

29495 Dixon St

Offering Memorandum

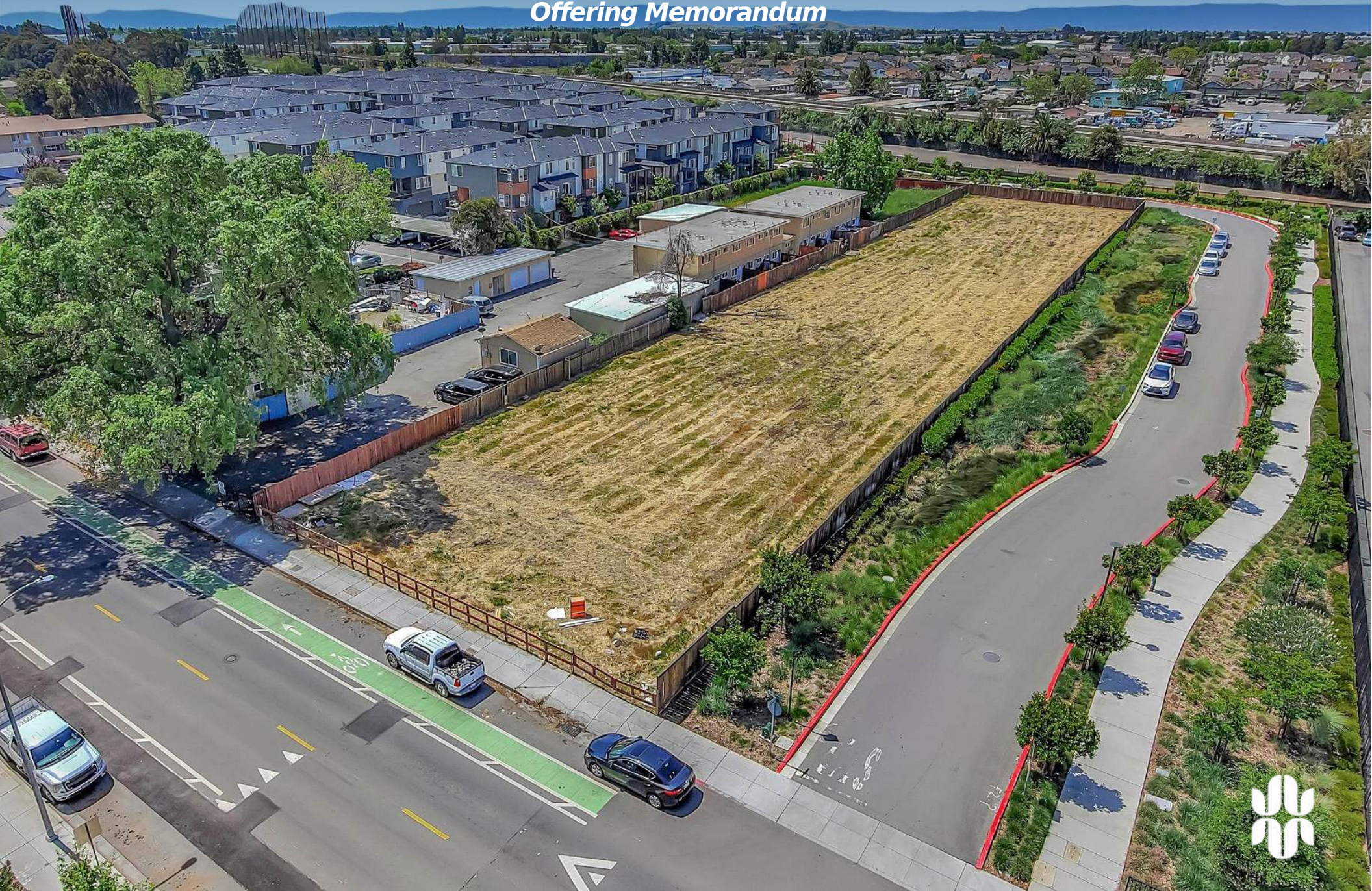




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01

INVESTMENT SUMMARY

INVESTMENT SUMMARY

THE OFFERING

This prime **40,940** square foot development opportunity is located in *Hayward, California*, in a rapidly evolving part of the East Bay Area. The property is zoned ST-4 (Special Treatment District 4). This zoning opens up diverse opportunities for developers to cater to both the growing housing demand and the need for business spaces in the region.

The current ownership has made significant strides in preparing the land for future development, substantially reducing the upfront costs and time for potential investors.

