



**22422 ROCKAWAY LANE**



**THE KHO TEAM  
REAL ESTATE**  
LIC # 01759705

# EXECUTIVE SUMMARY

Located in the Heart of the Bay in Hayward, this 0.91-acre vacant land at the intersection of A St and Rockaway Lane presents an exciting development opportunity. With approval for a four-story multiplex building comprising 30 apartments ranging from studios to spacious 3 bed/3 bath units, the project addresses the city's diverse housing needs. Featuring covered parking on the first level and residences on the upper levels, ranging from 463 sf to 1524 sf, this market-rate apartment complex complements new neighboring housing initiatives, including senior living and affordable housing developments. Its prime location grants quick and easy access to Foothill Blvd, 238/580, and downtown Hayward's array of amenities.

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(510) 396-5408 • ken@kho.net

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## OFFERING SUMMARY

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|                |  |
|----------------|--|
| ADDRESS        | 22422 Rockaway Lane<br>Hayward, CA 94541 |
| AP / N         | 415-230-78 and -79                       |
| COUNTY         | Alameda County                           |
| MARKET         | San Francisco Bay Area                   |
| SUBMARKET      | East Bay                                 |
| OFFERING PRICE | Unpriced                                 |
| OWNERSHIP TYPE | Fee Simple                               |

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# LOCATION



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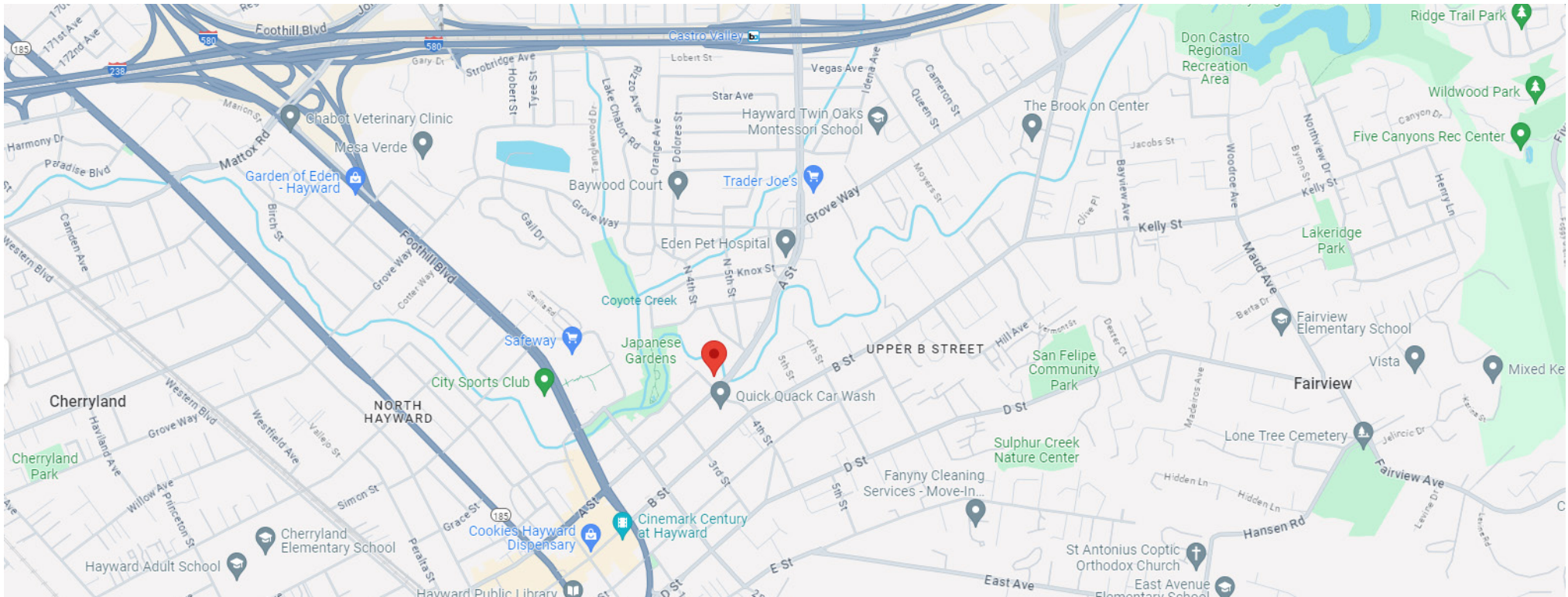
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# PLAT MAP



