



Unique 2-Building Property: Community Facility + Single-Family Home

24952 - 24954 CYPRESS AVE
HAYWARD, CA 94544

 **HAYLEN**
REAL ESTATE INVESTMENTS

EXECUTIVE SUMMARY

24952 - 24954 Cypress Ave



This unique two-building property is located at 24952–24954 Cypress Avenue in Hayward on an approximately 20,100 SF lot and offers flexibility for a variety of residential care, community-serving, educational, institutional, nonprofit, or other approved uses (buyer to verify). The main building features approximately 3,760 SF of thoughtfully designed space, including 5 single-occupancy rooms, 5 double-occupancy rooms, a commercial-grade kitchen, spacious common and dining areas, abundant natural light, wide corridors, and an accessibility-supportive layout. The front building is a 3-bedroom, 2-bath residence (~2,030 SF) with an unfinished basement, providing flexibility for staff housing, administrative offices, supportive services, rental income, or other operational needs.

Delivered vacant, the property presents a compelling opportunity for operators, nonprofits, community organizations, and investors seeking adaptable space, operational flexibility, rental income potential, and long-term value in a supply-constrained East Bay market.

Investment Overview





Repositioning Opportunity in a Demographically Accelerating Senior Care Market

Accelerating Senior Growth

The population ages 75+ is projected to grow by over 26% within 3 miles over the next five years, expanding the core demand base for residential care.

Income-Qualified Private-Pay Market

Thousands of senior households earning \$75,000+ annually support sustainable private-pay operating models.

Established but Fragmented Supply

The local market is dominated by small residential care homes, validating demand while limiting institutional-scale competition.

Speed-to-Market Advantage

Previously licensed 14-bed configuration allows for faster operational restart relative to ground-up development.

Demographic expansion, income depth, and operational readiness collectively position the subject for disciplined reintroduction into a resilient, needs-based asset class.



BUILDING/FLOOR PLAN

24952- 24954 Cypress Ave





Buildings Details

Purpose-Built Facility (~3,760 SF)
Income Property (3bd/2ba, ~2,030 SF)