Key investments include:

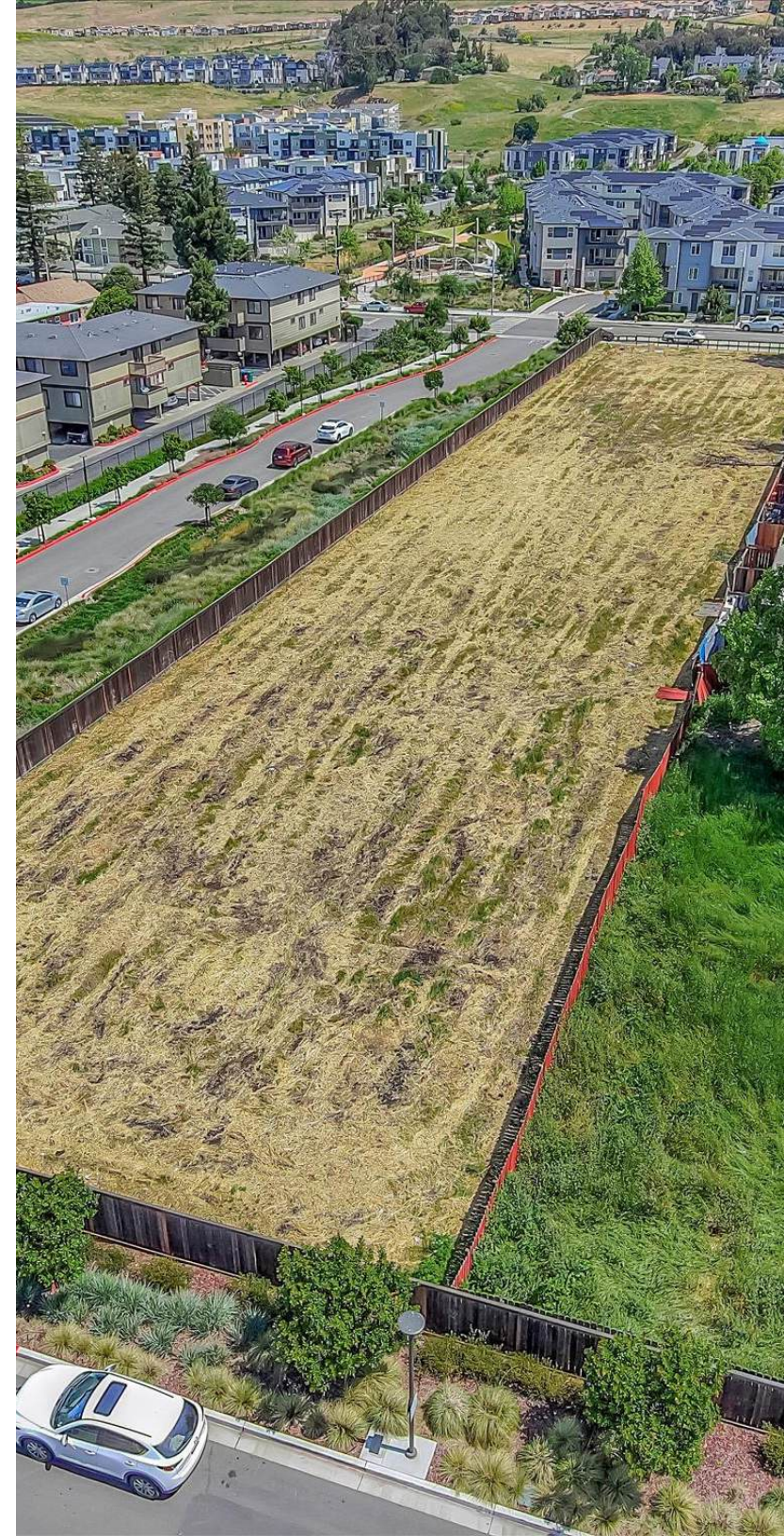
1. Demolition of Existing Structures:

Ownership has already demolished the previous structures on the property, eliminating the need for prospective developers to navigate the complexities of demolition permits and labor.