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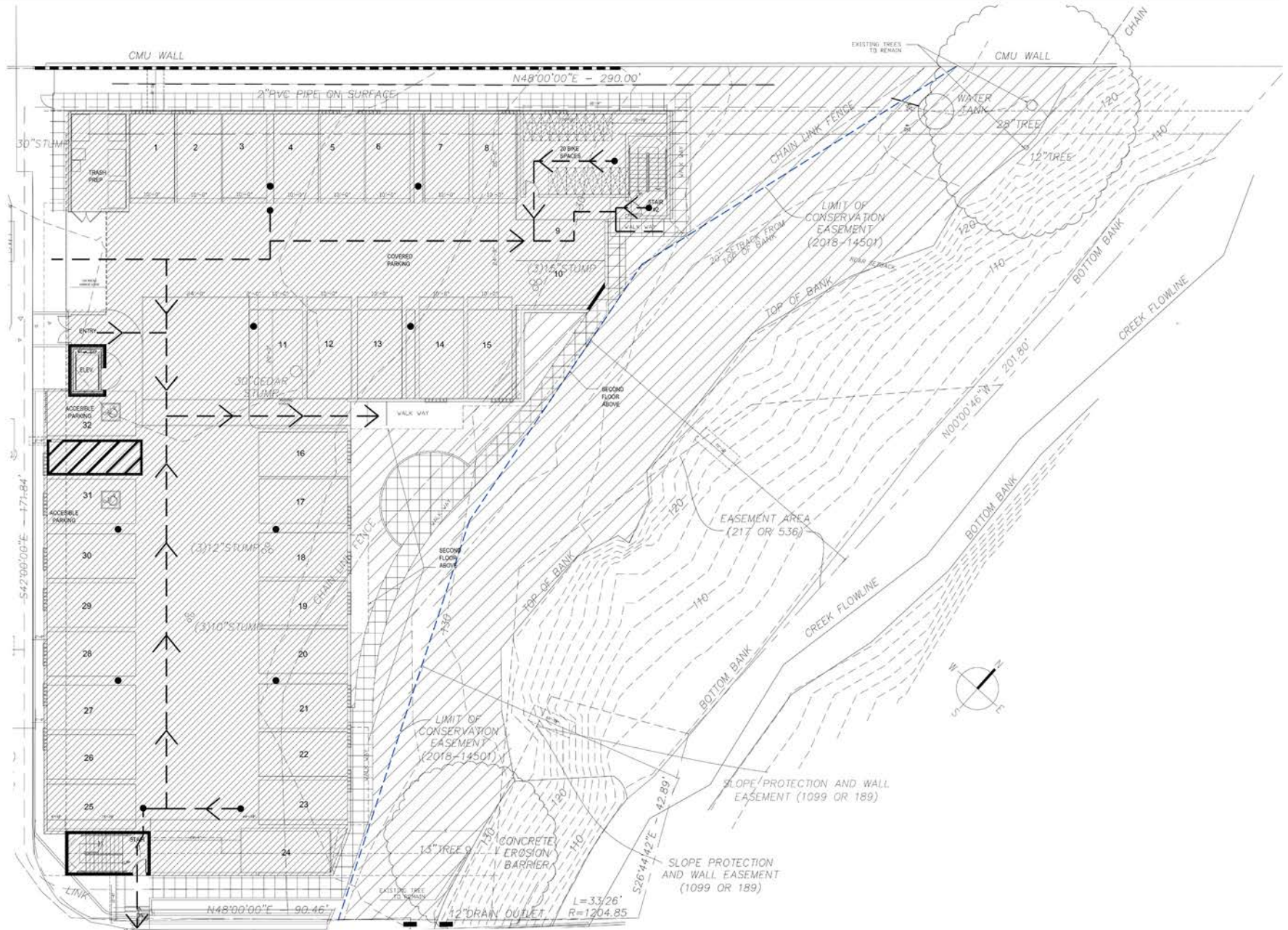