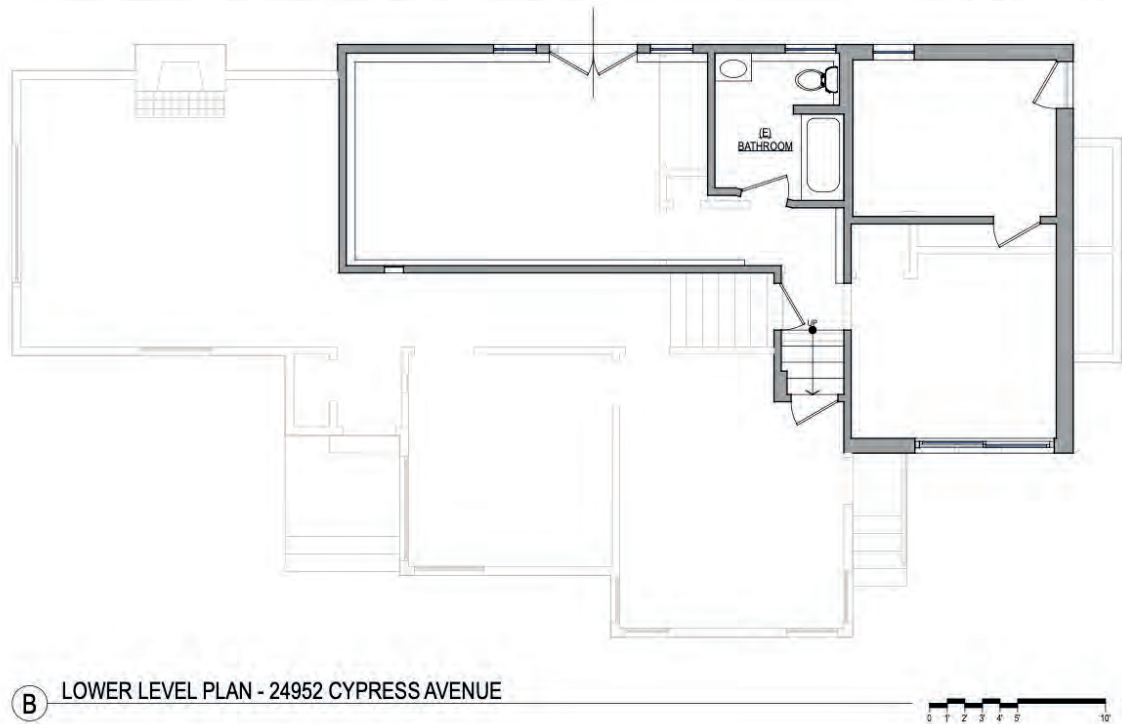
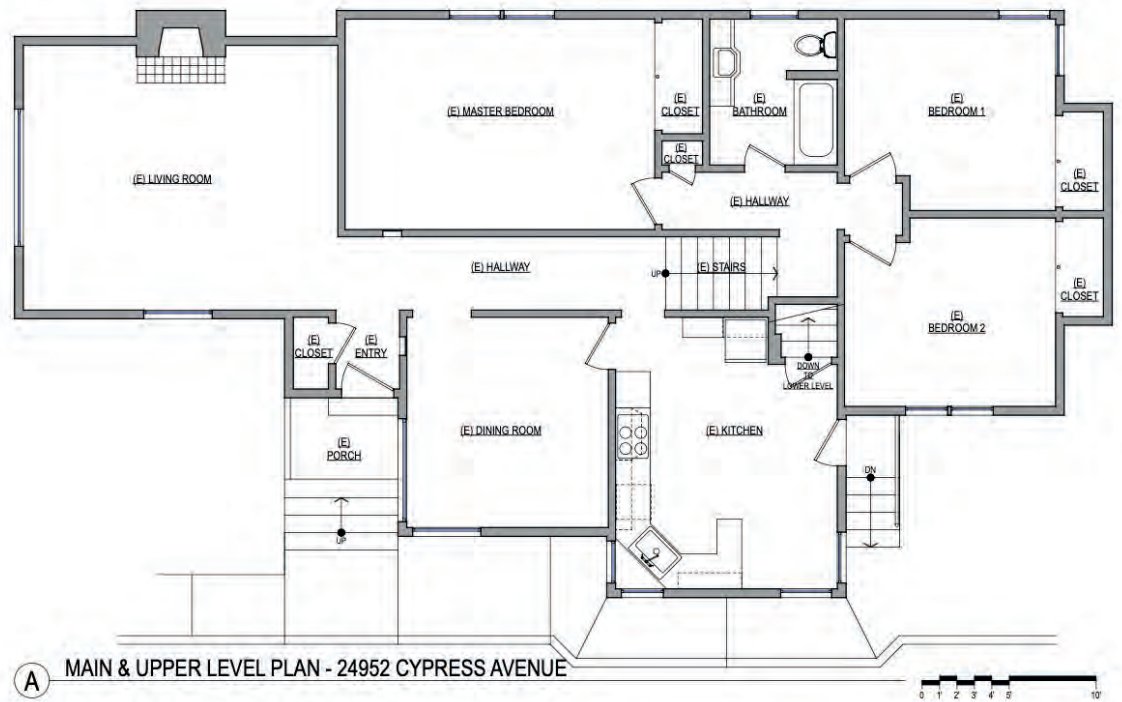
All information provided herein is deemed reliable but not guaranteed. Buyer is advised to independently verify all building details and property information to their own satisfaction.

APN	443-0080-019-02
Building Area (sf)	~5,790 SF TOTAL
Total Lot Area	~20,100 SF
Zoning	RM
Buildings	2
Parking	6
Price	\$2,799,800





Front Building



Rear Building



MARKET COMPARABLES

24952 - 24954 Cypress Ave



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- A map of the San Francisco Bay Area with 11 numbered locations marked by dark green circles. The locations are distributed across the region, from the San Francisco Peninsula in the west to the Central Valley in the east. An inset map in the upper left corner provides a zoomed-in view of the San Francisco Peninsula, showing a yellow pin at location 1 near San Francisco. The main map includes labels for major cities such as San Francisco, San Jose, Stockton, and Modesto, as well as major highways like I-5, I-80, and I-580.