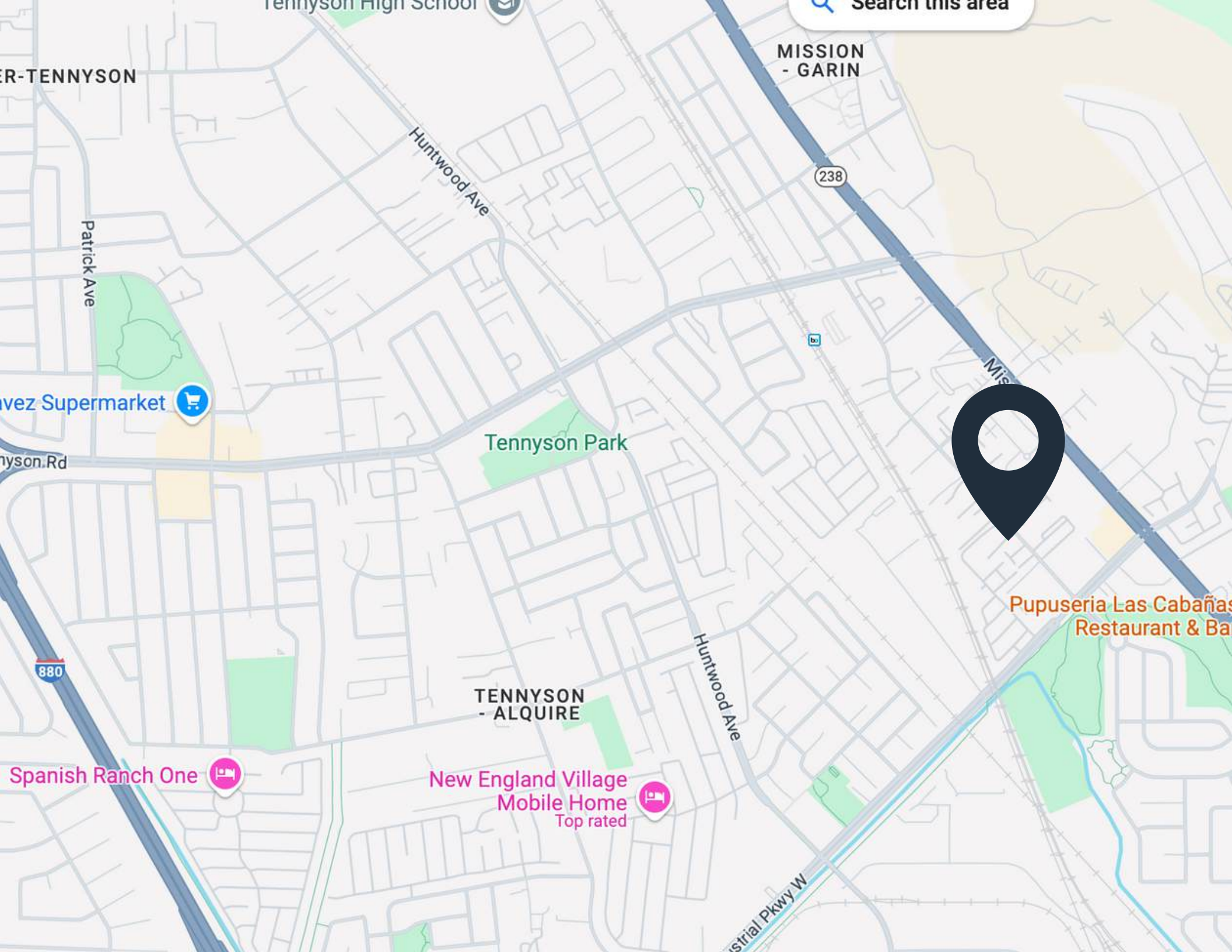
2. Preliminary Plans for a 64-Unit Multifamily Project:

The ownership has commissioned preliminary architectural plans for a 64-unit multifamily development. This project aligns with the zoning requirements (ST-4) and maximizes the site's potential for residential development, especially given the rising demand for housing in the area. The preliminary plans provide a solid framework for developers to move quickly toward obtaining building permits, significantly shortening the pre-construction timeline.

These proactive steps not only demonstrate the ownership's commitment to optimizing the site but also present an excellent opportunity for investors to leverage these advancements, minimizing initial development risks and expediting the overall process.







ER-TENNYSON

MISSION - GARIN

238

Patrick Ave

Huntwood Ave

vez Supermarket



nyson.Rd

Tennyson Park

Pupuseria Las Cabañas
Restaurant & Ba

880

Huntwood Ave

TENNYSON - ALQUIRE

Spanish Ranch One



New England Village
Mobile Home
Top rated



ustrial Pkwy W



03
SALES
COMPARABLES



Sales Comparables



29200 Bodega St
Hayward, CA

SALE PRICE:	\$1,666,000
SQFT:	16,553
PRICE/SQFT:	\$100.65



75 Jackson St
Hayward, CA

SALE PRICE:	\$1,800,000
SQFT:	20,473
PRICE/SQFT:	\$87.92



21659 Mission Blvd
Hayward, CA

SALE PRICE:	\$2,700,000
SQFT:	48,352
PRICE/SQFT:	\$55.84



951 Palisade St
Hayward, CA

SALE PRICE:	\$6,800,000
SQFT:	199,069
PRICE/SQFT:	\$34.16



03
LOCATION
OVERVIEW

LOCATION OVERVIEW

THE OFFERING

The property is strategically positioned in a highly accessible location, making it an ideal spot for a development that can attract a wide range of tenants and buyers:

