

OFFERING MEMORANDUM

1866 B Street

Hayward, California 94541

3-Unit Medical / Professional Office Building

Corner Lot | 20+ Gated Parking Spaces | Established 10-Year Medical Presence

\$1,950,000

Asking Price

5.29%

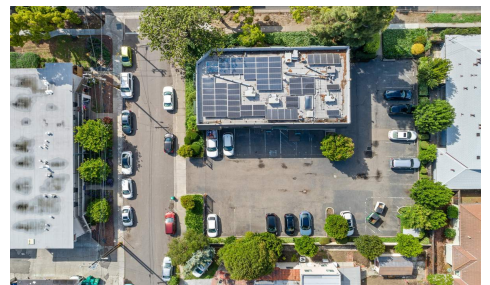
Cap Rate

6,240 SF | 3 Units

~18,000 SF Corner Lot

\$125,000

Dental Practice — Sold Separately



IN-PLACE INCOME \$9,946.70 / Mo	PROJECTED INCOME \$12,946.70 / Mo	APN 416-0120-014-02	YEAR BUILT 1979 (Class C)	PARKING 20+ Spaces Gated
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CalBRE 01454157

Confidential | April 2026

■ PROPERTY OVERVIEW

1866 B Street is a freestanding 3-unit medical/professional office building of approximately 6,240 SF situated on a large gated corner lot of approximately 18,000 SF with 20+ parking spaces in Hayward's Upper B Street commercial corridor. The building has operated as an established medical and dental destination for over 10 years and is currently generating \$9,946.70/month in verified in-place rental income from two established tenants. The seller is vacating the fully built-out dental suite (Unit 3) at close, offering immediate occupancy to an owner-user. A dental practice is available separately at \$125,000 and may be rolled into the building price.

■ PROPERTY DETAILS

ASKING PRICE	\$1,950,000
PROPERTY TYPE	Medical / Professional Office
ADDRESS	1866 B St, Hayward, CA 94541
APN	416-0120-014-02
YEAR BUILT	1979 (Class C)
BUILDING SF	6,240 SF (±) 3 Units

■ INVESTMENT SUMMARY

LOT SIZE	~18,000 SF Corner Lot
PARKING	20+ Spaces Gated Lot
SUBMARKET	Upper B Street / Downtown Hayward
CAP RATE	5.29% (at asking price)
IN-PLACE INCOME	\$9,946.70 / Month
PROJECTED INCOME	\$12,946.70 / Month

■ RENT ROLL

Unit	Use	SF	Current Rent	Aug 2026 Rent	Lease Term	Type	Status
Unit 1	Counseling Office	3,100 SF	\$6,764	\$6,967	2 Years Remaining	Gross	In-Place
Unit 2	Chiropractic Office	1,900 SF	\$3,182.70	\$3,278.18	3 Yr + 3 Yr Option	Gross	In-Place
Unit 3	Dental Suite	~1,240 SF	\$3,000 (proj.)	\$3,000 (proj.)	Vacant at Close	—	Projected
TOTAL	—	6,240 SF	\$12,946.70	\$13,245.18	—	—	—

All leases are gross — landlord covers operating expenses | Both in-place leases include 3% annual escalations | Unit 3 rent projected at market rate

■ FINANCIAL ANALYSIS

Income & Expense Summary (Projected Full Occupancy)

Projected Gross Annual Income	\$155,360
Estimated Annual Expenses	
Property Taxes (~1.18%)	~\$23,000
Insurance	~\$8,000
Maintenance / Repairs	~\$8,000
Utilities (Common Areas)	~\$8,000
Reserves	~\$5,000
Total Estimated Expenses	~\$52,000 (~33% of gross)
Net Operating Income (NOI)	~\$103,360 / Year
Cap Rate at Asking Price (\$1,950,000)	5.29%

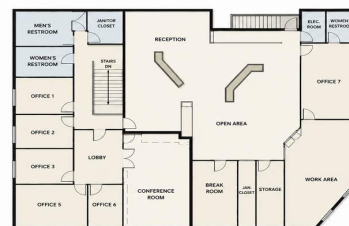
Financing Scenarios (25-Year Amortization | 30% Down | \$1,365,000 Loan)

	Scenario A — 5.50% Interest	Scenario B — 5.25% Interest
Purchase Price	\$1,950,000	\$1,950,000
Down Payment (30%)	\$585,000	\$585,000
Loan Amount	\$1,365,000	\$1,365,000
Monthly Mortgage Payment	~\$7,752 / Month	~\$7,537 / Month
Annual Debt Service	~\$93,024 / Year	~\$90,444 / Year
Projected NOI	~\$103,360 / Year	~\$103,360 / Year
Debt Coverage Ratio	~1.11x	~1.14x
Cap Rate	5.29%	5.29%

Expenses are estimated. All leases are gross — landlord covers operating expenses. Hayward market average cap rate: 5.92% (CityFeet 2025). Buyer to verify all figures independently.