Comparables



1

**512 Teasdale Pl
Hayward, CA
94544**

Bldg SF	2,395
Lot SF	9,558
Status	Active
List Price	\$1,499,999



2

**261, 263, 265 Medford
Hayward, CA
94541**

Bldg SF	6,656
Lot SF	27,318
Status	Pending
List Price	\$3,800,000



3

**268 Lewelling Blvd
San Lorenzo, CA
94580**

Bldg SF	5,831
Lot SF	11,782
Sale Date	8/6/25
Sale Price	\$2,650,000



4

**18905 Standish Ave
Hayward, CA
94541**

Bldg SF	7,415
Lot SF	17,550
Sale Date	1/6/26
Sale Price	\$3,100,000



5

**41040 Lincoln St
Fremont, CA
94538**

Bldg SF	21,520
Lot SF	51,836
Sale Date	12/17/24
Sale Price	\$10,000,000



6

**825 E 18th St
Antioch, CA
94509**

Bldg SF	30,974
Lot SF	46,522
Sale Date	2/18/25
Sale Price	\$8,750,000



7

**4617 Bear Creek Rd
Lodi, CA
95240**

Bldg SF	2,410
Lot SF	30,433
Sale Date	3/24/25
Sale Price	\$630,000



8

**466-469 E North St
Manteca, CA
95336**

Bldg SF	14,483
Lot SF	67,500
Sale Date	12/10/24
Sale Price	\$7,000,000

Comparables



9 **21255 Stevens Creek Blvd, Cupertino, CA 95014**

Bldg SF	0
Lot SF	111,078
Sale Date	9/26/24
Sale Price	\$2,740,000



10 **22424 Charlene Way Castro Valley, CA 94546**

Bldg SF	12,910
Lot SF	47,916
Sale Date	9/30/25
Sale Price	\$4,500,000



11 **16095 Church St Morgan Hill, CA 95037**

Bldg SF	6,000
Lot SF	26,500
Sale Date	2/28/25
Sale Price	\$5,000,000



12 **16515 Butterfield Blvd Morgan Hill, CA 95037**

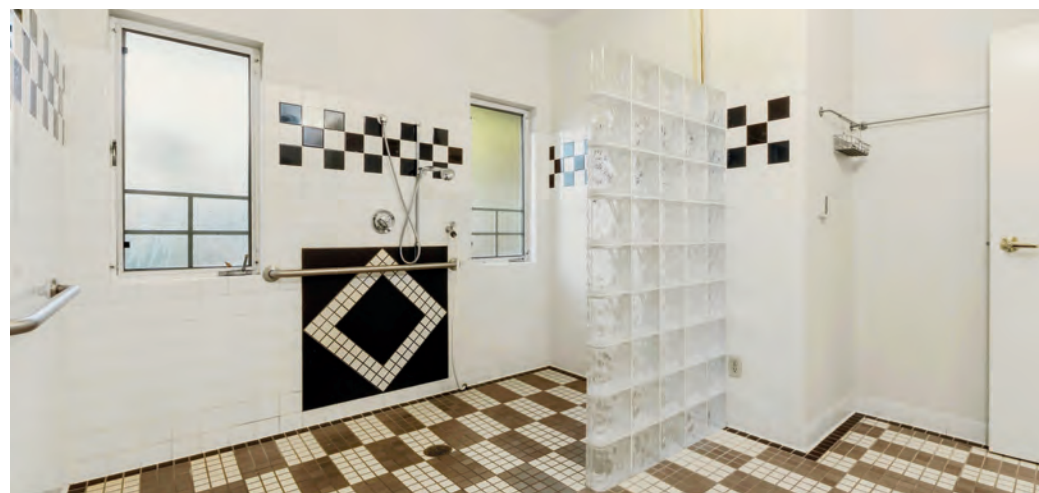
Bldg SF	60,890
Lot SF	75,446
Sale Date	7/29/25
Sale Price	\$23,821,000

