



For Sale or Lease

24041 Amador St, Hayward

Purchase or sale opportunity

Residential redevelopment and office leasing opportunity

+/- 2.4 acres / +/- 39,688 RBA

Offering Memorandum

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Investment highlights



Rare infill development
site of scale



Key East bay
growth market



Established residential
and office submarket



Residential zoning
allows townhome



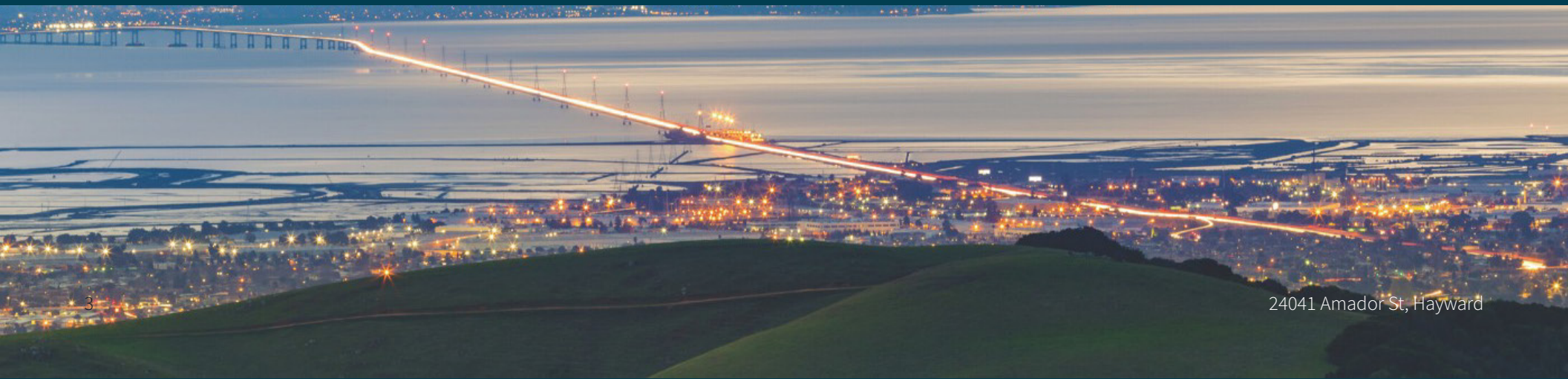
Easy access to
Interstate 880



Ideal location adjacent
to Centennial Park



Existing office structure for
Short or long term lease





Property overview



Address

24041 Amador St. Hayward,
CA 94544



Lot area

104,471 s.f. (2.4 AC)



Zoning

Commercial (CO)



Assessor Parcel number (APN)

431-64-1-1



General Plan Designation

Retail commercial (ROC)

Development overview

In-place zoning provides a path to residential development for townhome or multifamily, or a continued commercial office use.

- Ground floor commercial is required per the General Plan. However, there is precedent of using a waiver from the State Density Bonus law to eliminate this requirement (in exchange for on-site affordable housing).
- Multi-family is a by-right use. Single family is a conditional use.
- Hayward's affordable housing requirement may be satisfied by an in lieu fee but to take advantage of the State Density Bonus units must be constructed on site.

Development parameters

Zoning	Commercial Office
Residential Standards	Medium Density Residential
Density	8-17.4 dwelling units/acre
General Plan	
Density	Maximum 17.4 dwelling units/acre

Affordable Housing Requirements

For Sale Housing	12% of units
Income Limits	50% at Moderate, 50% at Low
Rental	6%
Income Limits	50% at Moderate, 50% at Low



The above zoning summary is provided as a convenience to investors. Investors should rely on their own analysis.

Leasing property overview

Address: 24041 Amador St, Hayward, CA.

Property type: Office space for lease

Property details:

