



km Kidder  
Mathews

335 A ST & 354 B ST  
HAYWARD, CA 94541

FOR SALE

*±28,688 SF Religious Facility on ±2.23 Acres in the Heart of Hayward, CA*

ASKING PRICE: \$5,955,500

# PREMIER LISTING IN HAYWARD, CA

ADDRESS	335 A St & 354 B St, Hayward, CA
COUNTY	Alameda
SALE PRICE	\$5,955,500
TOTAL SF	±28,688 SF (Main building and Secondary building combined)
354 B STREET	±22,688 SF which consists of a 500 seat sanctuary, fellowship space, full kitchen, several classrooms, admin offices, and a finished walkout basement
335 A STREET	±6,000 SF - Former daycare/preschool with several classrooms, kitchen and admin offices
EXISTING USE	Religious / Church Facility
APN	431-0012-070-08
TOTAL SITE AREA	±2.28 AC (±199,371 SF)
ZONING	RM - Medium Density Residential (Main Building) CN-R - Neighborhood Commercial/Residential (Secondary Building)
ROOF	Replaced 2022
HVAC	Sanctuary units replaced 2022
EXTERIOR	Lighting: LED Installed 2022
HIGHEST AND BEST USE	Continued church use or redevelopment into multi-family
SOLAR	Installed 2022 - Power Purchase Agreement - Electricity cost well below PG&E rate. Contract assignment subject to an approval process.



# RENT ROLL

## 354 B STREET

Tenant	Use Area	Rent/Month	Lease Type	Lease Term	Tenant Tenure
New Hope Church	Fellowship Hall	\$2,240	Gross	MTM	Occupant for 4 years
Active Word Chapel Int'l	Fellowship Hall	\$1,900	Gross	MTM	Occupant for 4 years
Family Life Community Church	Choir Room	\$1,120	Gross	MTM	Occupant for 3 years
Ministerio En Tu Presencia	Choir Room	\$2,800	Gross	MTM	Occupant for 4 years

## 335 A STREET

Tenant	Use Area	Rent/Month	Lease Type	Lease Term	Lease Term
Rejoice in God's Vision	Entire Building	\$4,200	Gross	MTM	Occupant for 6 years
<b>Total Rental Income</b>		<b>\$11,660</b>			



## INVESTMENT HIGHLIGHTS

### *1/2 Mile to the Hayward BART Station*

The property has exceptional transit access, making it a top contender for mixed-use, residential, or commercial projects.

### *Hayward is part of the Fiber Optic Initiative*

Uniquely positioned within Hayward's 11-mile "Fiber Optic Initiative," offering developers an unparalleled opportunity ("more on page "5").

### *Prime Development Opportunity*

Its proximity to a major transportation hub guarantees high foot traffic, while the surrounding tech-driven developments position the property for long-term value and growth.



335 A ST & 354 B ST, HAYWARD, CA

SUNSET BLVD

**SUBJECT  
PROPERTY**



**HAYWARD BART STATION**  
0.5 miles away | 4 blocks away

A STREET

MISSION BLVD

WINTON AVE



KIDDER MATHEWS

# *DIGITAL RAILWAY* PROGRAM & FIBER OPTIC INITIATIVE

The BART system is undergoing transformative changes as part of the Digital Railway Program and Fiber Optic Initiative. Stations across the Bay Area, from downtown San Francisco to Oakland and Fremont, are benefiting from these upgrades, which aim to modernize passenger services and support smart city initiatives. While Hayward BART Station is impacted by the city's broader fiber-optic projects, other stations, particularly those in downtown San Francisco, are seeing more immediate and extensive improvements. As the Bay Area continues to develop its transportation infrastructure, the integration of fiber-optic connectivity will play a critical role in enhancing both public transit and urban mobility, laying the groundwork for future technologies like self-driving vehicles.

The Subject Property, with dual access from 354 B Street and 335 A Street is uniquely positioned within Hayward's 11-mile Fiber Optic Initiative which offers developers an unparalleled opportunity. The cutting-edge fiber-optic infrastructure enhances internet connectivity, making this property ideal for businesses requiring high-speed data capabilities. Its proximity to a major transportation hub guarantees high foot traffic, while the surrounding tech-driven developments position the property for long-term value and growth.

*Don't miss this rare opportunity to develop in one of Hayward's most strategically located areas!*

## BUILDING OVERVIEW



### MAIN BUILDING

The main building is  $\pm 22,688$  SF which includes a 500 seat sanctuary, fellowship space, full kitchen, several classrooms, admin office and a Finished Walkout Basement. The finished walkout basement is fully above ground but below the street grade and is currently used as a multi-purpose room and admin office which seats approximately 100 people.

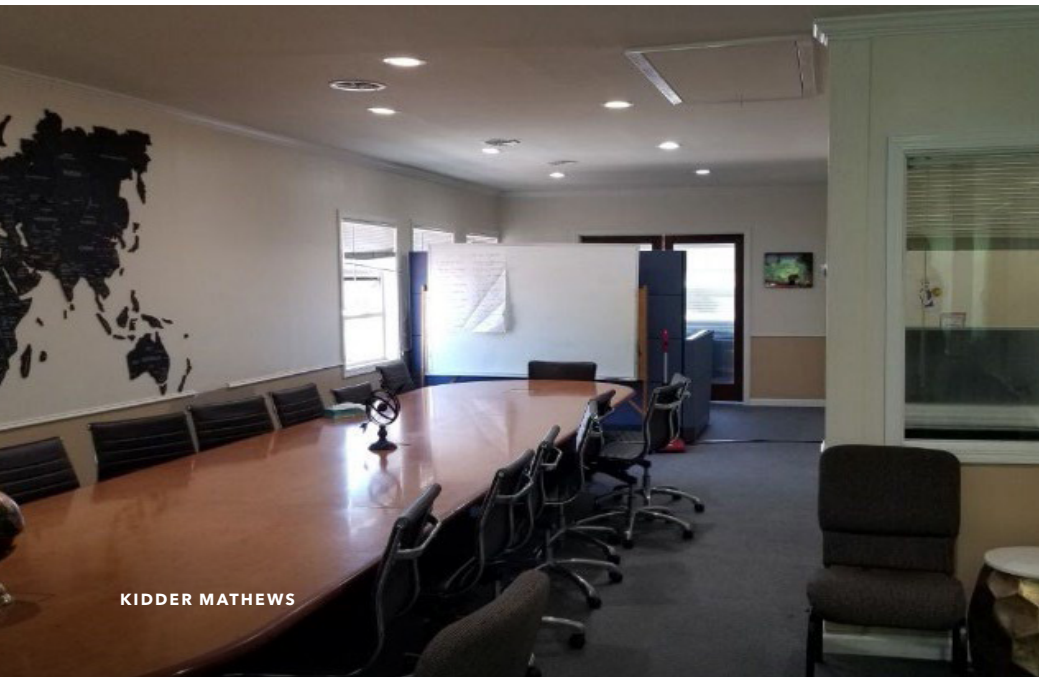
### SECONDARY BUILDING

The Secondary building is  $\pm 6,000$  SF former daycare/preschool with several classrooms, kitchen and admin offices.

### SOLAR

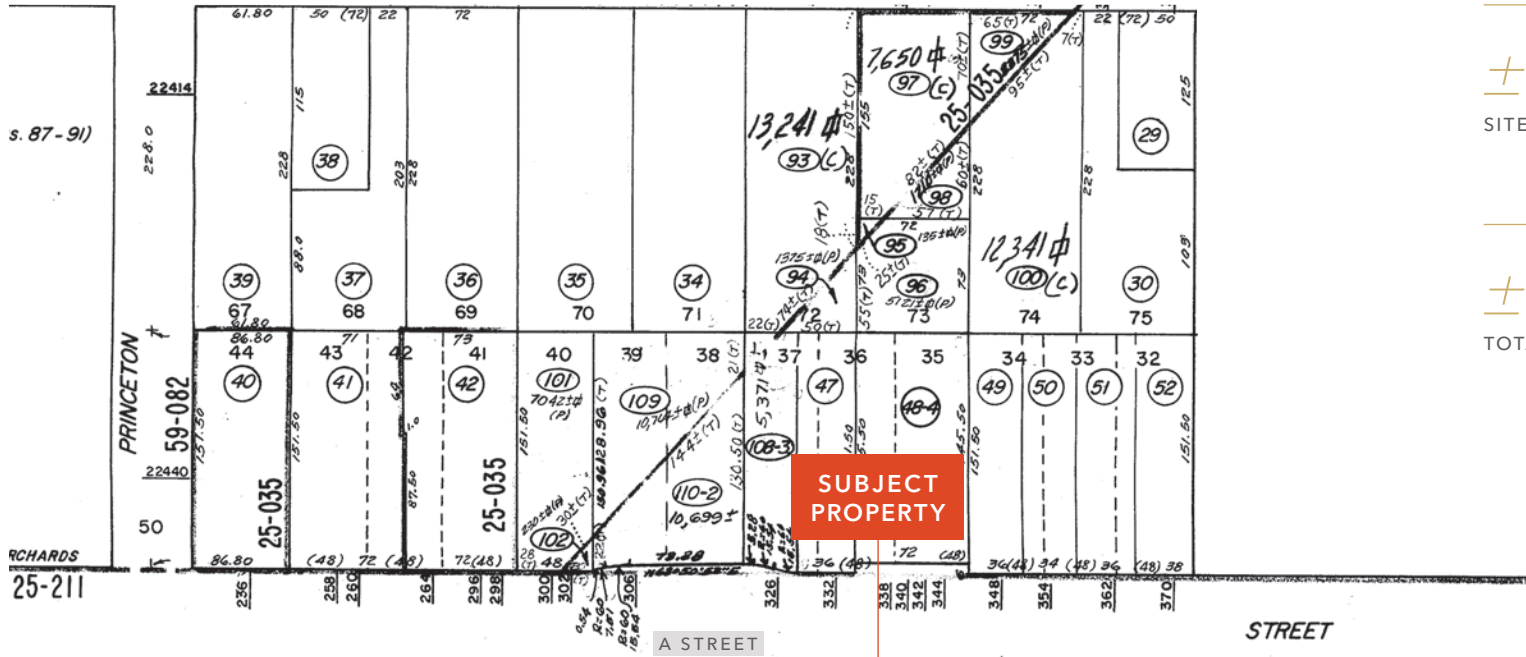
A complete solar system was installed in 2022 by a 25-year Power Purchase Agreement (PPA). A PPA is where a third-party developer, which in this case is Llanz Company, installs, owns, maintains, repairs, and operates an energy system on a customer's property. The customer then purchases the system's electric output for a predetermined period. A PPA allows the customer to receive stable and often low-cost electricity with no upfront cost, while also enabling the owner of the system to take advantage of tax credits and receive income from the sale of electricity. Full agreement available upon request.





FINISHED WALKOUT BASEMENT



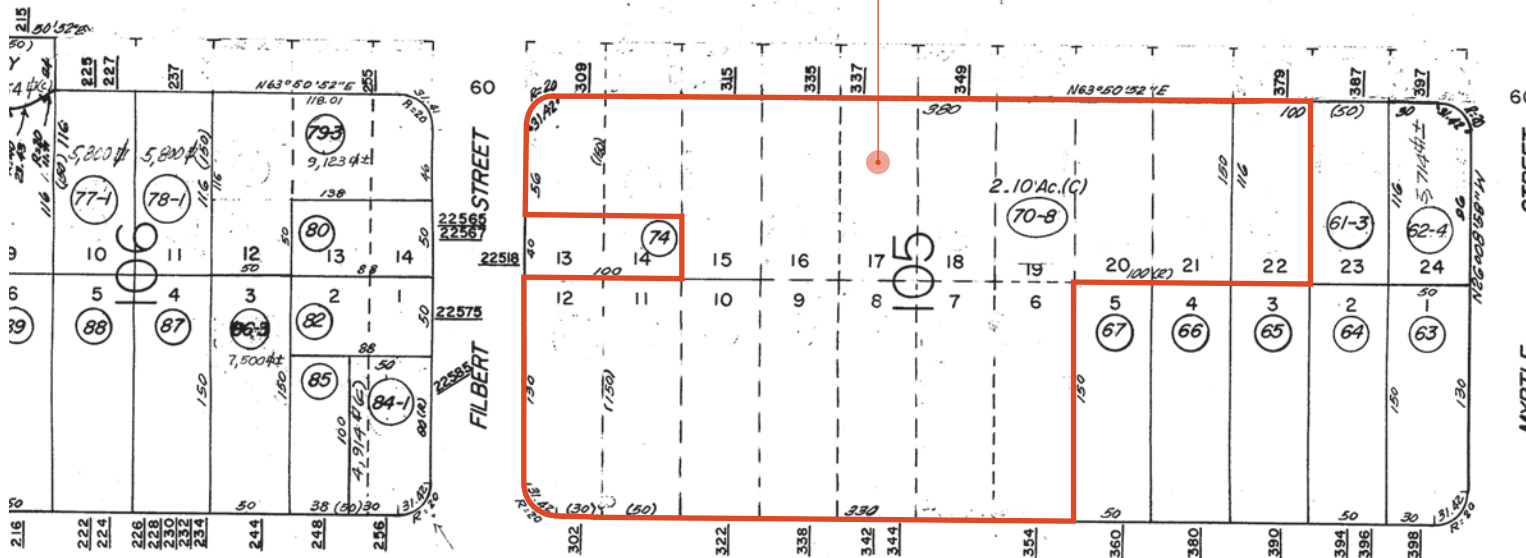


**+2.28 AC**

SITE AREA

**+28,688 SF**

TOTAL SF



# DEMOGRAPHICS

## Population

	1 Mile	3 Miles	5 Miles
2024 POPULATION	37,634	229,577	348,993
2029 POPULATION PROJECTION	36,299	221,810	337,325
MEDIAN AGE	37.4	39	40.5

## Households

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	11,843	73,278	112,823
2029 HOUSEHOLD PROJECTION	11,401	70,659	108,833
ANNUAL GROWTH 2020-2024	0.1%	0.4%	0.4%

## Household Income

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$111,886	\$115,356	\$124,777
MEDIAN HOUSEHOLD INCOME	\$88,328	\$91,464	\$97,265



335 A ST & 354 B ST, HAYWARD, CA



HAYWARD

CHERRYLAND ELEMENTARY SCHOOL

LARUEL AVE

SUBJECT PROPERTY

A ST

CANNERY PARK

B ST

BURBANK ELEMENTARY SCHOOL

HAYWARD BART STATION →  
0.5 miles away | 4 blocks away

C ST



*Exclusively listed by*

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