



# RUSSELL WAY GARDEN CONDOMINIUMS



**KHO REAL ESTATE**

LIC # 01759705

# EXECUTIVE SUMMARY

This offering presents a strategically located 14-unit residential development site in Hayward with Tentative Condo Map Approval.

The property's value is defined by its rare setting directly opposite the tranquil, landmark Japanese Gardens, while being moments from the vibrant amenities of downtown Hayward. This dual positioning offers future residents an unparalleled lifestyle, balancing urban convenience with a serene, permanent green backdrop.

The highly walkable location (Walk Score: 92) provides excellent access to public transit, including BART. This is a distinctive infill opportunity to build a compact residential project in one of Hayward's most desirable and balanced neighborhoods, where city living and natural retreat converge seamlessly.

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**CA Lic: 01759705**  
**Legacy Real Estate & Associates**  
**CA Lic: 01154757**  
**(510) 396-5408 • ken@kho.net**

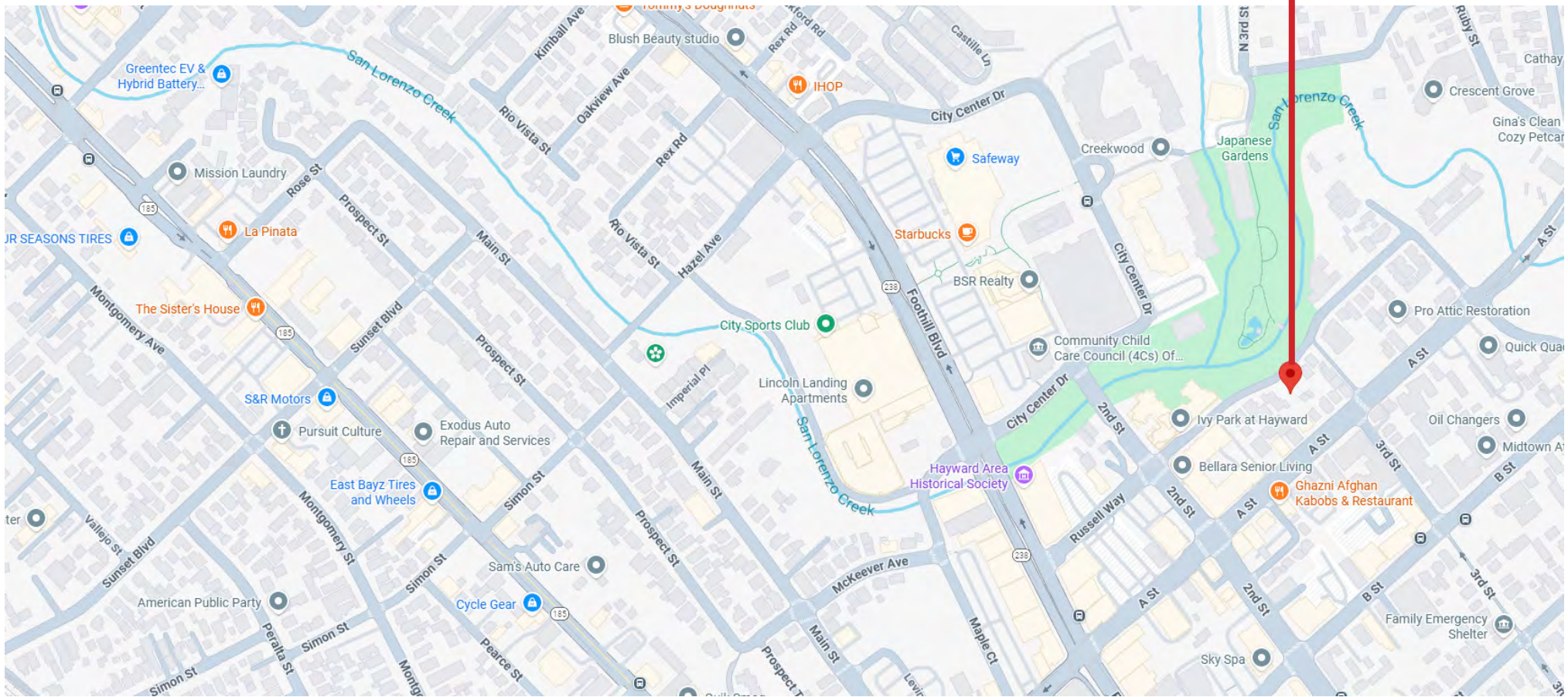
## OFFERING SUMMARY

ADDRESS	1289 Russell Way Hayward, CA 94541
COUNTY	Alameda
OFFERING PRICE	\$1,150,000
PRICE PSF	\$175.41
LAND SF	6556 sq ft
LAND ACRES	0.15
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	UN: Urban Neighborhood
# OF PARCELS	1
APN	415-240-32