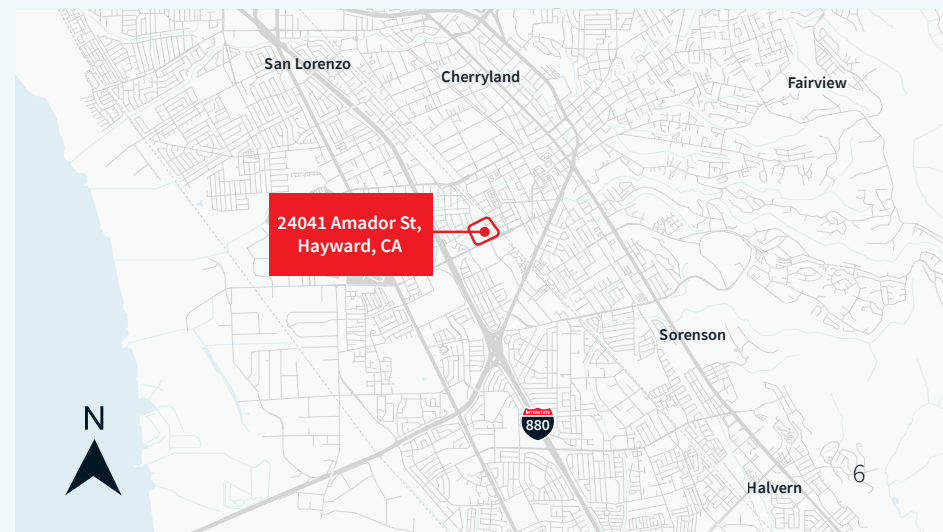
Size: Space can demise from
9,933 – 39,688 available RSF

Floor count: 2 floors

Space info: Fully furnished plug and play

Key features:

Amenities: 187 Secure Parking Stalls (4.70/1,000 s.f.),
fully operating HVAC systems,
elevators, securely gated premises



Nearby amenities

Dining and restaurants:

1. Buffalo Wild Wings
2. Olive Garden
3. Taco Bell
4. Starbucks
5. Panera Bread

Shopping:

6. Southland Mall
7. Target
8. Walmart Supercenter

Banks and financial services:

9. Wells Fargo
10. Chase Bank
11. Bank of America

Fitness and recreation:

12. 24 Hour Fitness
13. Hayward Japanese Gardens

Healthcare and pharmaceuticals:

14. Kaiser Permanente Hayward-Sleepy Hollow Medical Offices

15. CVS Pharmacy

Transportation:

16. Hayward BART Station
17. Easy Access to I-880 and I-580

Education:

18. California State University, East Bay
19. Hayward High School

Hotels and accommodation:

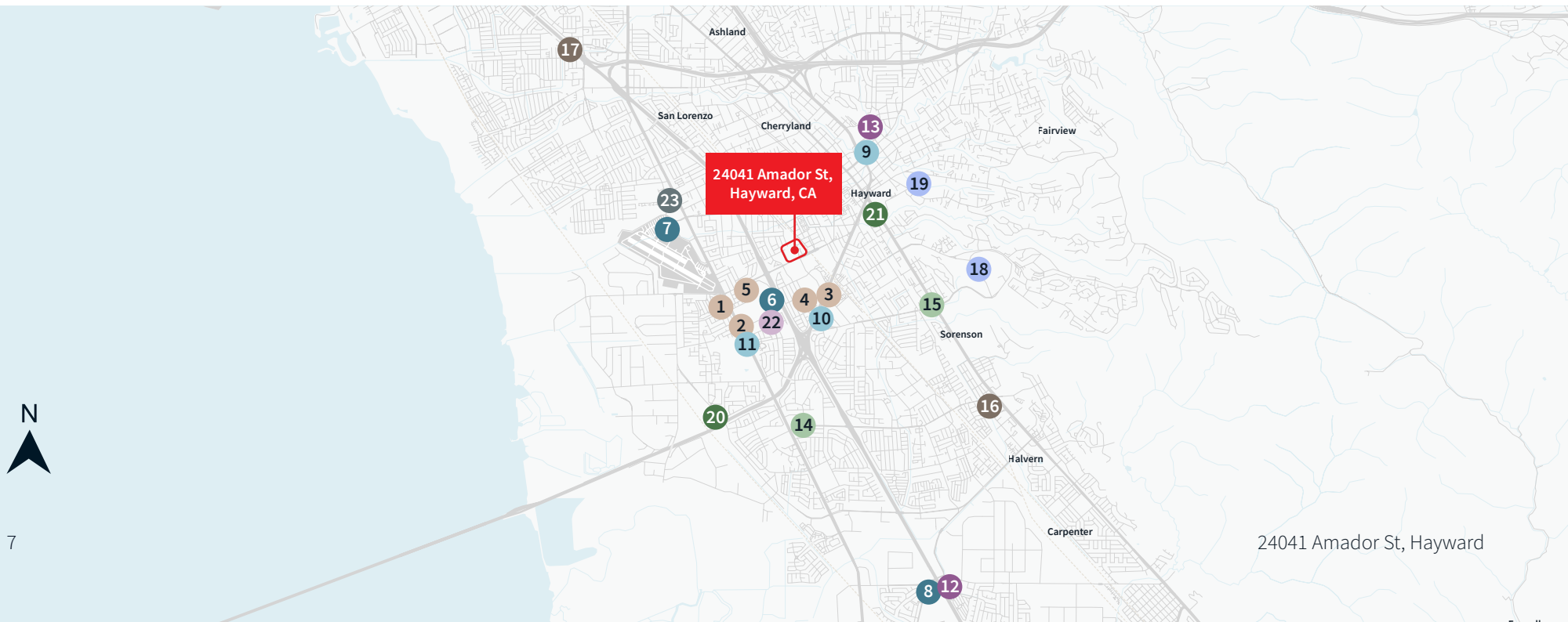
20. Fairfield Inn & Suites by Marriott Oakland Hayward
21. Hampton Inn Oakland-Hayward