LOCATION & DEMOGRAPHICS

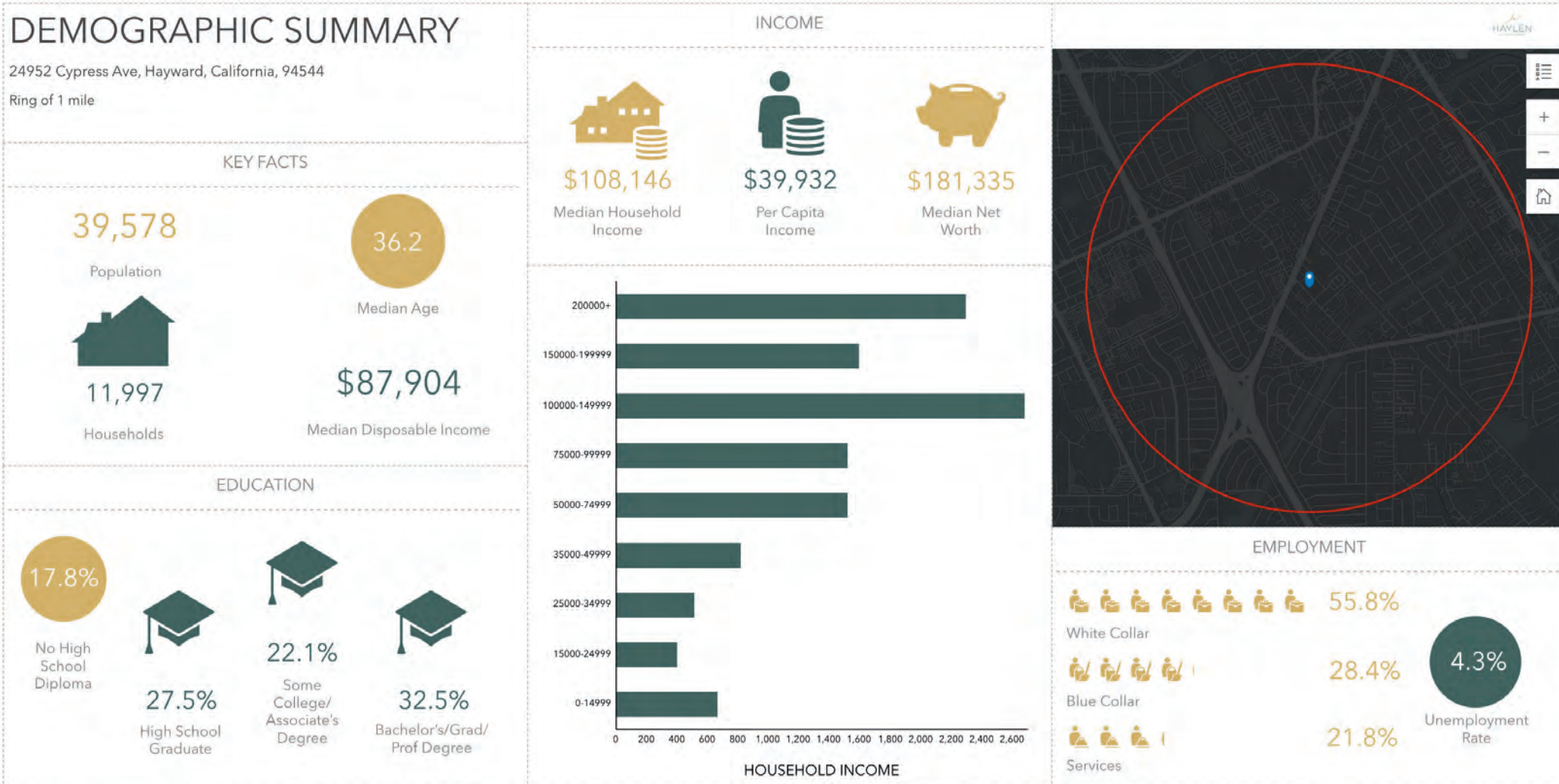
24952 - 24954 Cypress Ave



Located in South Hayward, the property at 24952–24954 Cypress Avenue benefits from a central East Bay location with convenient access to Interstate 880, State Route 92, and State Route 238, providing connectivity to Oakland, the Peninsula, and Silicon Valley. The surrounding area features established residential neighborhoods, nearby medical services, retail amenities, and public transit options, supporting long-term demand for community-serving, residential care, educational, institutional, and nonprofit uses in a supply-constrained East Bay market.