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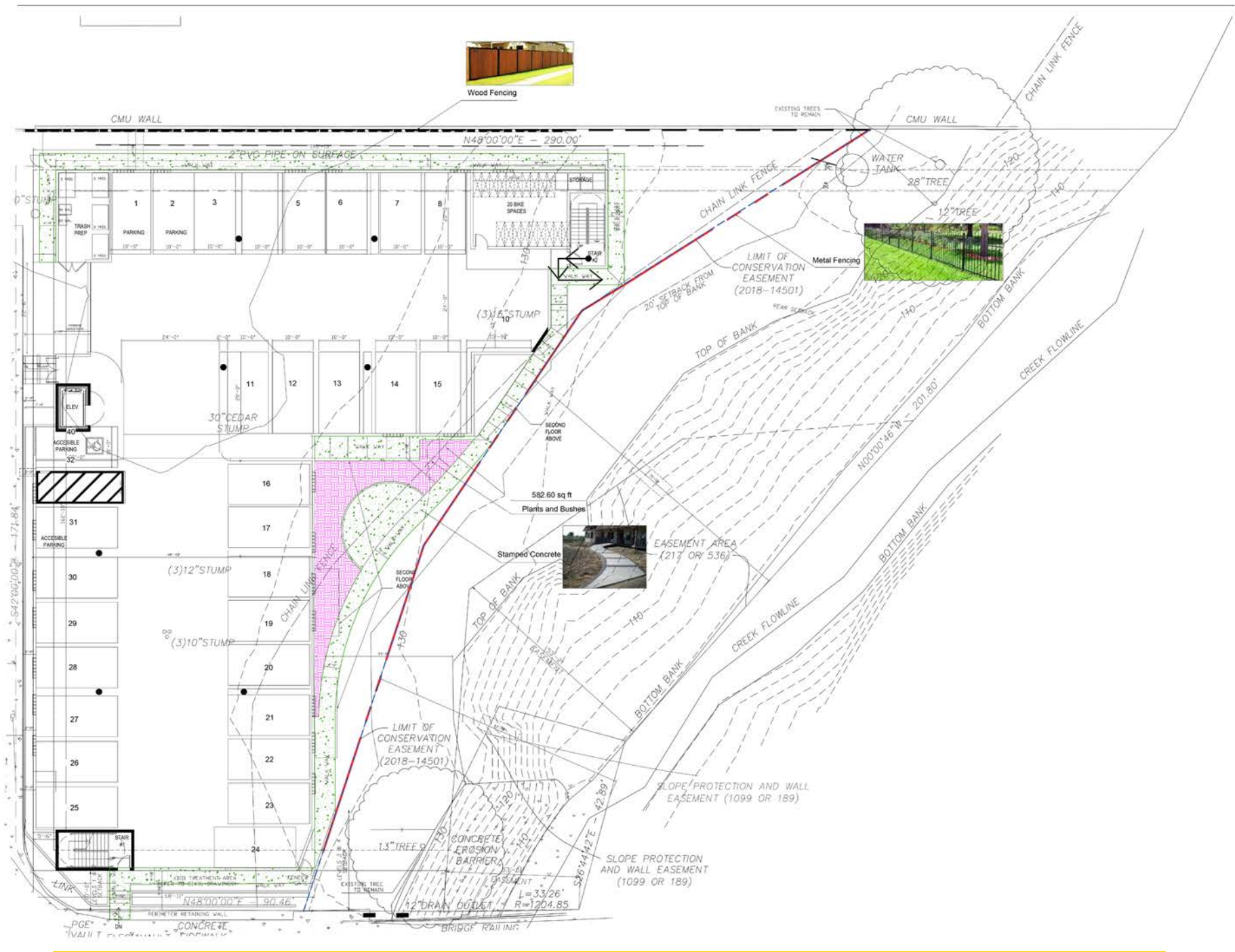
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# APPROVED PLANS