1. Proximity to Freeways:

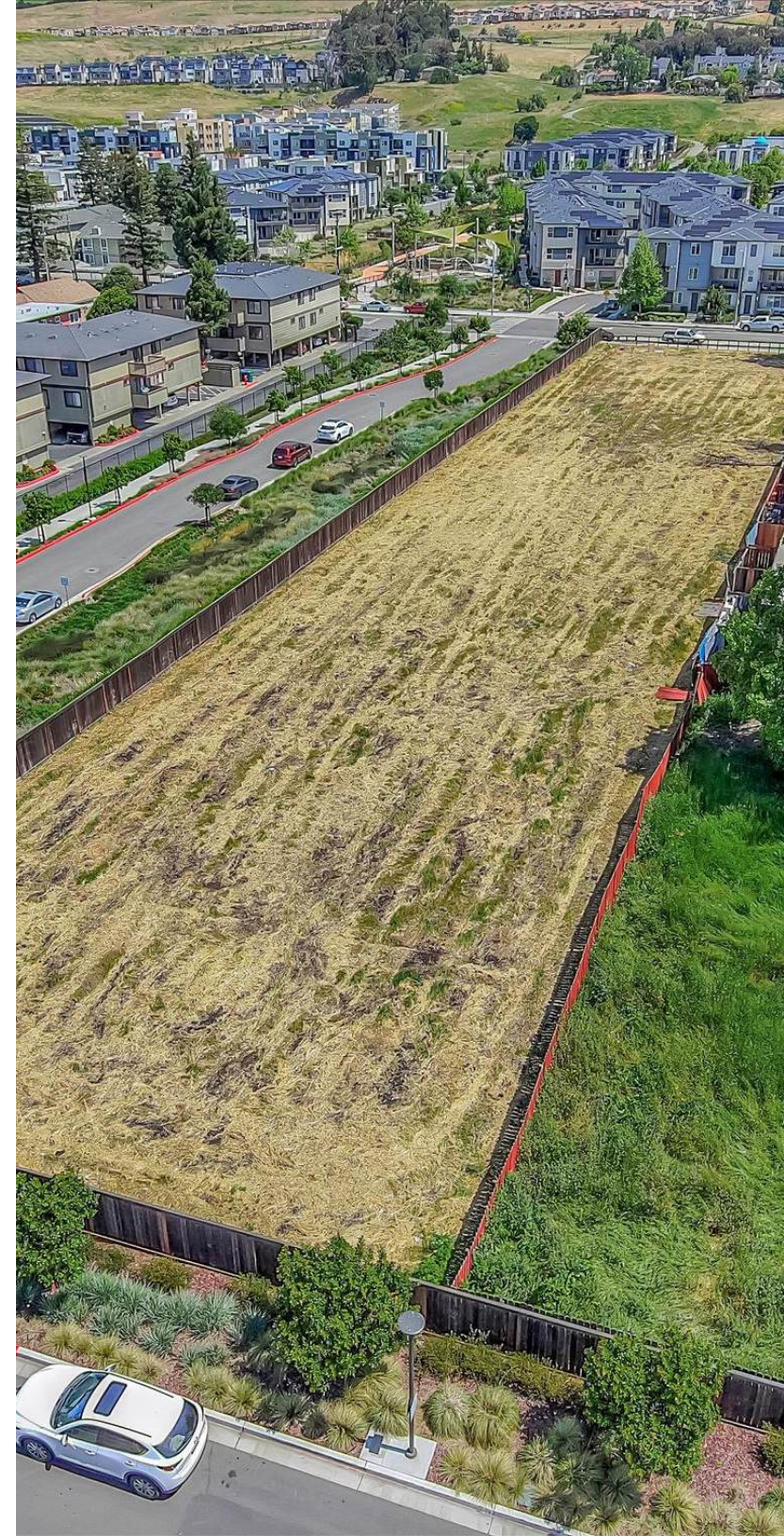
- Interstate 880 is just minutes away, offering seamless north-south access through the East Bay Area, connecting Hayward to Oakland (north) and Fremont (south), as well as the Silicon Valley corridor.
- California State Route 92 (San Mateo-Hayward Bridge) provides quick access to the Peninsula and San Francisco. This connection is particularly important for businesses looking to attract talent from both sides of the Bay and for individuals who commute between the Peninsula and the East Bay.

2. BART Station Access:

- The Hayward BART Station is approximately 1.5 miles from the property, providing vital public transit connectivity. BART is a crucial transportation network in the Bay Area, linking Hayward to major employment hubs in Oakland, San Francisco, and Silicon Valley. This proximity to public transit makes the property attractive for high-density residential or mixed-use developments aimed at commuters.

3. Nearby Airports:

- Oakland International Airport is a 15-minute drive, making the property appealing for businesses needing proximity to air transport for both cargo and business travel.



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