Demographics (1 mile radius)



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographics (3 mile radius)

DEMOGRAPHIC SUMMARY

24952 Cypress Ave, Hayward, California, 94544

Ring of 3 miles

KEY FACTS

211,621

Population



66,681

Households

37.7

Median Age

\$87,969

Median Disposable Income

EDUCATION

16.1%

No High School Diploma



25.5%

High School Graduate



25.6%

Some College/
Associate's Degree



32.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$107,573

Median Household Income



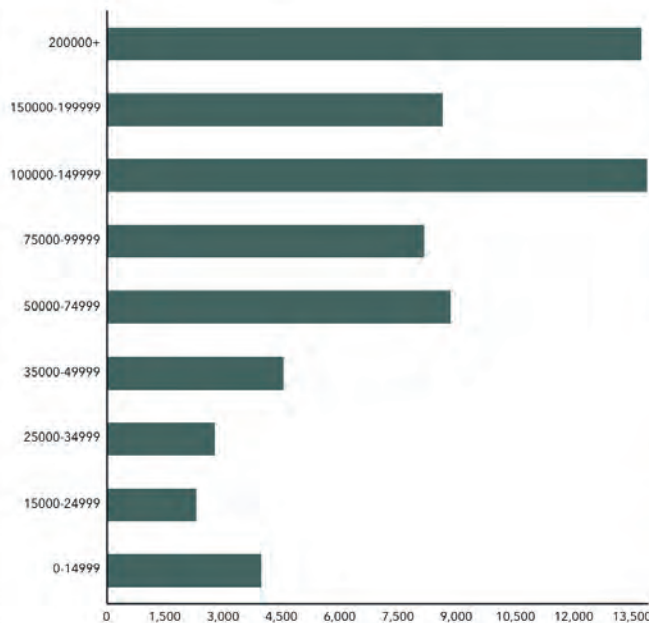
\$42,547

Per Capita Income

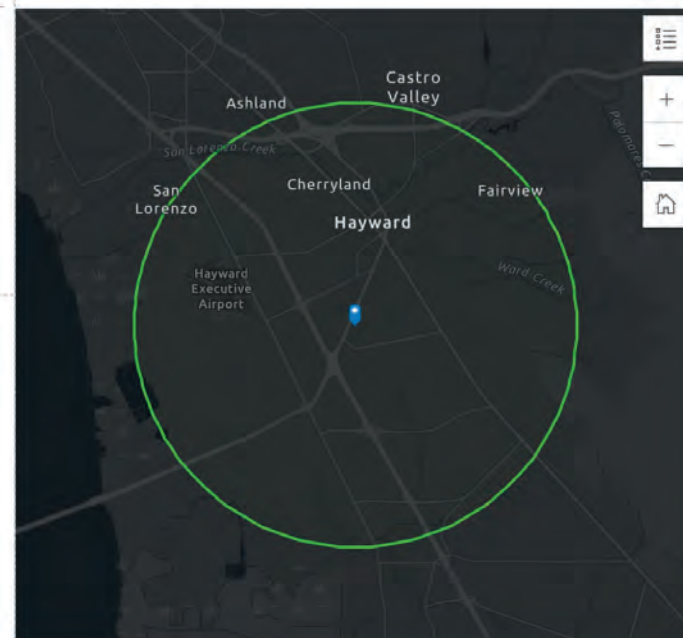


\$219,085

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

59.8%

White Collar

25.5%

Blue Collar

20.3%

Services

5.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographics (5 mile radius)