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## PROJECT UNIT MIX

| UNIT  | TYPE                                 | NUMBER | AREA       | TERRACE   |
|-------|--------------------------------------|--------|------------|-----------|
| A-1   | STUDIO / 1 BATH<br>(AFFORDABLE UNIT) | 1      | 449.72 SF  | N/A       |
| A-2   | STUDIO / 1 BATH                      | 2      | 463 SF     | 84 SF     |
| C     | 2 BEDROOM / 1 BATH                   | 3      | 740.37 SF  | 122.13 SF |
| D1-a  | 3 BEDROOM / 2 BATH                   | 6      | 1113.15 SF | 122 SF    |
| D2    | 3 BEDROOM / 2 BATH                   | 6      | 1104.48 SF | 135.57 SF |
| D2-a  | 3 BEDROOM / 2 BATH                   | 6      | 1390.71 SF | 133.19 SF |
| E-1   | 3 BEDROOM / 2 BATH                   | 2      | 1328.19 SF | 83.16 SF  |
| E-2   | 3 BEDROOM / 2 BATH                   | 1      | 1328.19 SF | 136.04 SF |
| F2    | 3 BEDROOM / 3 BATH                   | 3      | 1524.45 SF | 84.36 SF  |
| TOTAL | UNITS:                               | 30     |            |           |

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# PHOTOS



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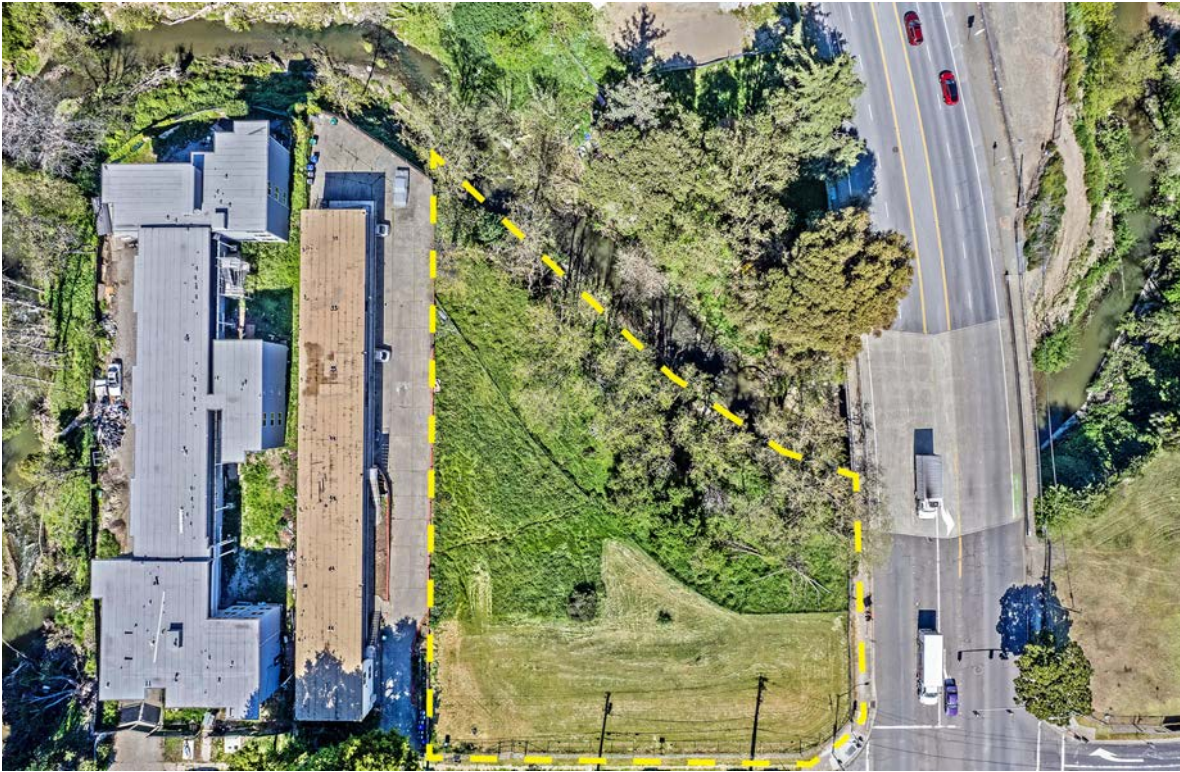
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# DEMOGRAPHICS

