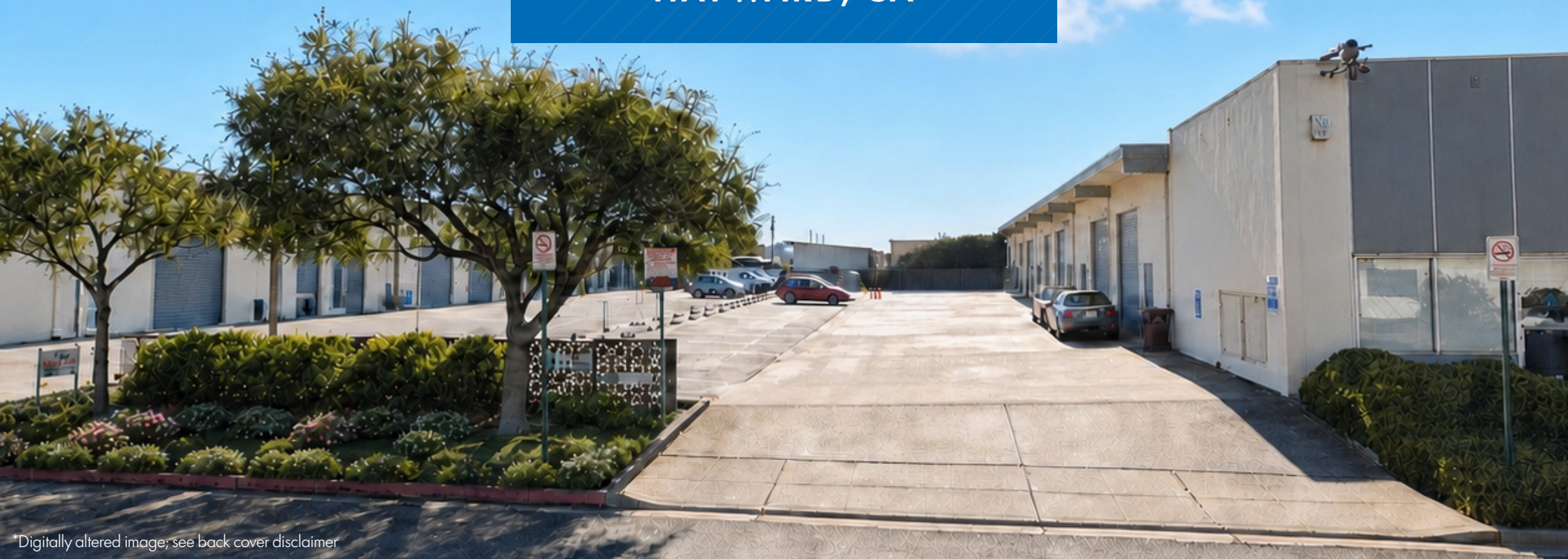


— FOR SALE —

2214-2254

AMERICAN AVE

— HAYWARD, CA —



*Digitally altered image; see back cover disclaimer

±19,200 SF ACROSS 2 BUILDINGS • LEASED INVESTMENT

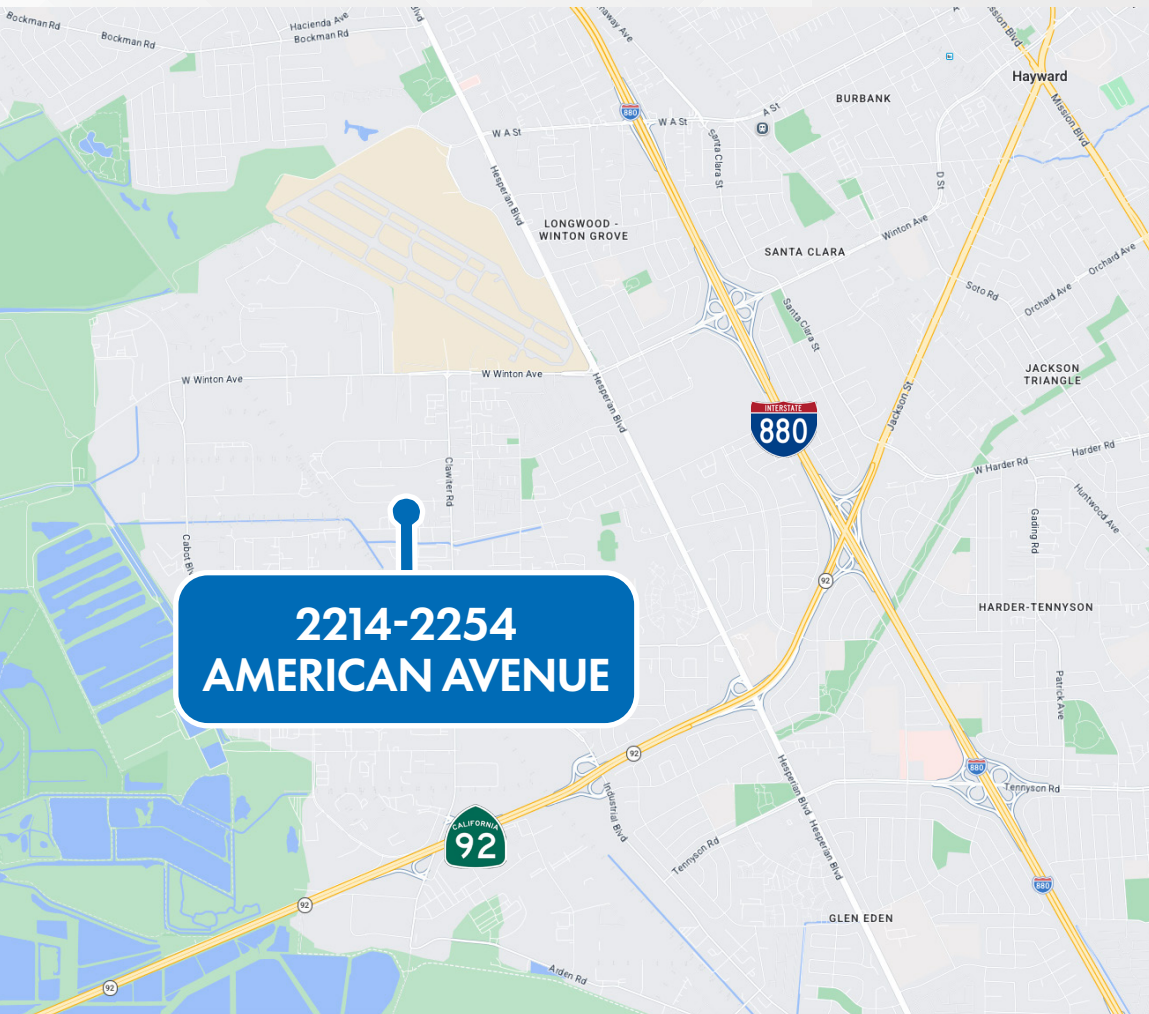
NEWMARK

Paul Mueller, SIOR • Senior Managing Director • 510.220.3341 • paul.mueller@nrmk.com • CA RE License #00896726

Spencer Jenkins • Associate Director • 720.272.5175 • spencer.jenkins@nrmk.com • CA RE License #02029699

Offering

- ±19,200 SF Leased Investment Opportunity in the Sought-After Hayward Market
- Demised Into Fourteen (14) Units: Twelve (12) Units ±1,200 SF Each, Two (2) Units ±2,400 SF
- Situated on Two (2) Parcels Totaling ±0.93 Acres
- Rare Opportunity to Acquire a Leased, Cash-Flowing Asset in Hayward, CA