DEMOGRAPHIC SUMMARY

24952 Cypress Ave, Hayward, California, 94544
Ring of 5 miles

KEY FACTS

379,189

Population

39.0

Median Age



120,737

Households

\$92,519

Median Disposable Income

EDUCATION

14.7%

No High School Diploma



23.7%

High School Graduate



25.9%

Some College/
Associate's Degree



35.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$112,417

Median Household Income



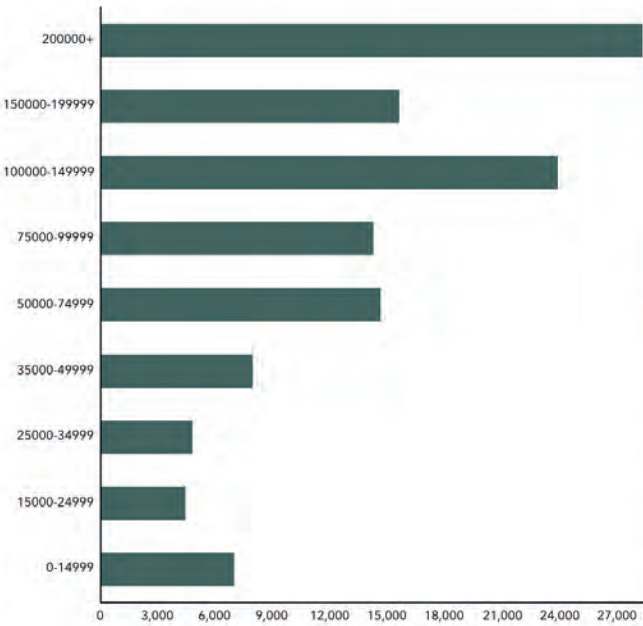
\$46,099

Per Capita Income

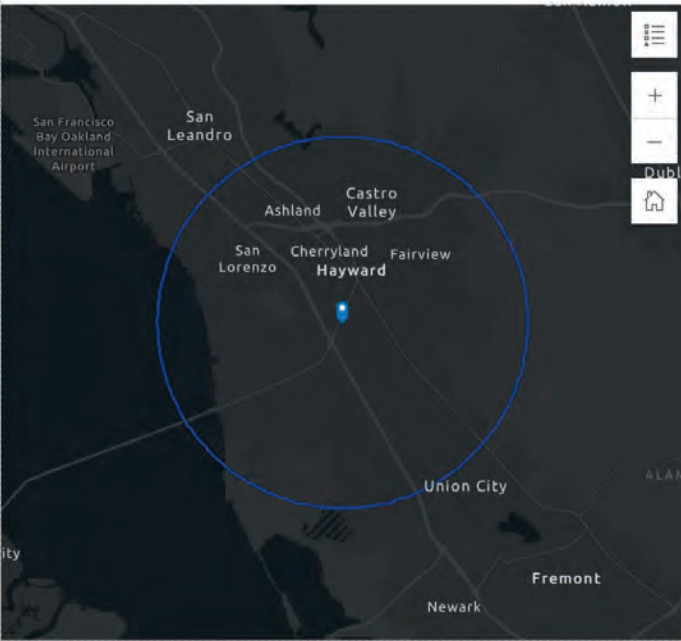


\$292,347

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

63.4%

23.3%

19.1%

5.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Senior Population Depth & Growth

	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
2025 Population Ages 75 to 84	1,365	9,336	18,674
2030 Population Ages 75 to 84	1,736 (+27.2%)	11,834 (+26.8%)	23,527 (+26.0%)
2025 Population Ages 85+	454	3,372	6,418
2030 Population Ages 85+	505 (+11.2%)	3,879 (+15.0%)	7,429 (+15.8%)

Within 1, 3, 5-mile radius of the subject property, the population age 75+ is projected to grow materially over the next five years, outpacing overall population growth and supporting sustained demand for assisted living and senior care services.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

Age-Qualified & Income-Qualified Households

	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
Household Income \$75,000+ with HHr Age 65+	1,090	7,698	15,524
Household Income \$100,000+ with HHr Age 65+	844	5,967	11,971

The surrounding trade area contains a substantial number of senior households with incomes exceeding \$75,000 annually, supporting private-pay and family-supported care models.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

The “Decision-Maker” Cohort (Ages 45–64)