## Hayward, CA 94541: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



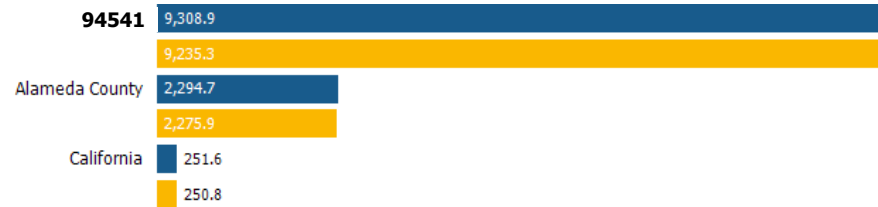
### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022  
■ 2027 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 94541



## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022

■ 2027 (Projected)



## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022

■ 2027 (Projected)



## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

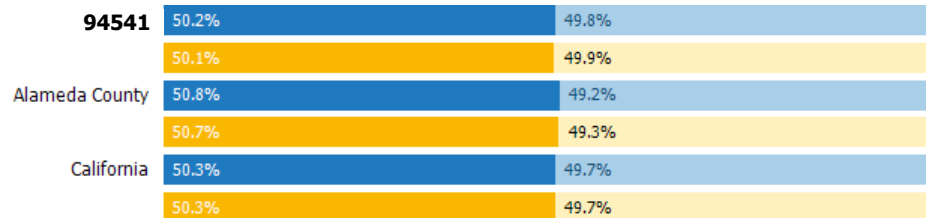
Update Frequency: Annually

■ Women 2022

■ Men 2022

■ Women 2027 (Projected)

■ Men 2027 (Projected)



# Hayward, CA 94541: Age Comparison

## Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



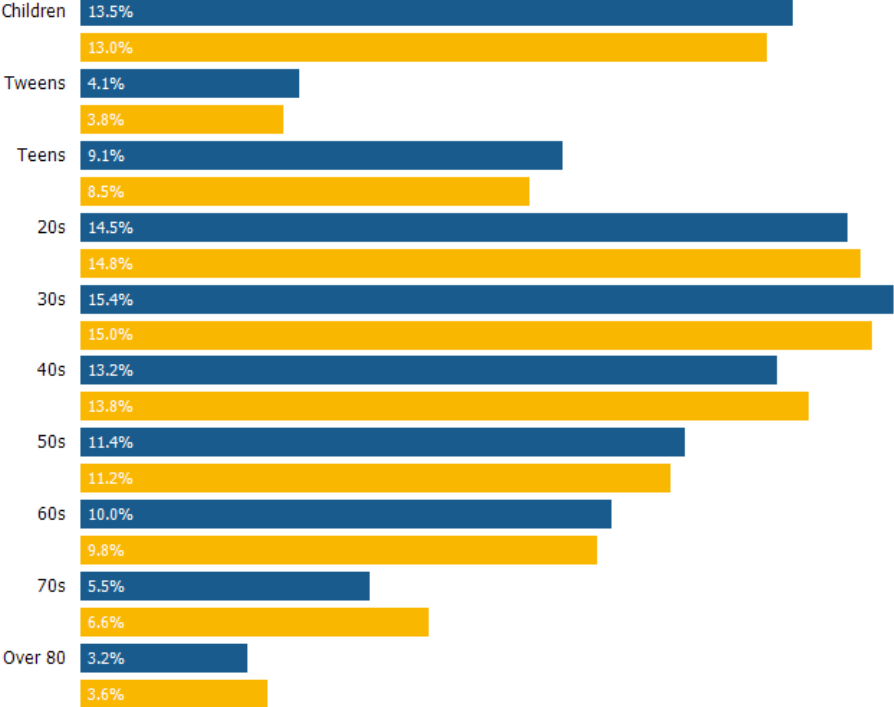
## Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

- 2022
- 2027 (Projected)



# Hayward, CA 94541: Marital Status Comparison

## Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



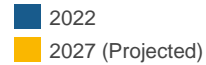
# Hayward, CA 94541: Economic Comparison

## Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

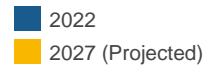


## Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

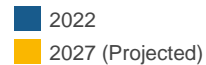


## Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

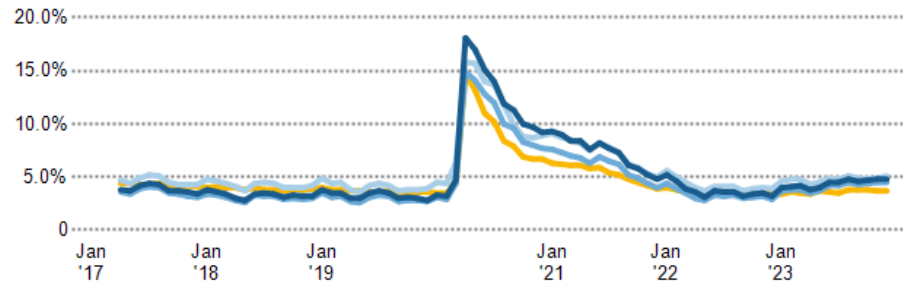


## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

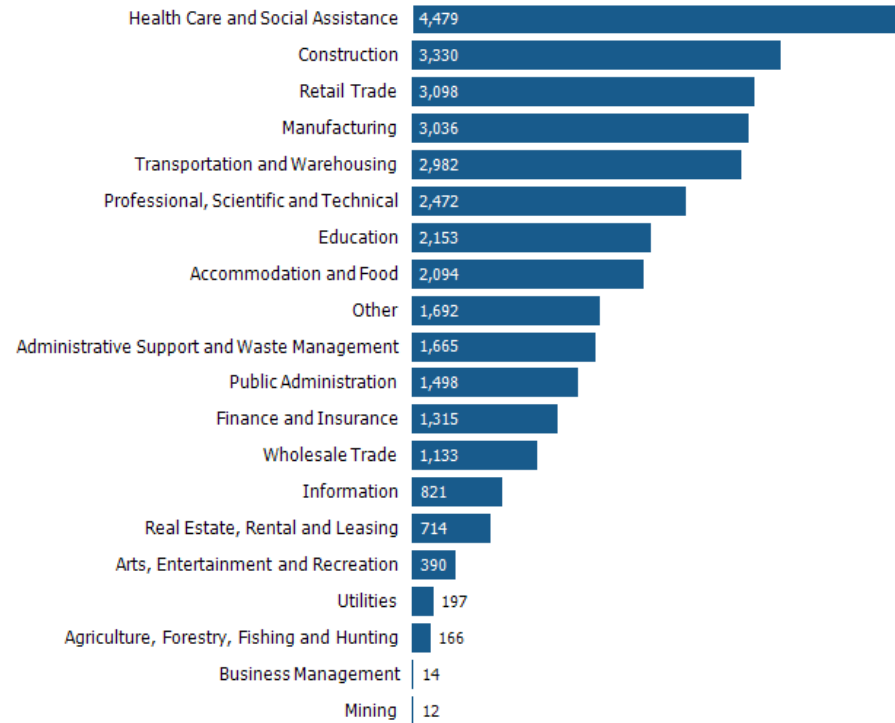


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



# Hayward, CA 94541: Education Comparison

## Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually



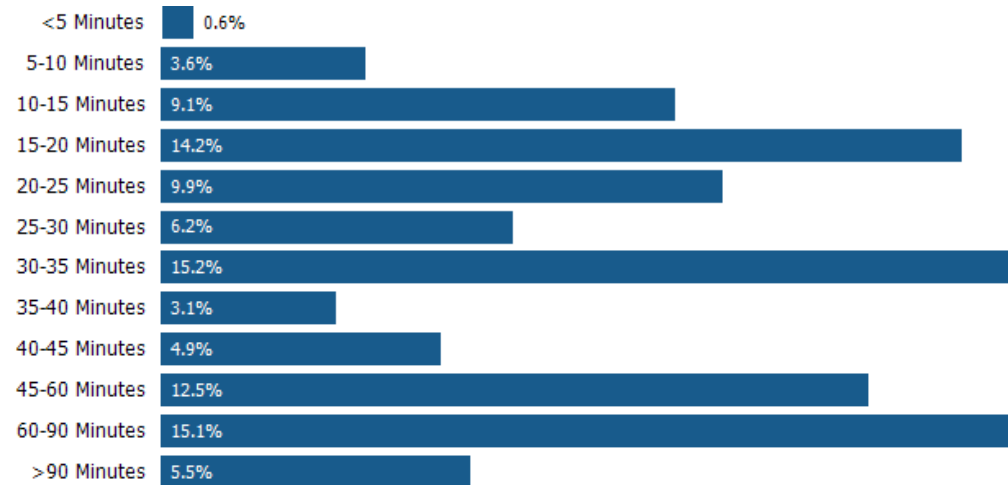
## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 94541



