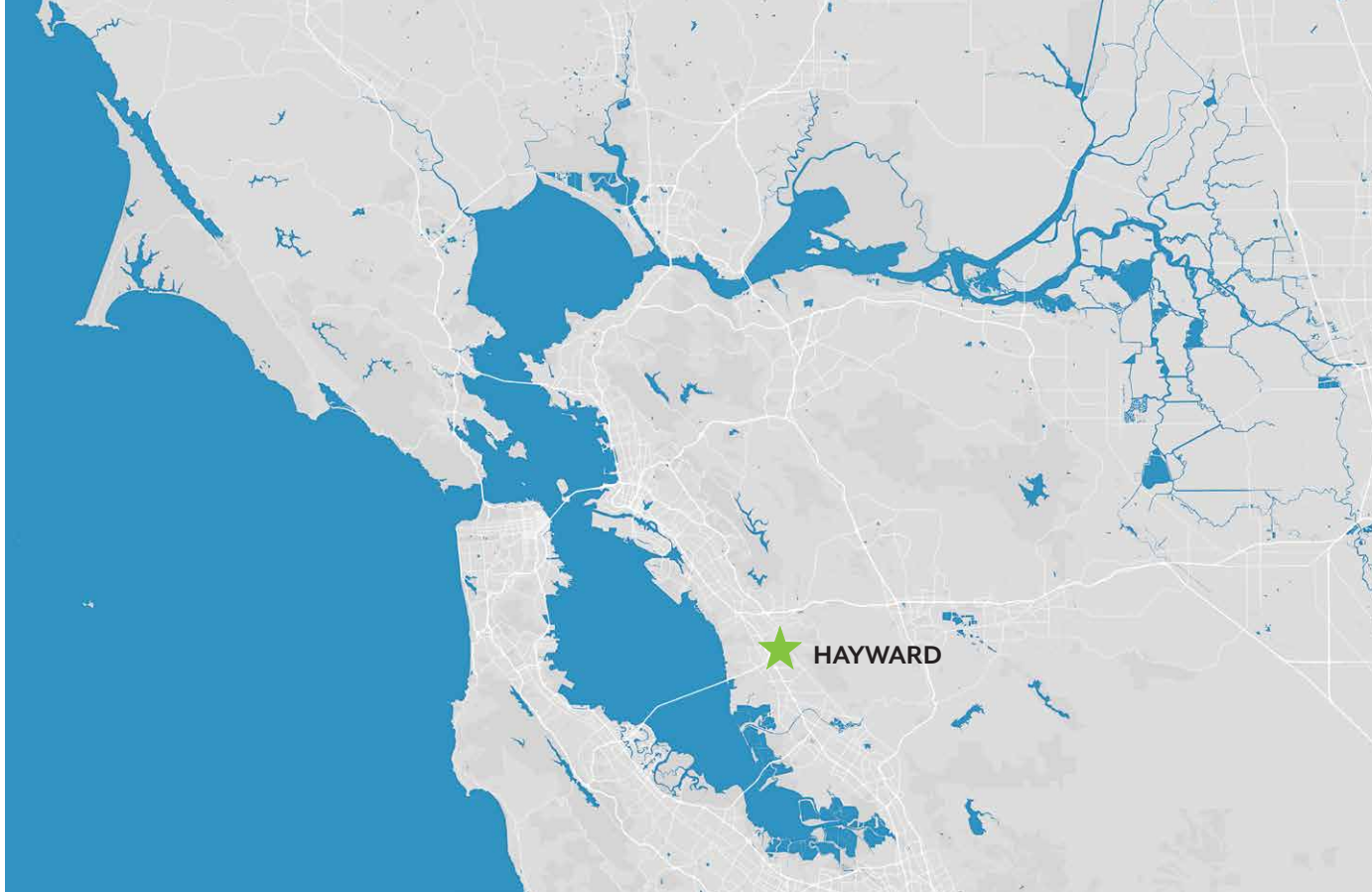
The San Francisco Bay Area consists of nine counties and 101 cities, covering 6,923 square miles. The current population of nearly 7.4 million ranks the Bay Area as the sixth-largest metropolitan area in the country. It is among the world's most innovative, competitive and diverse regional economies with highly educated workers, global influence in high-tech and biotech, proximity to the growing Pacific Rim economies, and world class universities. The region's natural beauty, diverse cultural attractions, professional sports teams, active business conventions, and leading global position in the wine industry attract more than 16 million visitors annually and make the Bay Area a treasured place to live.

## HAYWARD

Hayward, California is located 25 miles southeast of San Francisco and 14 miles south of Oakland in Alameda County. Hayward is also within a short drive of San Jose, Pleasanton, San Mateo and other large East Bay hubs. Located at the east end of the Hayward/San Mateo Bridge, Hayward offers a convenient location along Interstate 880 providing ready access to San Francisco, Oakland and Silicon Valley. There are two BART stations within the city limits as well as an Amtrak station.

The Hayward Regional Shoreline has 1,811 acres of salt, fresh, and brackish water marshes, seasonal wetlands and public trails, three golf courses, and more than 3,000 acres of open space and parks. In May 2015, the city's former shoreline landfill was declared a site for conversion to a solar farm, set to generate enough electricity to power 1,200 homes. It will be one of 186 sites in the Regional Renewable Energy Procurement Project. Two college campuses are located in Hayward. Cal State East Bay is nestled in the Hayward hills. The scenic campus provides the 15,000 students with a 360 degree panoramic view of the Bay. Named a "Best in the West" college and a "Best Business School" by the Princeton Review, CSUEB offers undergraduate and graduate programs. Chabot College is a community college located on Hesperian Boulevard and is part of the Chabot - Las Positas Community College District. The campus has a 200-seat theatre, a 1,432-seat Performing Arts Center, a full-size planetarium, four major athletic fields, and a 50-meter Olympic-class swimming pool. Known as the "Heart of the Bay," Hayward has capitalized on its unparalleled location to become one of the most desirable business locations for companies in advanced industries.

**Hayward was one of 10 cities named as an all-american city by the National Civic League in 2016.**





# 951 Palisade Street HAYWARD

## DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

## CONTACT EXCLUSIVE AGENTS