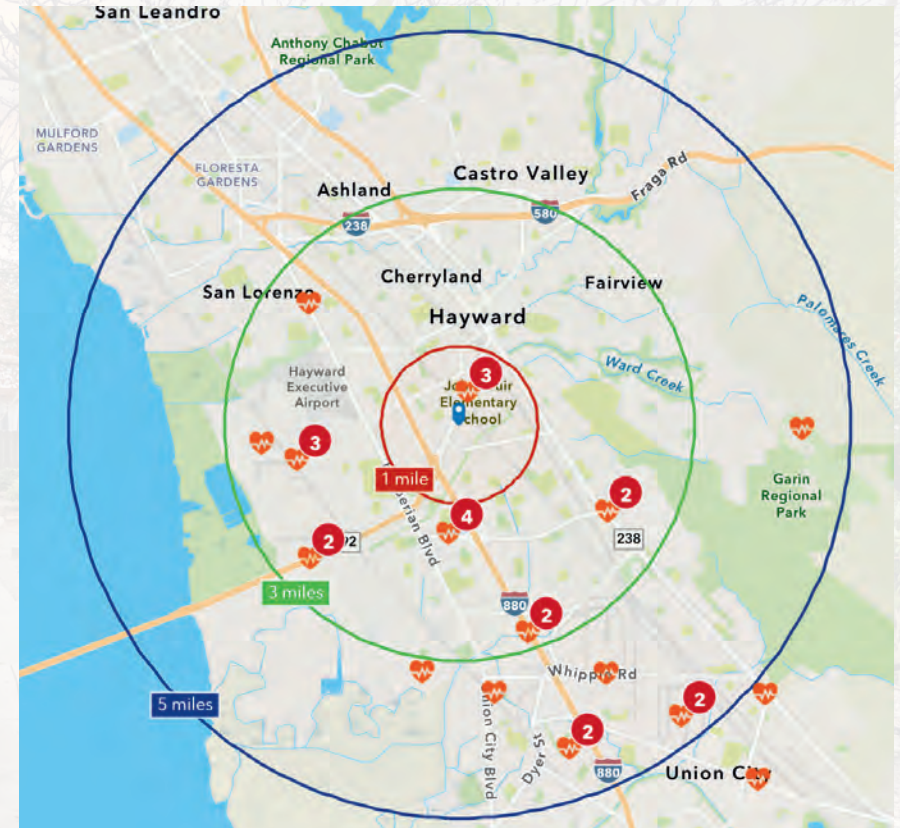
	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
2025 Median Household Income House Holder Age 45-64	\$231,096	\$241,081	\$265,100
2025 Average Household Income House Holder Age 45-64	\$280,440	\$299,456	\$330,144

A large and economically stable population of adults aged 45–64 resides within five miles of the property, representing the primary decision-makers for senior housing placement.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

Health Needs & Essential-Use Indicators

	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
2025 Health Care Spending (Avg)	7,447	7,716	8,278
2030 Health Care Spending (Avg)	8,384	8,683	9,323



Source: Data provided by Esri (2025, 2030), © 2026 Esri

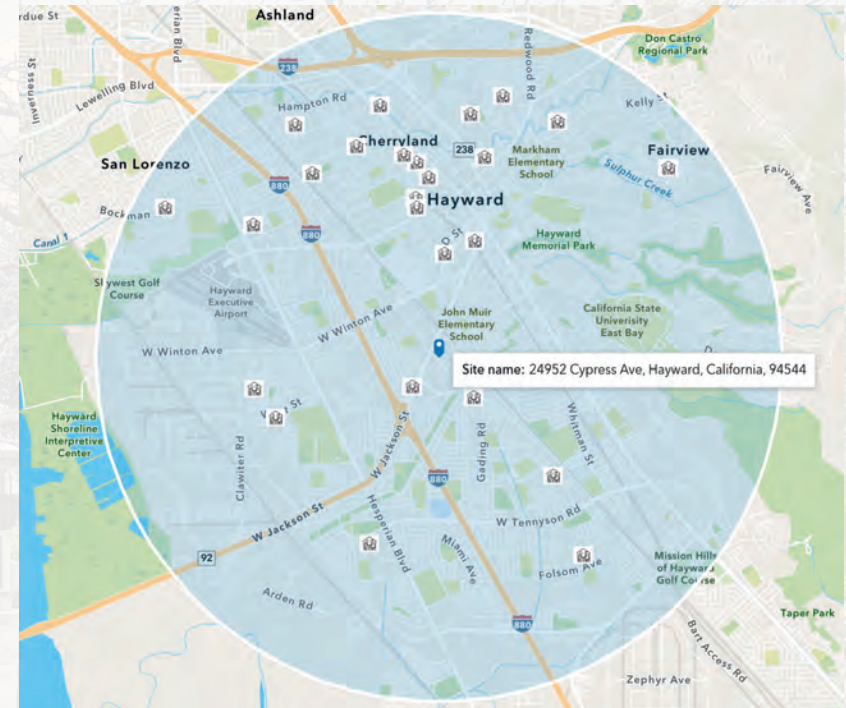
Hospitals within 1, 3, 5 mile radius

Validated Demand & Fragmented Competitive Landscape

	Ring of 3 miles
2025 Nursing/ Residential Care Businesses	25

- **~25 licensed care facilities** within 3 miles
- Market dominated by **small residential care homes**
- **Limited** institutional-scale competition
- 14-bed layout enables **efficient mid-scale operations**

Fragmented supply reflects established demand rather than market saturation.



Nursing/Residential Care within 3 mile radius

Source: Data provided by Esri (2025, 2030), © 2026 Esri



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