# LOCATION

1289 Russell Way  
Hayward, CA 94541



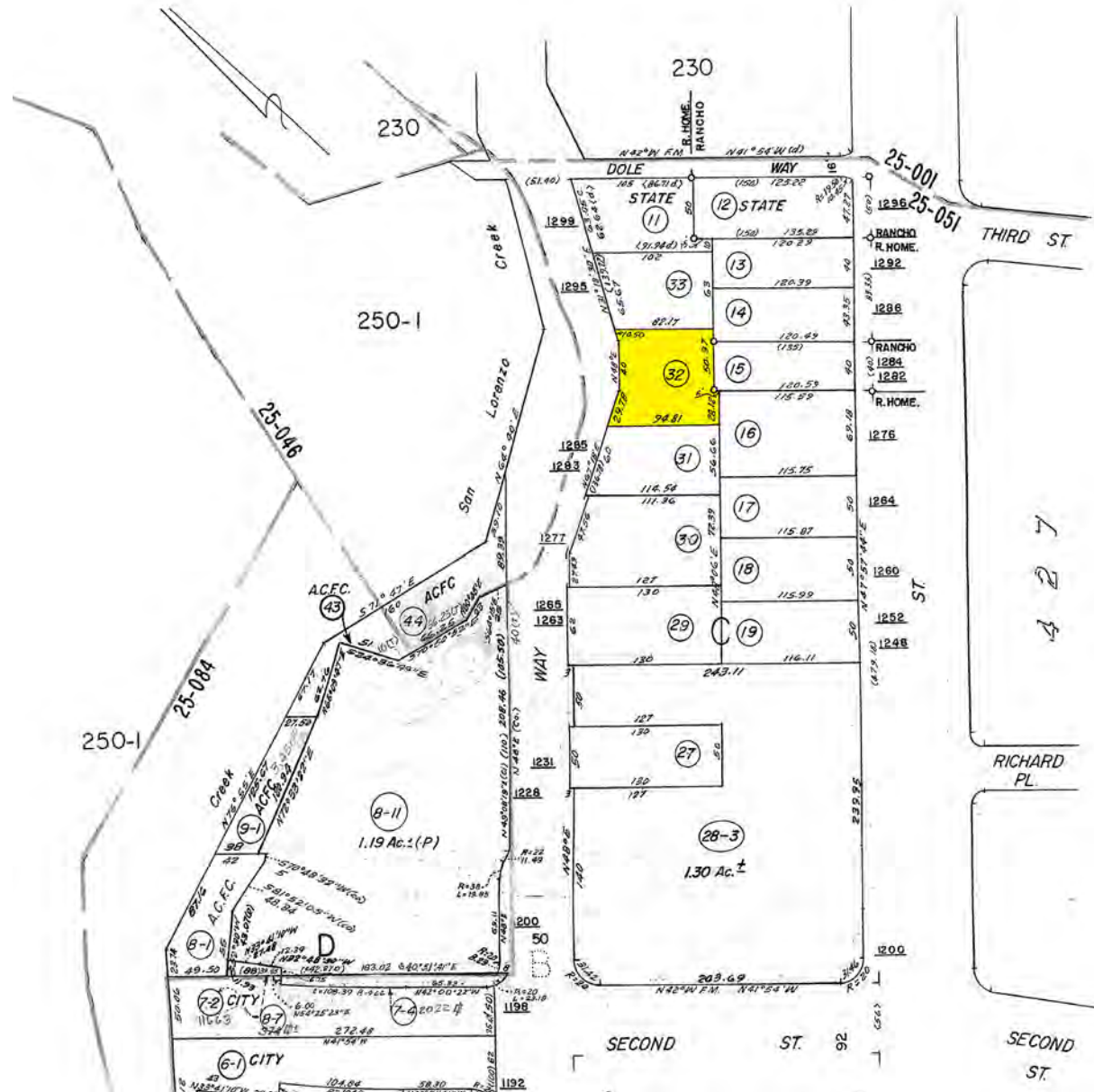
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# PLAT MAP