Entertainment:

22. Century Southland Mall

Parks and Outdoor Spaces:

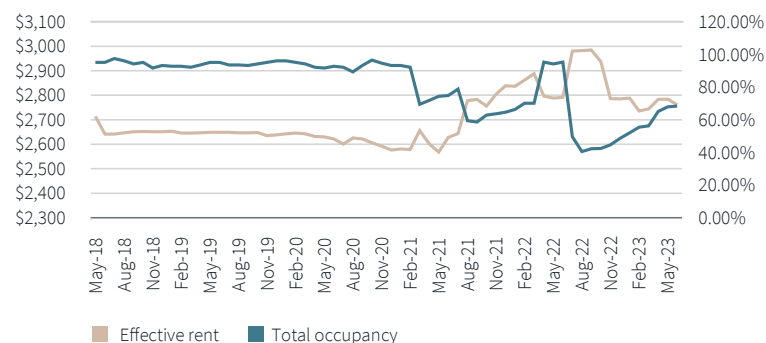
23. Kennedy Park



Market overview

The housing market in Hayward is experiencing steady growth with a high demand for affordable housing options and a limited supply, leading to rising prices and competitive market conditions.

Hayward 2017 and newer multifamily rental rent vs. occupancy

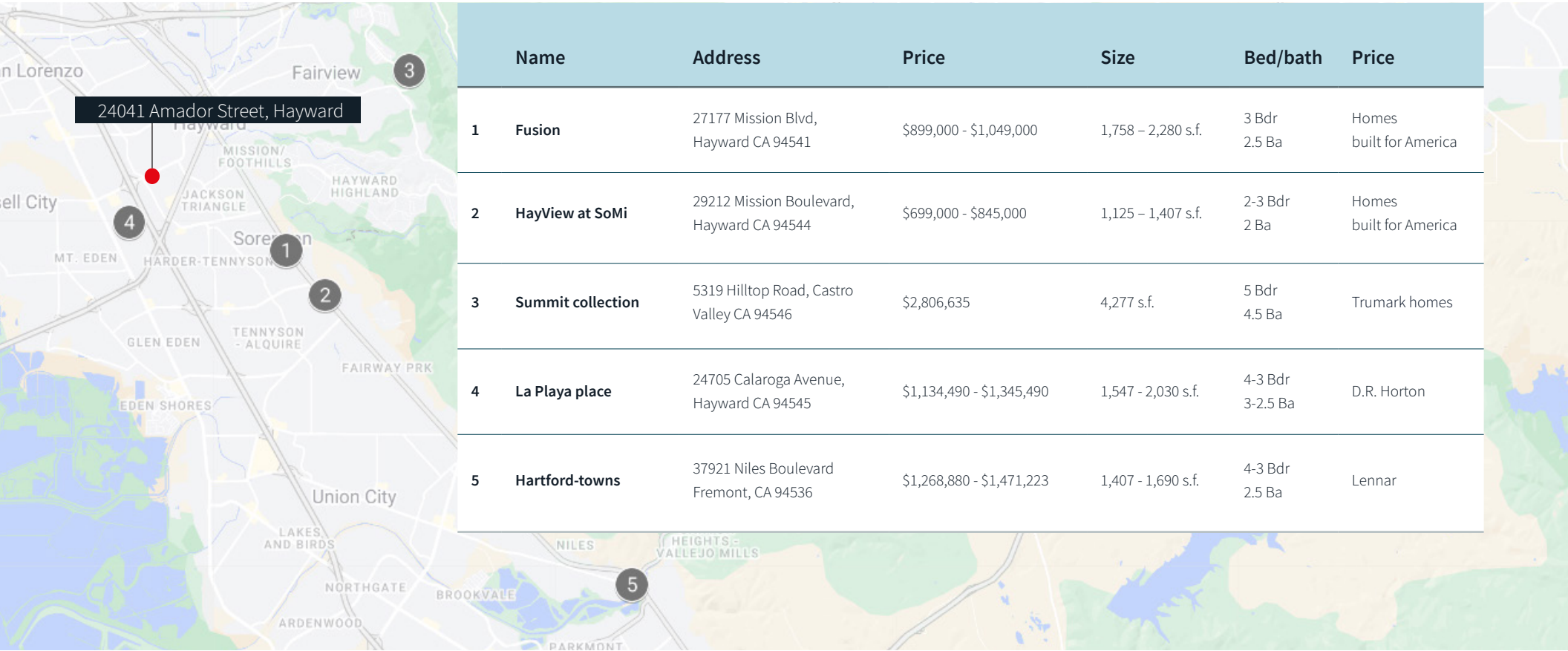


Market data

Property	Status	Sum of units	Asking rent	Effective rent	Occupancy
Aloha		70	\$2,083	\$2,083	98.5%
Amador Village	S	140	\$2,857	\$2,857	96.4%
Austin Commons	S	208	\$2,515	\$2,515	94.2%
Baywood	S	100	\$2,495	\$2,495	97.0%
Bentley Place	S	72	\$2,462	\$2,462	88.8%
Cadence	S	206	\$2,694	\$2,654	96.1%
City Centre	S	193	\$2,814	\$2,814	97.4%
City View	S	572	\$2,366	\$2,366	95.6%
Coral Gardens	S	46	\$1,924	\$1,924	91.3%
Courtyard	S	70	\$2,443	\$2,443	92.8%
Creekwood	S	309	\$2,546	\$2,546	98.0%
Crestview Terrace	S	281	\$2,473	\$2,267	97.8%
Cypress House	S	59	\$1,743	\$1,743	100.0%
Glen Oaks Apartments	S	329	\$2,179	\$2,179	94.2%
Hillcrest	S	138	\$2,387	\$2,387	97.1%
Hurst Highland Village	S	148	\$2,418	\$2,418	95.2%
Jackson Flats	S	80	\$2,349	\$2,272	88.7%