SECOND FLOOR PLAN



- SECOND FLOOR SUMMARY**
- Private Offices: 7
 - Conference Room: 1
 - Restrooms: 2
 - Break Room
 - Reception Area
 - Storage / Utility Area
 - Open Work Area

DISCLAIMER: This floor plan is for informational purposes only. All dimensions, locations, and notes are approximate and subject to verification. Not intended for construction or architectural use.

SITE PLAN & PARKING



1866 B ST.
HAYWARD, CA 94541

APPROX. SIZE: 3,200 SF (2ND FLOOR)
SIZE AND DIMENSIONS ARE APPROXIMATE

TOTAL PARKING SPACES: 30
2 ADA SPACES | 2 EV CHARGING SPACES



■ DENTAL PRACTICE — Sold Separately at \$125,000

The seller is offering the dental practice and equipment package separately at \$125,000. This practice has been successfully operating at this location for over 10 years. The owner is consolidating operations across multiple locations. All equipment is approximately 10 years old and in functional condition. A comparable new dental build-out in the Bay Area typically costs \$300,000 to \$500,000 in construction, permitting, and equipment. The dental practice may be rolled into the building purchase price upon negotiation.



Item	Qty	Approx. Age	Notes
Dental Chairs (fully equipped units)	4	~10 years	Functional condition
Wall-Mounted X-Ray Units	3	~10 years	Functional condition
Dental Compressor	1	~10 years	Shared system — stays with building
Vacuum System	1	~10 years	Shared system — stays with building
Server / Computers	TBD	~10 years	Included
Cabinetry / Built-In Cabinets	Full Suite	—	Wall and floor cabinets throughout

■ LEASE SUMMARIES

Unit	Tenant Use	SF	Current Rent	Aug 2026	Lease Type	Term	Option	Escalation
Unit 1	Counseling Office	3,100 SF	\$6,764/mo	\$6,967/mo	Gross	2 Yrs Remaining	None noted	3% Annual
Unit 2	Chiropractic Office	1,900 SF	\$3,182.70/mo	\$3,278.18/mo	Gross	3 Years	3-Year Option	3% Annual
Unit 3	Dental Suite	~1,240 SF	Vacant at Close	\$3,000 proj.	—	Vacant	—	N/A

Buyer to obtain and review original lease documents during due diligence. All lease terms to be independently verified prior to closing.

■ MARKET OVERVIEW & INVESTMENT THESIS

■ Gated Corner Lot | 20+ Parking Spaces

A gated lot with 20+ parking spaces on a corner is a premium asset in any medical submarket. Dental and medical tenants require strong parking ratios. This property eliminates the risk of inadequate parking — one of the most common deal-breakers in medical real estate.

■ East Bay Medical Office Market

Medical office vacancy in Alameda County remains well below traditional office at ~9.7% nationally. Healthcare employment grew ~3.5% year-over-year through 2025. Hayward market average cap rate is 5.92% (CityFeet 2025). At 5.29%, this property is competitively priced for the market.

■ Two Distinct Buyer Pools

Appeals to both investors and owner-users. An investor underwrites on \$9,946.70/month in verified in-place income with upside from the dental suite. An owner-user pays a premium to occupy a turnkey build-out while inheriting two stable income-producing tenants from day one.

■ Anchor Lease Stability

Unit 2 (Chiropractic) just signed a 3-year renewal with a 3-year option — up to 6 years of lease certainty. Unit 1 (Counseling) has 2 years remaining. Both leases include 3% annual escalations providing built-in income growth.

■ Established Location | 10-Year History

The building has operated as a medical and dental destination for over a decade. An incoming owner or investor inherits a known address, community recognition, and a proven medical corridor without the time and cost of establishing a new location from scratch.

■ CONFIDENTIALITY NOTICE

This Offering Memorandum is furnished solely for the consideration of the acquisition of 1866 B Street, Hayward, California and is not to be reproduced or made available to any other person without the express written consent of Zinchik Real Estate. The information has been obtained from sources believed reliable but is not guaranteed. All projections are for example purposes only. Buyer to independently verify all information prior to closing.

■ CONTACT INFORMATION

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PROPERTY	1866 B Street, Hayward, CA 94541
ASKING PRICE	\$1,950,000
DENTAL PRACTICE	\$125,000 (Sold Separately — May Be Rolled Into Building Price)