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# PHOTOS



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# UNIT MIX

Suite Model	Description	Living Area	Quantity
A	1 bedroom	441 sq ft	8
B	1 bedroom	685 sq ft	2
C	2 bedrooms	539 sq ft	2
D	2 bedrooms/ADA	648 sq ft	1
E	2 bedrooms	648 sq ft	1
<b>TOTAL</b>		<b>7272 sq ft</b>	<b>14</b>

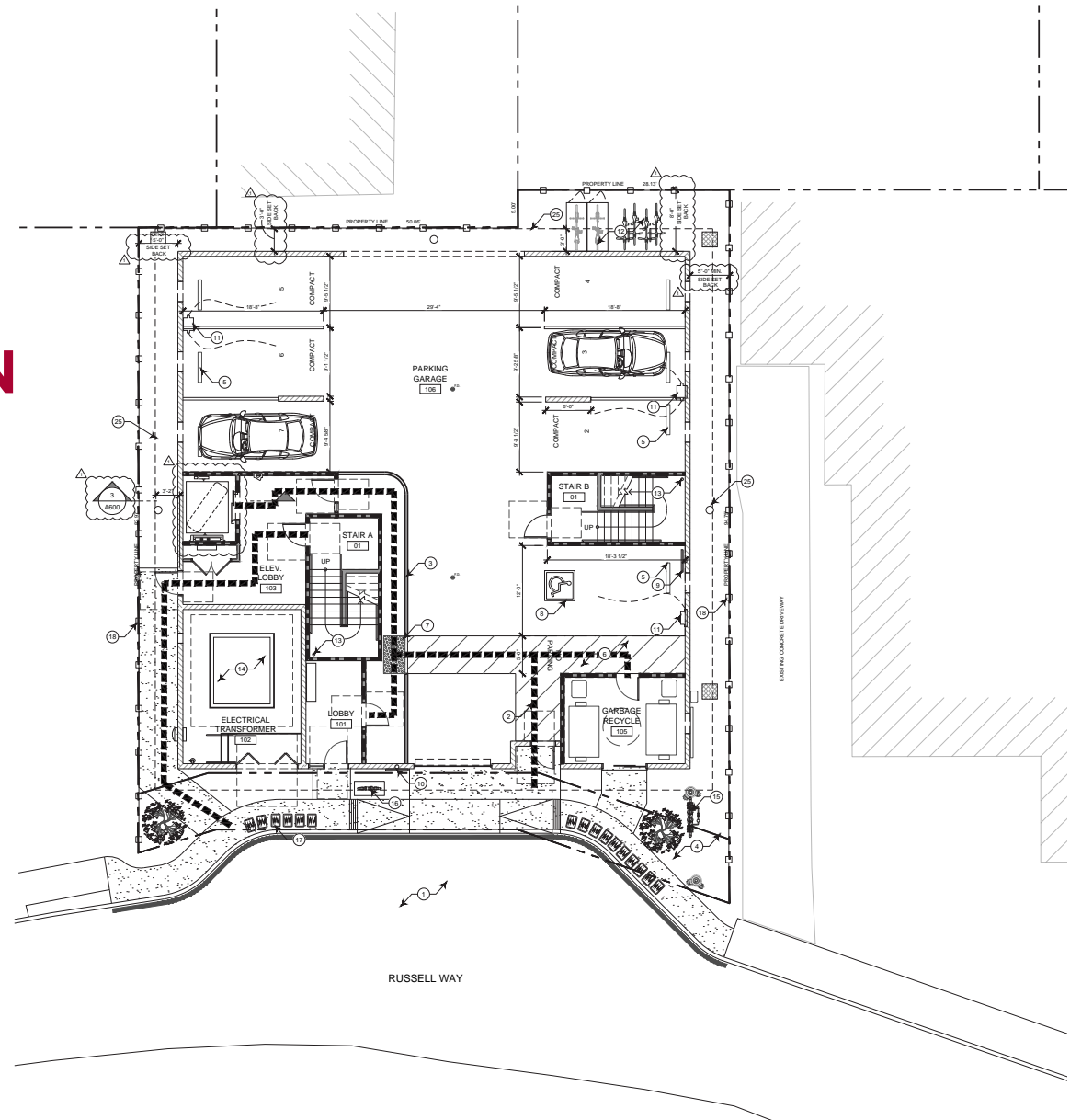
Garage Parking: 7  
Bicycle Racks: 8

FLOOR	SUITE A	SUITE A	SUITE A	SUITE A	SUITE B	SUITE C	SUITE D/E	SUBTOTAL
2ND	441	441	441	441	685	539	648	3636
3RD	441	441	461	441	685	539	648	3636
							<b>TOTAL</b>	<b>7272</b>