Junction Flats	S	115	\$2,408	\$2,408	94.7%
Legacy at Hayward	LU	97	\$3,396	\$3,050	70.1%
Lincoln Landing I	LU	267	\$3,309	\$2,699	39.7%
Mattox Apartments	S	57	\$2,167	\$2,167	91.2%
Metro Six55	S	188	\$2,817	\$2,817	95.2%
Mission Heights	S	146	\$2,579	\$2,517	93.1%
Orange Tree	S	82	\$2,022	\$2,022	97.5%
Park Orchard	S	151	\$2,599	\$2,526	96.6%
Paseo Gardens Apartments	S	92	\$1,923	\$1,763	92.3%
Schafer Road	S	10	\$2,536	\$2,325	90.0%
Spring Ridge on Fletcher	S	62	\$2,512	\$2,512	95.1%
Summerwood	S	162	\$2,330	\$1,959	93.2%
The Dutton	S	544	\$2,473	\$2,473	100.0%
The Huntley	S	104	\$2,672	\$2,672	96.1%
The Mark	S	150	\$2,534	\$2,534	96.0%
The Mix at Sohay	S	72	\$3,117	\$3,117	88.4%
The Timbers	S	132	\$2,247	\$2,035	90.1%
Walnut Hills	S	133	\$1,914	\$1,914	99.2%
Whitman Villa Townhomes	S	62	\$2,789	\$2,789	96.7%

Residential-townhome and single family

Hayward is a highly desirable residential infill market as evidenced by recent new development. New homes reliably exceed \$1,000,000 purchase price. Hayward offers a more affordable lifestyle than Silicon Valley but access to the strong job markets in Silicon Valley via multiple bridges, highways and transit connections.



	Name	Address	Price	Size	Bed/bath	Price
1	Fusion	27177 Mission Blvd, Hayward CA 94541	\$899,000 - \$1,049,000	1,758 – 2,280 s.f.	3 Bdr 2.5 Ba	Homes built for America
2	HayView at SoMi	29212 Mission Boulevard, Hayward CA 94544	\$699,000 - \$845,000	1,125 – 1,407 s.f.	2-3 Bdr 2 Ba	Homes built for America
3	Summit collection	5319 Hilltop Road, Castro Valley CA 94546	\$2,806,635	4,277 s.f.	5 Bdr 4.5 Ba	Trumark homes
4	La Playa place	24705 Calaroga Avenue, Hayward CA 94545	\$1,134,490 - \$1,345,490	1,547 - 2,030 s.f.	4-3 Bdr 3-2.5 Ba	D.R. Horton
5	Hartford-towns	37921 Niles Boulevard Fremont, CA 94536	\$1,268,880 - \$1,471,223	1,407 - 1,690 s.f.	4-3 Bdr 2.5 Ba	Lennar



Offering Memorandum



24041 Amador St, Hayward

On-site amenities



Extra parking spaces
for rent



Business
center



Clubhouse



Additional
storage



Adjacent to
Centennial Park



Heated
swimming pool



Minutes to San Mateo
and Foster City

Case Study - Adjacent Property: Amador village

24080 Amador St, Hayward, CA

Amador Village Apartments is a residential complex located in Hayward, California, directly across the street from the Subject Property. Constructed in 2000, it offers comfortable and modern living spaces for residents along with amenities such as a pool, fitness center, and community spaces.

Rent summary

Unit type							
Unit type	Units	Avg s.f.	Occupancy	Effective rent	Effective RPSF	Asking rent	Concessions
1 BR	80	916	93.2%	\$2,585	\$2,820	\$2,585	-
2 BR	75	1,210	95.1%	\$3,113	\$2,572	\$3,113	-
Total/average	155	982	94.3%	\$2,891	\$2,659	\$2,891	-

Floor plan							
Floor plan	Units	Avg s.f.	Occupancy	Effective rent	Effective RPSF	Asking rent	Concessions
1BR/1B	20	873	92.9%	\$2,410	\$2,761	\$2,410	0.0%
1BR/1B	20	904	93.3%	\$2,523	\$2,791	\$2,523	0.0%
1BR/1B	20	904	93.3%	\$2,709	\$2,997	\$2,709	0.0%
1BR/1B	20	985	92.3%	\$2,688	\$2,729	\$2,688	0.0%
2BR/2B	38	1,204	95.0%	\$3,378	\$2,806	\$3,378	0.0%
2BR/2B	37	1,218	95.1%	\$2,854	\$2,343	\$2,854	0.0%
Total/average	155	982	94.3	\$2,891	\$2,659	\$2,891	-

Area overview

Located in Alameda County, California, Hayward offers a compelling combination of exceptional amenities, a thriving economy, and a welcoming community, making it an attractive destination for residents and investors alike. The city takes great pride in its educational institutions, with the Hayward Unified School District and several private schools providing top-notch education from elementary through high school. Hayward places a strong emphasis on academic excellence and has dedicated teachers who ensure students are well-prepared for success. Additionally, the presence of renowned institutions like California State University, East Bay enhances the educational opportunities available in the area.

Life in Hayward is enriched by an array of lifestyle amenities. The city boasts numerous beautiful parks, recreational facilities, and outdoor spaces, offering opportunities for relaxation, sports activities, and community gatherings. Families can enjoy attractions like the Hayward Japanese Gardens and the Hayward

Shoreline Interpretive Center, which provide an immersive experience with nature. The city also has a vibrant arts scene, with the Hayward City Hall featuring rotating art exhibits and the Douglas Morrison Theatre hosting a variety of performances, including plays and concerts. Downtown Hayward is a hub of activity, with an eclectic mix of restaurants, shops, and entertainment venues that create a dynamic atmosphere for residents to enjoy.