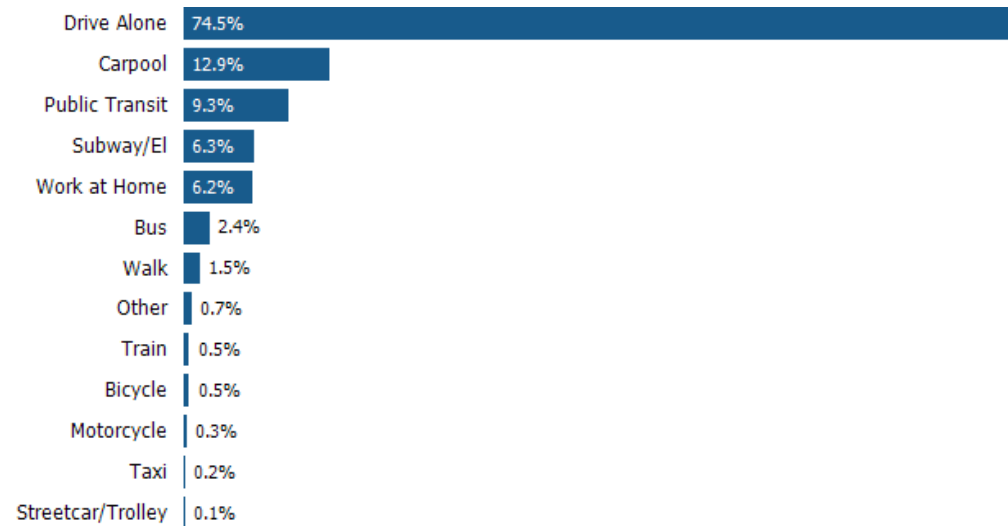
## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 94541



## Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



## 12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



## Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



## 12 mo. Change in Median Listing Price

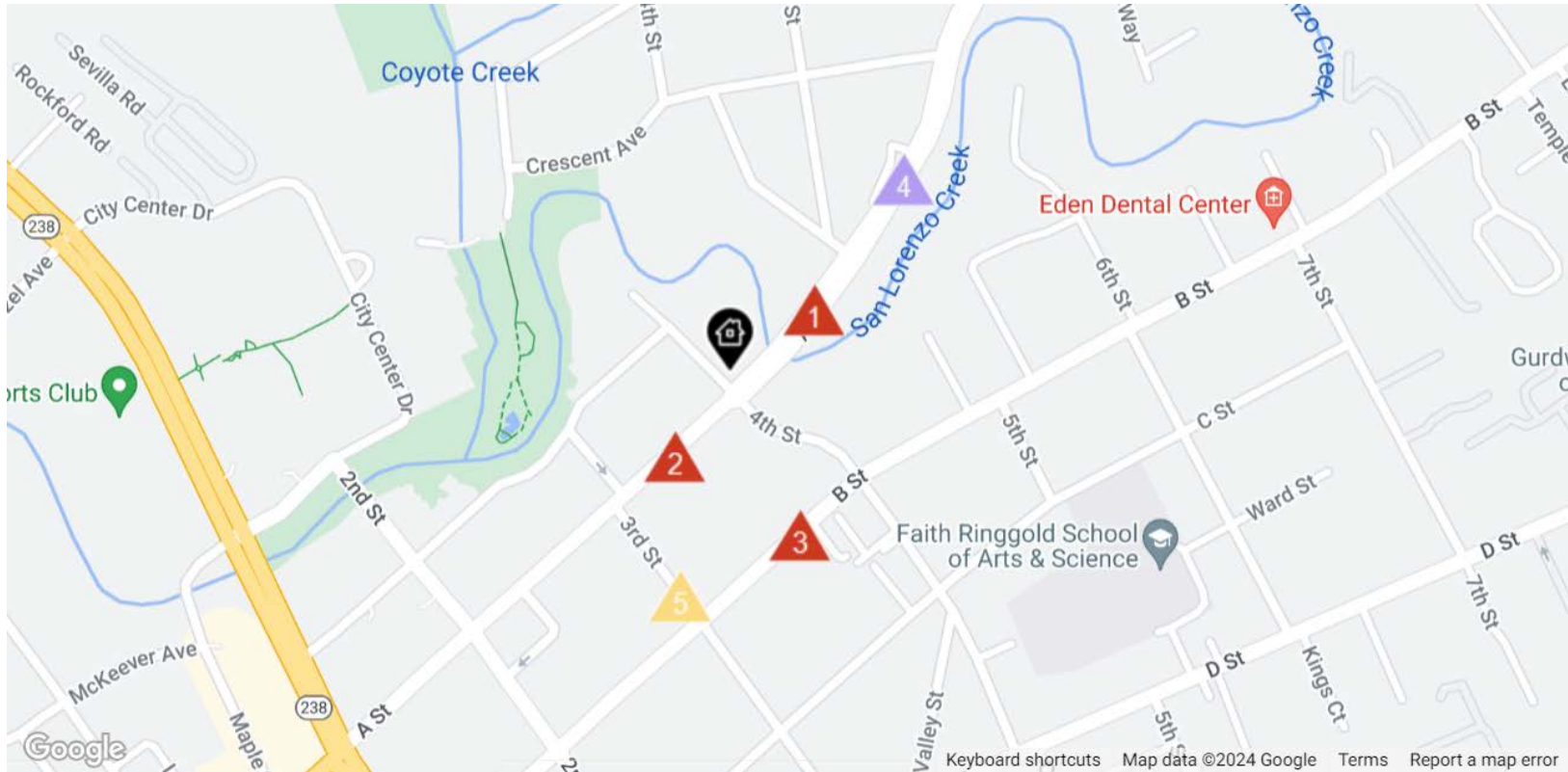
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly



# TRAFFIC COUNTS



Daily Traffic Counts:   
 ▲ Up 6,000 / day   ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day

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# 27,098

2023 Est. daily traffic counts

Street: A St  
Cross: Ruby St  
Cross Dir: NE  
Dist: 0.04 miles

Historical counts

| Year | Count    | Type |
|------|----------|------|
| 2010 | ▲ 27,126 | ADT  |
| 2006 | ▲ 30,613 | ADT  |



# 26,518

2023 Est. daily traffic counts

Street: A St  
Cross: Dole Way  
Cross Dir: SW  
Dist: 0.04 miles

Historical counts

| Year | Count    | Type |
|------|----------|------|
| 2005 | ▲ 27,100 | ADT  |
| 1996 | ▲ 26,000 | ADT  |



# 17,852

2023 Est. daily traffic counts

Street: B St  
Cross: 4th St  
Cross Dir: NE  
Dist: 0.05 miles

Historical counts

| Year | Count    | Type |
|------|----------|------|
| 2007 | ▲ 18,200 | ADT  |
| 1999 | ▲ 25,500 | ADT  |



# 30,247

2023 Est. daily traffic counts

Street: A St  
Cross: Ruby St  
Cross Dir: SW  
Dist: 0.06 miles

Historical counts

| Year | Count    | Type |
|------|----------|------|
| 2014 | ▲ 34,048 | ADT  |
| 2012 | ▲ 28,285 | ADT  |
| 2011 | ▲ 27,360 | ADT  |



# 2,367

2023 Est. daily traffic counts

Street: 3rd St  
Cross: B St  
Cross Dir: SE  
Dist: 0.02 miles

Historical counts

| Year | Count   | Type |
|------|---------|------|
| 2007 | ▲ 2,400 | ADT  |

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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The information contained herein is not a substitute for a thorough due diligence investigation. Legacy Real Estate & Associates has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the

future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Legacy Real Estate & Associates has not verified, and will not verify, any of the information contained herein, nor has Legacy Real Estate & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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