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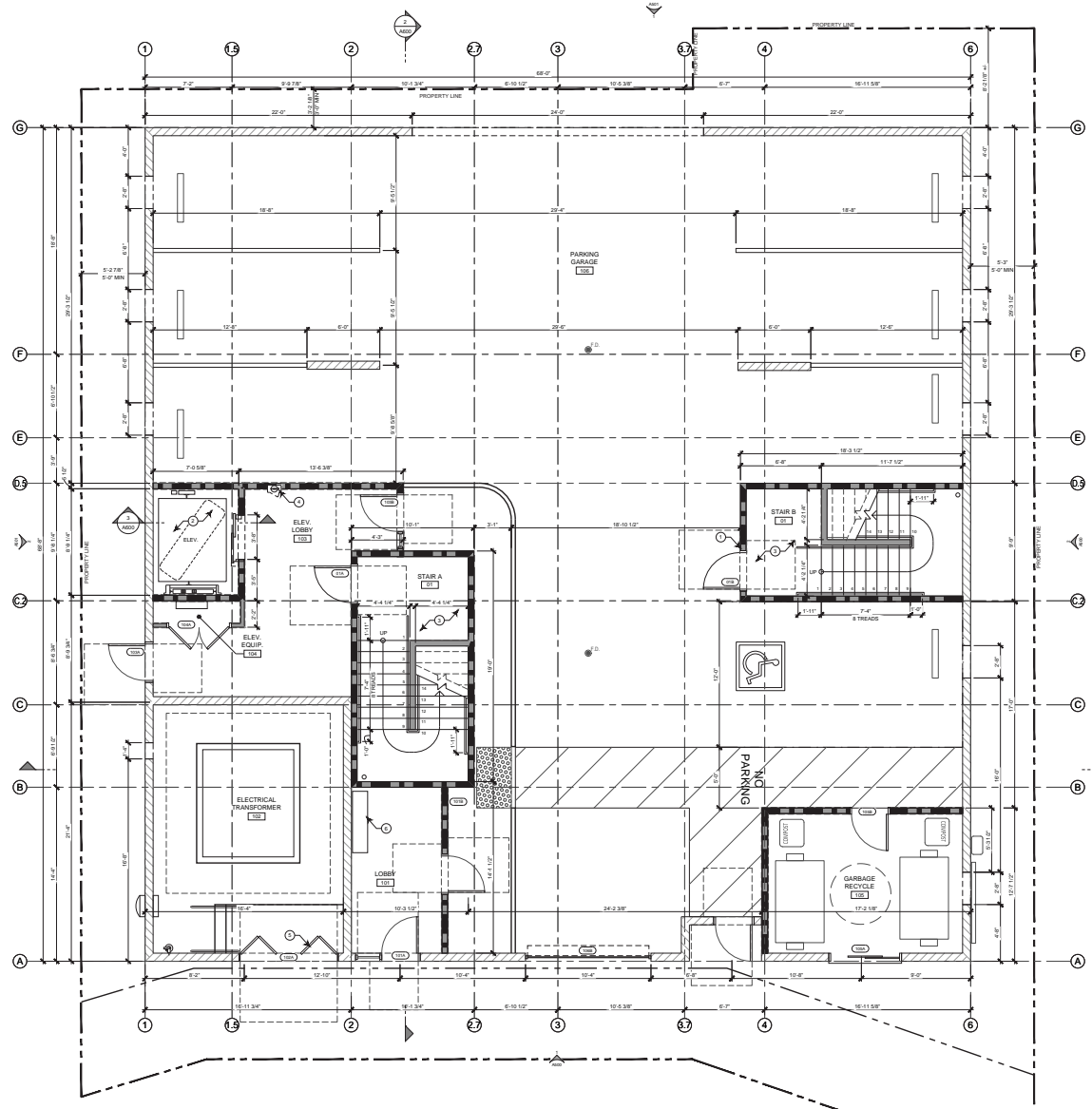
# APPROVED PLANS OVERALL SITE PLAN



