

± 4,242 SF FREESTANDING OFFICE BUILDING

FOR SALE

1260 A Street | Hayward, CA



PRICE
\$1,399,999
(\$330/SF)



BUILDING SIZE
± 4,242 SF



LOT SIZE
± 0.136 Acres
± 5,912 SF



YEAR BUILT
1964



USE
Office



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 1260 A Street, Hayward, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

RENT ROLL

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Unit #	Tenant	Size (SF)	Lease Rate (SF/Month)	Monthly Rent	Security Deposit	Lease Commences	Lease Expires
101 & 102	Tenant #1	1,744	\$2.01	\$3,500.00	\$875.00	12/1/23	12/1/25
204	Tenant #2	865	\$1.97	\$1,700.00	\$1,335.00	4/1/24	4/1/25
210	Tenant #3	430	\$2.39	\$1,026.00	\$575.00	12/1/23	12/1/24
213	Tenant #4	635	\$1.97	\$1,250.00	\$1,250.00	4/1/24	4/1/25
214	Tenant #5	210	\$2.48	\$520.00	\$500.00	4/1/23	3/31/25
Common Area	Tenant #6	210	\$2.43	\$ 510.00	\$510.00	1/1/23	12/1/23
TOTAL	N/A	148	N/A	N/A	N/A	N/A	N/A
		4,242	\$2.21	\$8,506.00	\$5,045.00		

HIGHLIGHTS

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The Ivy Group proudly presents a rare opportunity to own a multi tenant, freestanding office property in the vibrant heart of downtown Hayward, CA.

This prime location is just steps away from a variety of amenities, including grocery stores, restaurants, public transportation, and residential neighborhoods. Bellara, a brand new 157-unit senior living facility just opened adjacent to the subject property.

The property boasts 100% occupancy with long-term tenants, and with leases set to expire soon..it offers a perfect opportunity for owner/users or 1031 Exchange investors to capitalize on the potential to adjust rents to market rates.

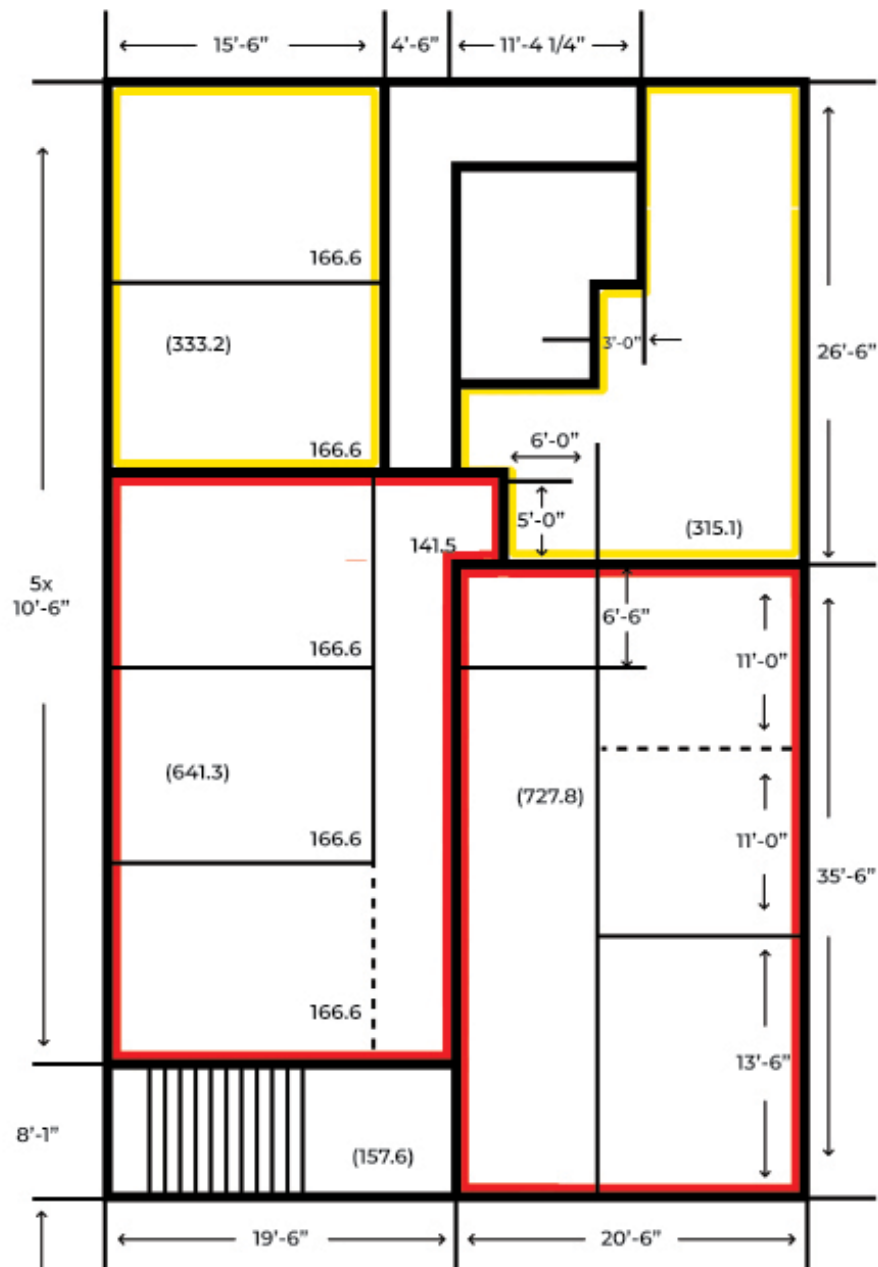
Contact us to take advantage of this exceptional investment prospect!