Property Overview

2214-2226 AMERICAN AVENUE

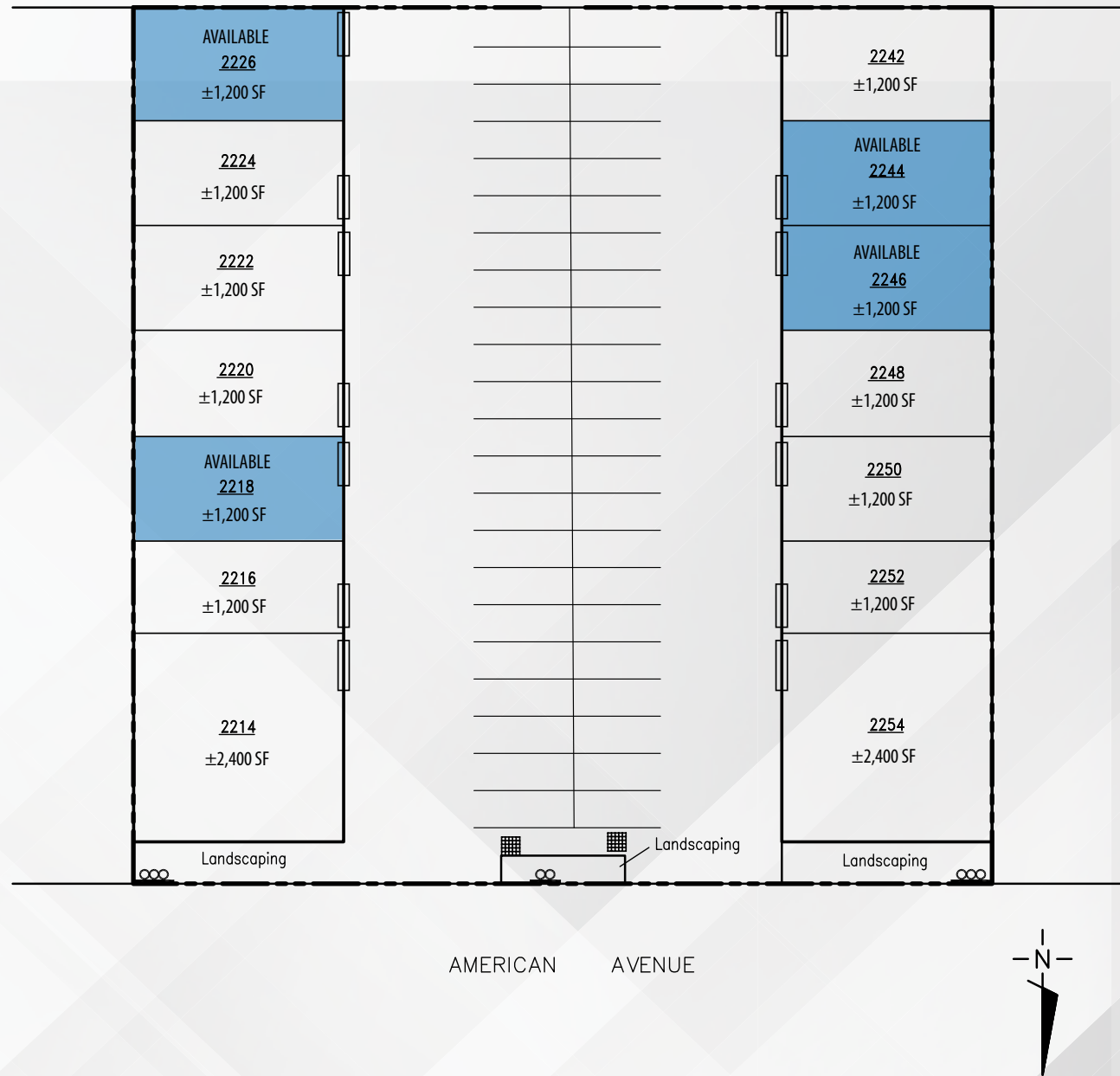
- ±9,600 SF
- Parcel Size: ±0.47 Acres
- APN# 439-16-2
- Six (6) Units ±1,200 SF Each, One (1) Unit ±2,400 SF
- Each Unit has a Small Office + Restroom, and One (1) Drive-In Door
- 15'-16' Clear Height
- ±100-200 Amps (Please Verify)
- Separately Metered (Electrical)
- Twenty-One (21) Parking Spaces

2242-2254 AMERICAN AVENUE

- ±9,600 SF
- Parcel Size: ±0.46 Acres
- APN# 439-16-1
- Divisible to Six (6) Units ±1,200 SF Each, One (1) Unit ±2,400 SF
- Each Unit has a Small Office + Restroom, and One (1) Drive-In Door
- 15'-16' Clear Height
- ±100-200 Amps (Please Verify)
- Separately Metered (Electrical)
- Twenty-One (21) Parking Spaces

- Professionally Managed by Windsor Management
- Varied Lease Expirations Allowing Opportunity to Increase Rents to Market
- **Pricing: \$5,350,000 (\$279/SF)**

Current Availabilities



Financial Summary

CURRENT OPERATIONS SUMMARY

Scheduled Rental Revenue*:	\$373,247
Expense Reimbursement:	<u>\$88,656</u>
Total Revenue:	\$471,903

EXPENSES:

Property Taxes (2025-2026)**:	(\$49,968)
Property Insurance:	(\$33,752)
CAM Expense:	<u>(\$53,807)</u>
Total Expenses:	<u>(\$137,527)</u>
Net Operating Income:	\$334,376

SALE PRICE:	\$5,350,000
CAP Rate:	6.25%

* Current rents average \$2.09/SF IG

- Four (4) Vacant Units Used a Proforma Rent of \$2.08/SF IG

** Leases provide for Tenant paying increases in property tax.

