

FOR SALE | MEDICAL / PROFESSIONAL OFFICE BUILDING

1866 B Street

Hayward, CA 94541

3-Unit Medical Office | Corner Lot | 20+ Gated Parking Spaces | Rooftop Solar

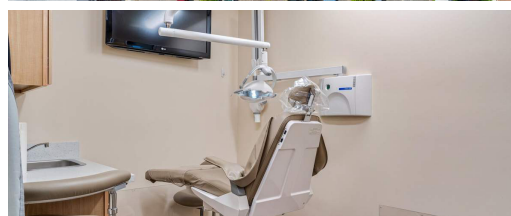
\$1,900,000

Asking Price

\$12,946.70 / Mo

Projected Full Occupancy

Pro Forma Cap Rate: 5.44%
6,240 SF | 3 Units | ~\$304/SF | ~18,000 SF Lot



■ **64-Panel Rooftop Solar** — The building is equipped with a large 64-panel rooftop solar system that offsets electric expenses, lowering operating costs for investors and owner-users alike.

■ **Gated Corner Lot**

20+ parking spaces. Premium asset for any medical tenant.

■ **10-Year Presence**

Established medical/dental destination on high-visibility Hayward arterial.

■ **In-Place Income**

\$9,946.70/mo from 2 tenants with 3% annual escalations.

■ **Turnkey Dental Suite**

4 chairs, 3 X-ray units, full build-out — vacant at close.

■ **Dental Practice**

\$50,000 — 10-year established practice. Can be rolled into price.

■ **Owner-User Ready**

Occupy dental suite day one while tenants cover carrying costs.

■ **RENT ROLL**

Unit	Use	SF	Current Rent	Aug 2026	Lease Term	Status
Unit 1	Counseling Office	3,100 SF	\$6,764	\$6,967	Contact Broker	In-Place
Unit 2	Chiropractic Office	1,900 SF	\$3,182.70	\$3,278.18	Contact Broker	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 proj.	\$13,245.18 proj.	—	—

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

DENTAL PRACTICE — Sold Separately

\$50,000

4 chairs | 3 wall-mounted X-ray units | Shared compressor & vacuum | Server, computers & cabinetry | 10-year operating history | Owner consolidating | Can be rolled into building price

Paul Zinchik

Broker Associate | Compass — Zinchik Brothers

415.297.1300

paul.zinchik@compass.com

CalBRE 01454157

For Sale | 1866 B Street, Hayward, CA 94541

| July 2026

The information contained herein has been obtained from sources believed reliable. All projections and estimates are for discussion purposes only. Buyer to independently verify all information prior to closing.