Building Size	±4,242 SF
Lot Size	±5,912 SF (±0.136 Acres)
Use	Office
Zoning	Urban Neighborhood (UN)
Year Built	1964
Number of Units	6
BART Station	±0.8 Miles to Hayward Station
APN	415-240-8



FLOOR PLAN

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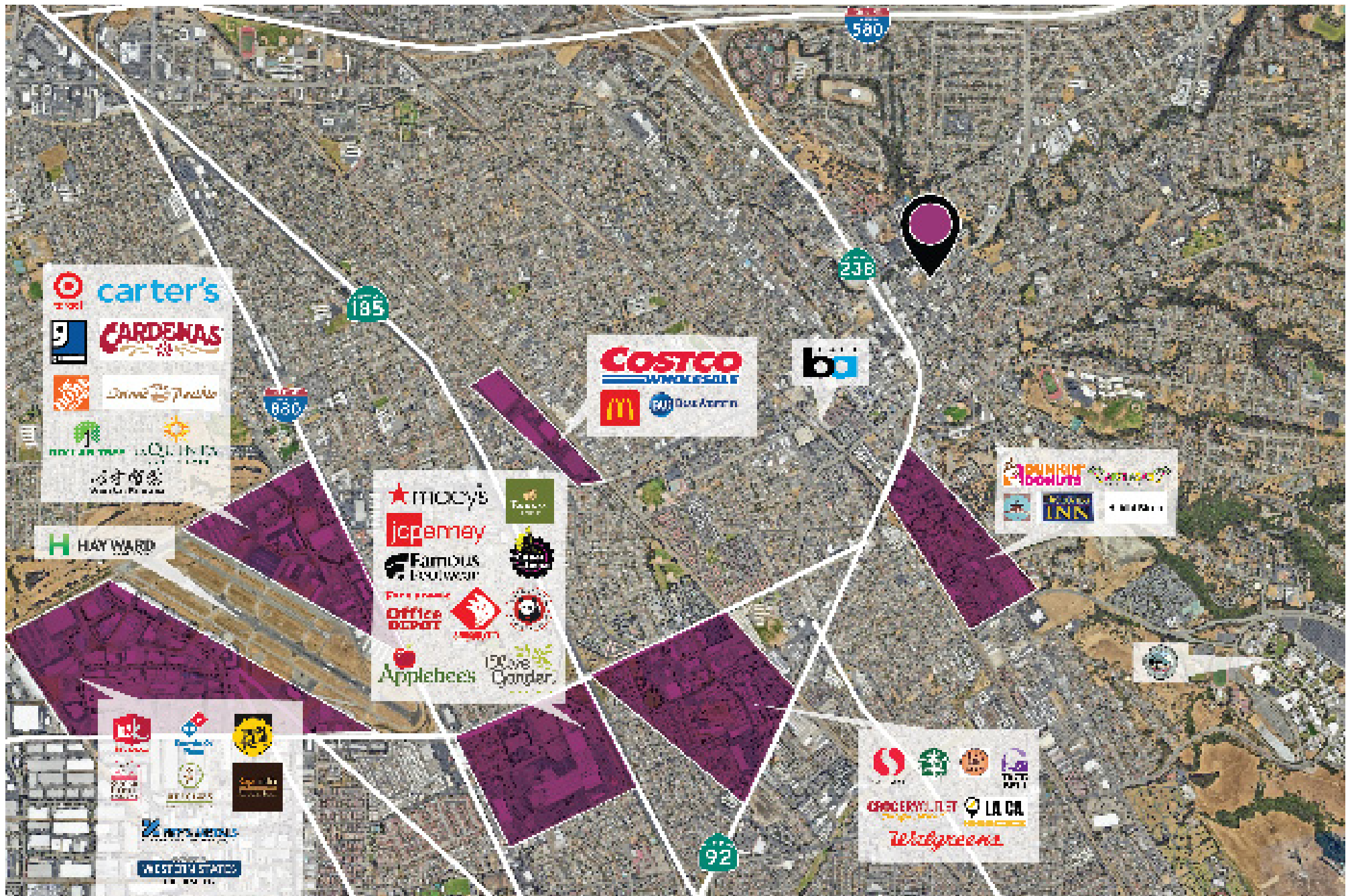
PROPERTY PHOTOS

± 4,242 SF OFFICE
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AMENITY MAP

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LOCATION OVERVIEW

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Hayward is a city located in Alameda County, California 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.

Retail businesses and service industries are also important. It is the seat of California State University, East Bay (1957), and Chabot Community College (1961).



Source: Wikipedia

LARGEST EMPLOYERS

#	Employer	# of Employees
1	Hayward Unified School District [†]	2500
2	California State University, East Bay [†]	1447
3	Kaiser Permanente [†]	1200
4	City of Hayward [†]	845
5	St. Rose Hospital [†]	842
6	Gillig [†]	700
7	Impax Laboratories [†]	700
8	Chabot College [†]	600
9	Manheim Auctions (AKA Bay Cities Auto)	500
10	Marelich Mechanical	500

CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing