



Price Reduced By:
\$261,112
New Pricing:
\$2,988,888



Prime Downtown Hayward 3 Building Investment/ Owner User /Development Opportunity

762 - 770 A STREET, HAYWARD, CA

AVISON
YOUNG



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**AVISON
YOUNG**

Property Details

Asking Price: **\$2,988,888** \$3,250,000

Land Size: ±22,864 square feet

Building Sizes: 770 A St.: ±10,008 sf Office
762 & 766 A St.: ±2,500 sf total Storefront Retail
Buyer to verify

Parking: 35+ Parking Spaces

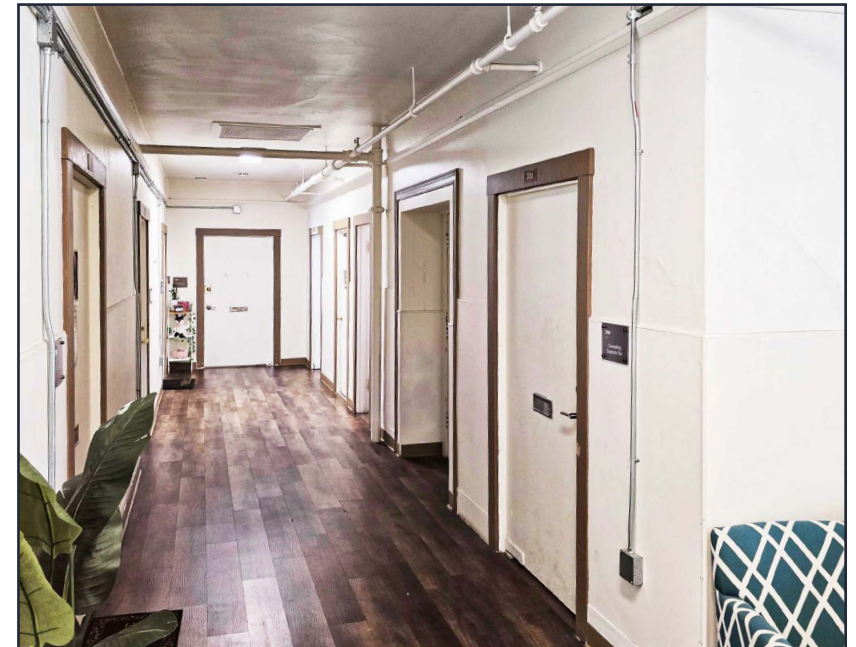
Occupancy: 770 A St. office is 90% occupied
762 and 766 A St. Retail units are both
100% occupied.

Zoning: CC-C City Center Commercial
DT-MS Downtown Main Street

APN: 428-0051-046-02

Opportunity Zone: Yes

Fire Sprinklers: 770 A Street





Investment Highlights

- 2 Blocks From The Hayward BART Station
- Surrounded By Coffee Houses, Restaurants, Markets, And Banks
- Opportunity Zone Location
- Diversified mix of ±10,008 sf of office suites and 2 adjacent storefront retail units
- High Profile Downtown Hayward Location
- Immediately Adjacent To New Mixed-Use Development
- 770 A Street: 90% occupied,
- 762 and 766 A Street: 100% occupied
- Permitted Uses Include: Mixed-Use Residential, Professional Office, Retail, Restaurant, Service and Daycare
- 70 Foot Frontage on A Street. Lot goes block to block from A Street to Smalley Street



Asking Price

\$3,250,000

\$2,988,888



Land Size

±22,864 sf



Building Sizes

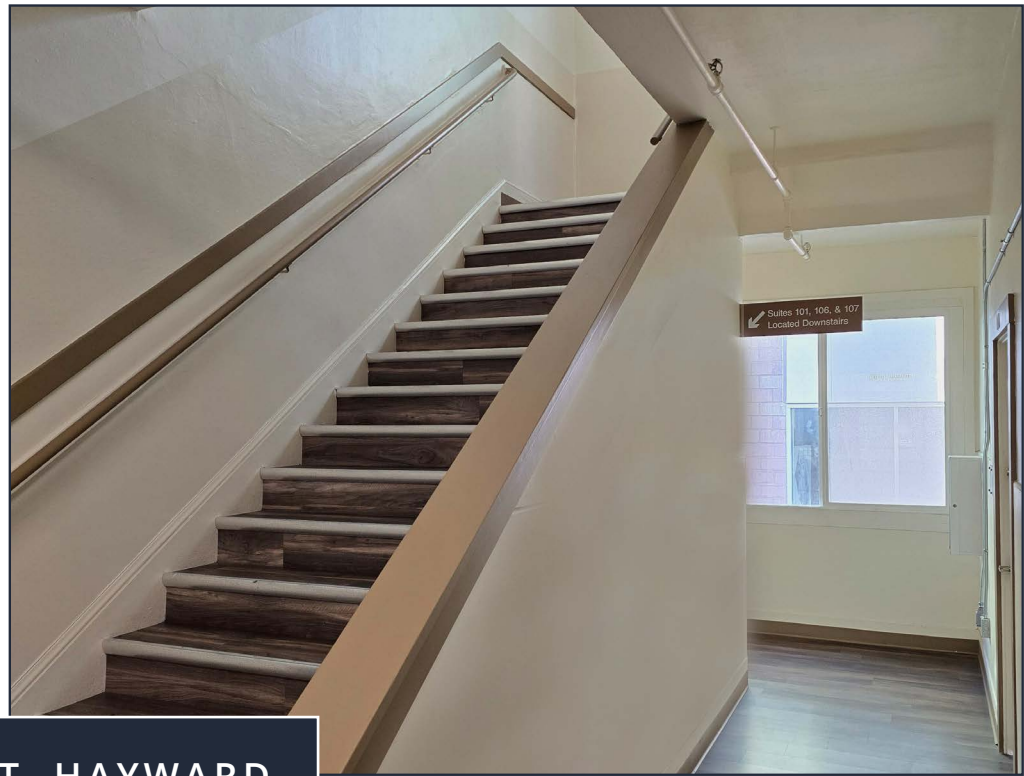
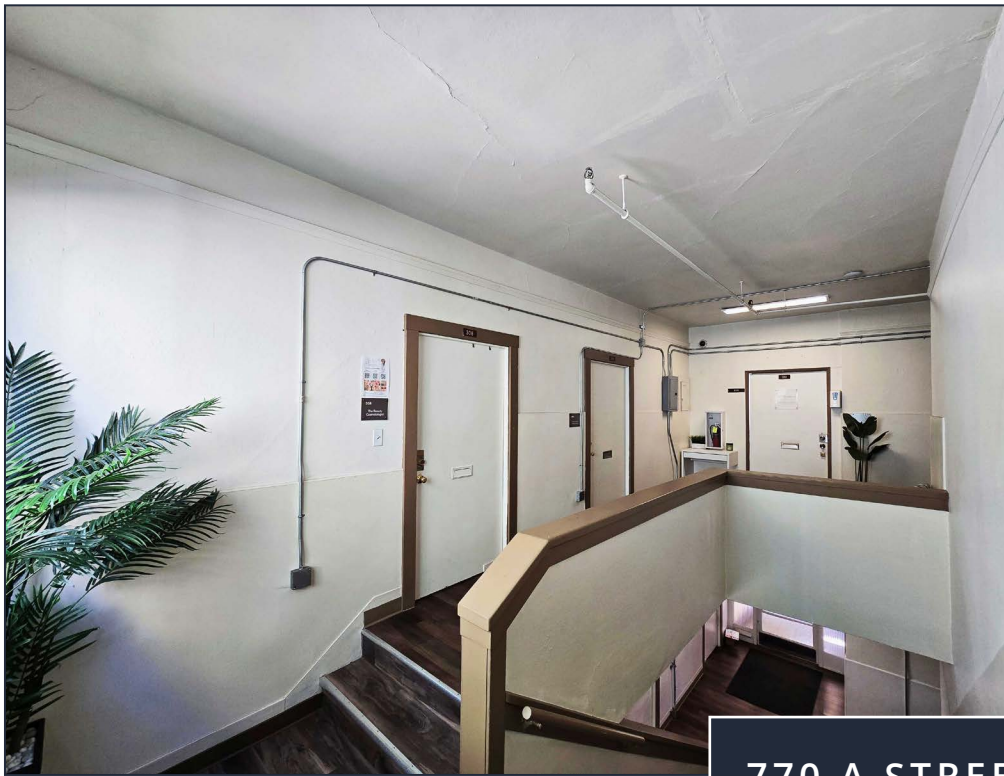
Office: ±10,008 sf

Retail: ±2,500 sf

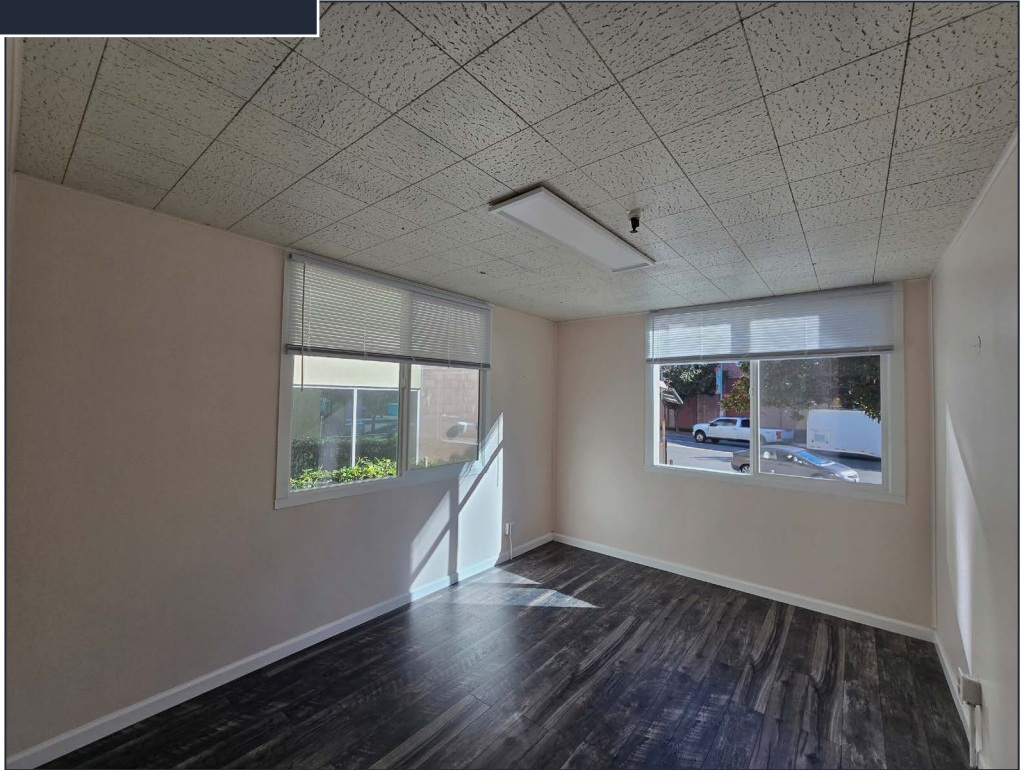
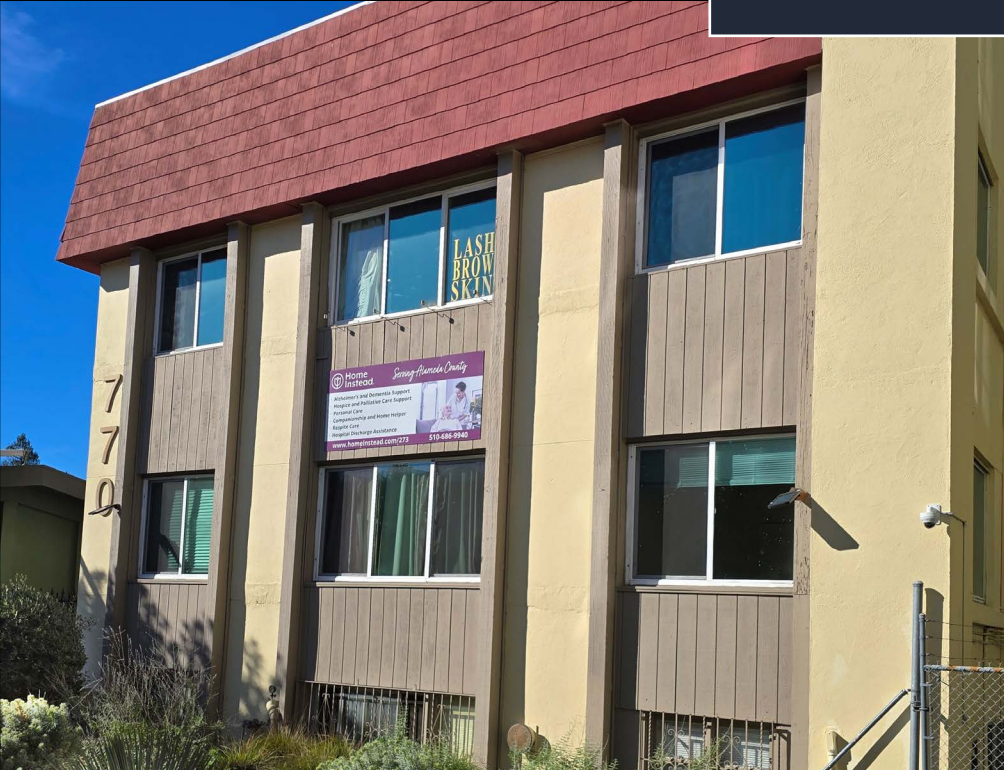


Zoning

CC-C (City Center Commercial)



770 A STREET, HAYWARD





762 A STREET, HAYWARD



766 A STREET, HAYWARD



Property Aerial



Rent Roll

Building	Unit	Tenant	Rent	Date Lease Commenced	Lease Expiration
770 A Street	101	Office	\$1,050	12/01/2021	Month to Month
770 A Street	106/107	Office	\$1,493	12/01/2021	Month to Month
770 A Street	201/202	Office	\$832	5/10/2024	Month to Month
770 A Street	203	Office	\$735	2/15/2025	2/28/2029
770 A Street	204	Office	\$1,200	5/15/2026	5/31/2028
770 A Street	207	Office	\$550	03/01/2026	1/31/2026
770 A Street	208/209	Vacant	N/A	N/A	N/A
770 A Street	301	Office	\$500	6/16/2025	5/31/2027
770 A Street	302	Office	\$450	1/9/2025	1/31/2026
770 A Street	303	Office	\$500	3/01/23	Month to Month
770 A Street	304	Office	\$1,099	8/01/2025	7/31/2027
770 A Street	306	Office	\$386	5/01/2023	Month to Month
770 A Street	308	Office	\$525	7/28/2023	Month to Month
770 A Street	309/310	Office	\$1,148	7/28/2023	Month to Month
762 A Street	762	Salon	\$1,800	3/01/2023	2/29/2028
766 A Street	766	Restaurant	\$2,731	7/28/2023	4/30/2027
17 Units			\$16,257		

Development Standards

ZONING:	CC-C (City Center Commercial)
LOT:	±22,864 Square Feet
FRONTAGE:	70 Feet

DEVELOPMENT STANDARD	RESIDENTIAL MIXED-USE
Units Per Acre	50 Units Per Acre
Height Limit	55 Feet
Maximum Lot Coverage	None
Minimum Lot Size	None
Minimum Lot Frontage	None
Minimum Lot Coverage	None
Side Yard Setback	5 Feet or 10% of Lot Width Up to 10'
Rear Yard Setback	None, Except 15 Feet Is Required For Uses Abutting Residential Zones

CITY CENTER COMMERCIAL (CC-C)

The CC-C district is intended to establish a mix of business and other activities which will enhance the economic vitality of the downtown area. Permitted activities include, but are not limited to, retail, office, service, lodging, entertainment, education, and multi-family residential uses.

DT-MS DOWNTOWN MAIN STREET

A walkable, vibrant urban main street serving as the citywide focal point for Hayward with commercial, retail, entertainment, and civic uses, public transportation, and small-to-large footprint, moderate-to-high-intensity housing choices, from Main Street Buildings to Lined Buildings.

PARTIAL LIST OF PERMITTED USES

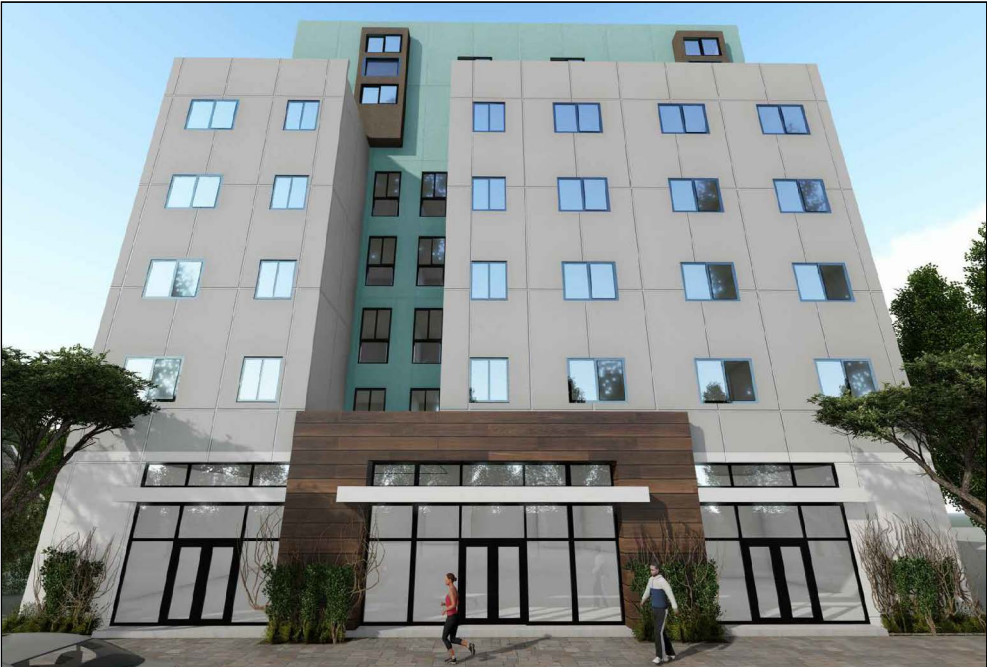
Permitted Uses

Mixed-use residential/retail, professional office, medical, dental, health club, dance or martial arts studio, retail, theater, service commercial uses, day care, educational facility

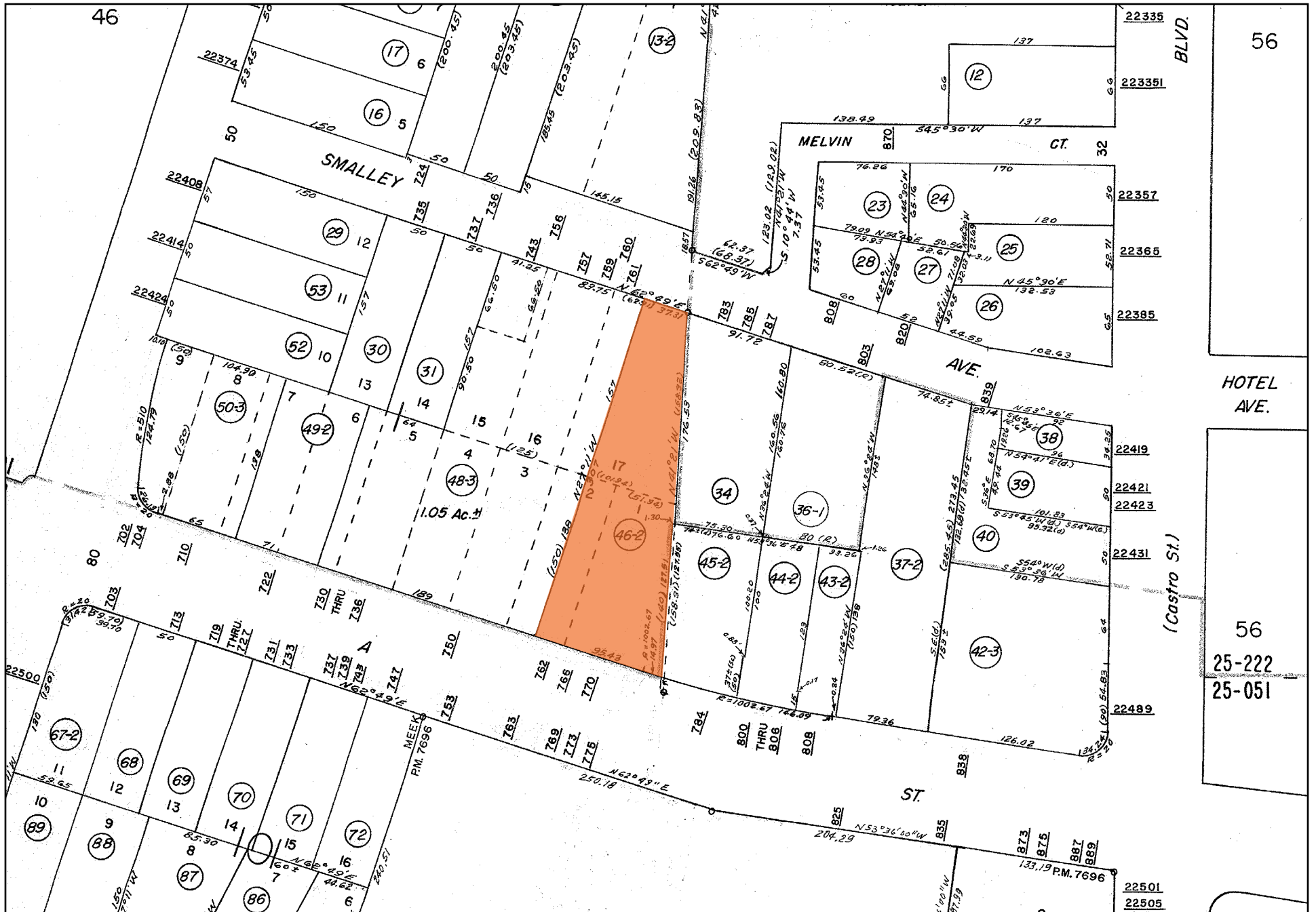
Conditional Use Permit

Auto repair, alcohol sales, recycling center, religious facility catering, cultural facility, mortuary, banquet hall, auto sales, brewery or distillery, convenience market, hotel or motel

Proposed 7-Story, 47,000 SF Mixed Use Development



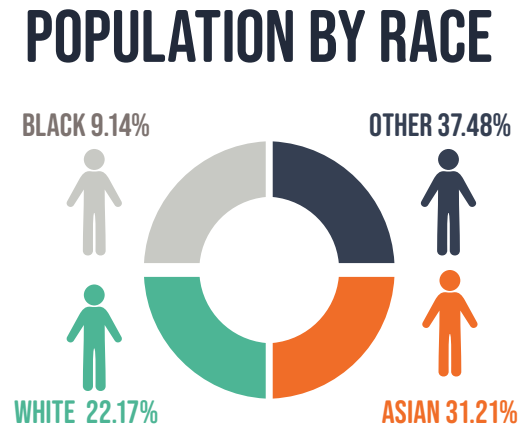
Parcel Map



Demographics

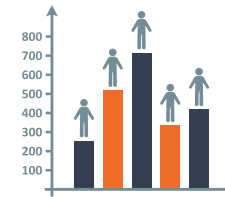


MEDIAN AGE
40
MEDIAN HOME VALUE
\$773,714



HOUSEHOLDS
118,238

AVG HH SIZE
2.4



AVERAGE HH INCOME
\$125,624

Owner Occupied
Housing Units: **61,696**

Renter Occupied
Housing Units: **49,735**

Median Household
Income: **\$97,763**

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 762-770 A Street, Hayward, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

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