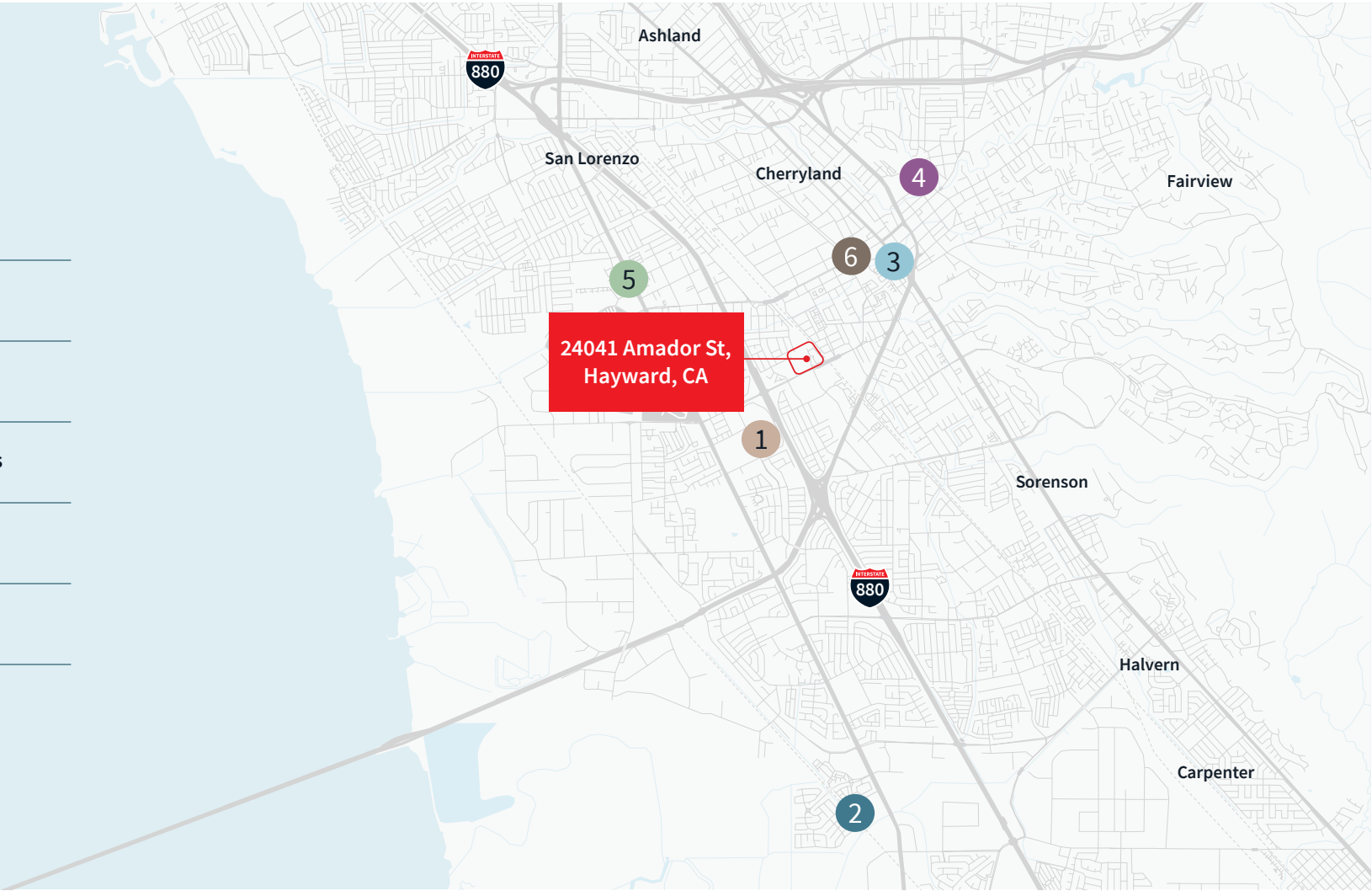
Hayward's economy is driven by diverse industries such as advanced manufacturing, healthcare, biotechnology, and technology. Its strategic location in the heart of the East Bay and its proximity to major transportation routes make it an attractive location for businesses. The presence of the Hayward Executive Airport and access to the Port of Oakland further enhance the city's connectivity and trade opportunities. This economic stability provides a wide range of job opportunities for residents and contributes to the overall prosperity of the community.

With its exceptional schools, vibrant lifestyle amenities, and robust economy, Hayward offers a high standard of living for both residents and investors. The city's commitment to education, diverse range of recreational and cultural offerings, and flourishing economy makes it a desirable place to call home. Hayward's unique blend of opportunities and amenities creates a vibrant lifestyle in the heart of the East Bay, making it an ideal destination for those seeking a fulfilling and enriching experience in Northern California.



Area amenities

- 1. Southland Mall
- 2. Alden E. Oliver Sports Park
- 3. Hayward Public Library
- 4. Hayward Japanese Gardens
- 5. Kennedy Park
- 6. Hayward Farmers Market



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