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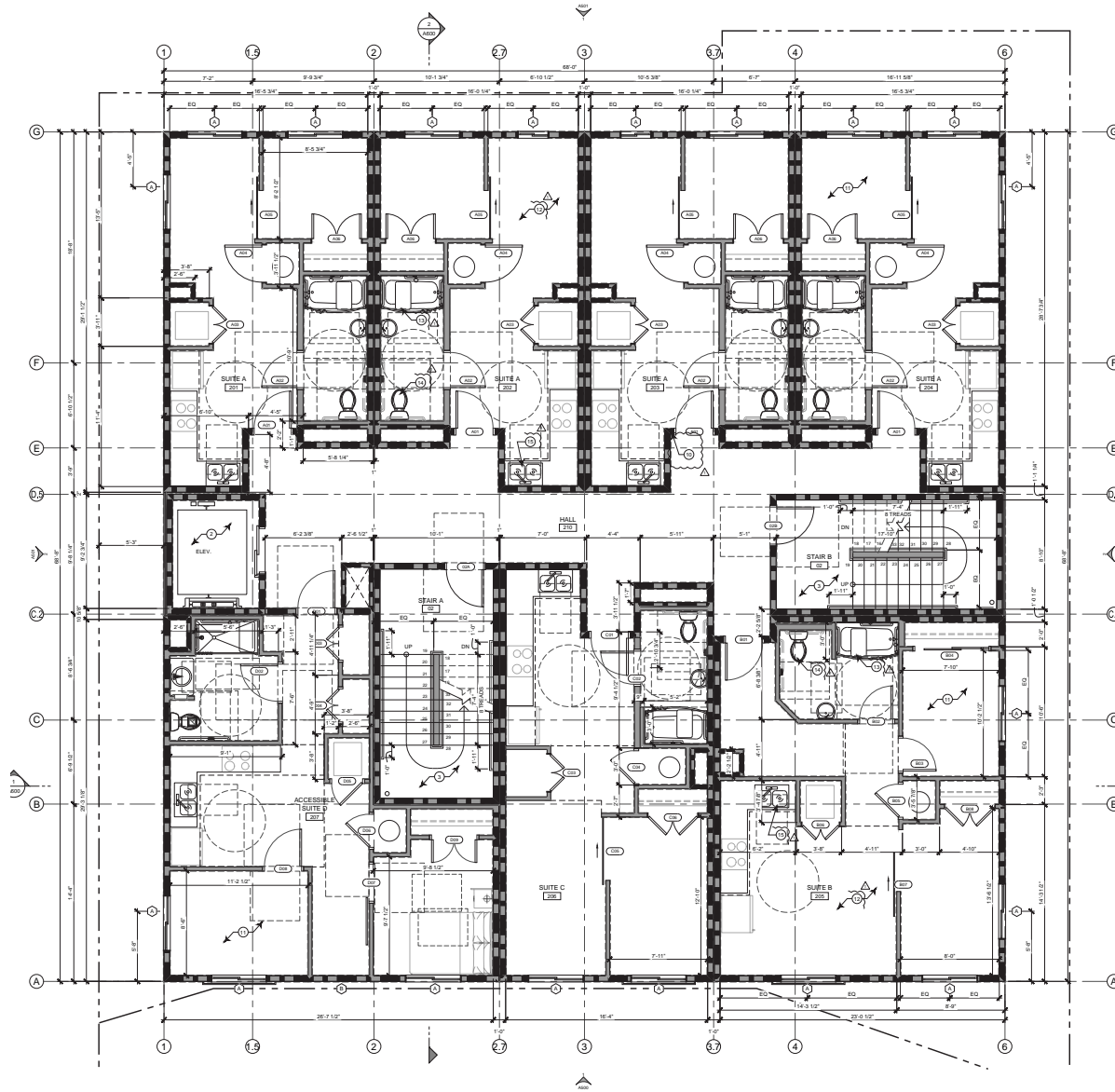
# APPROVED PLANS FIRST FLOOR



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# APPROVED PLANS SECOND FLOOR



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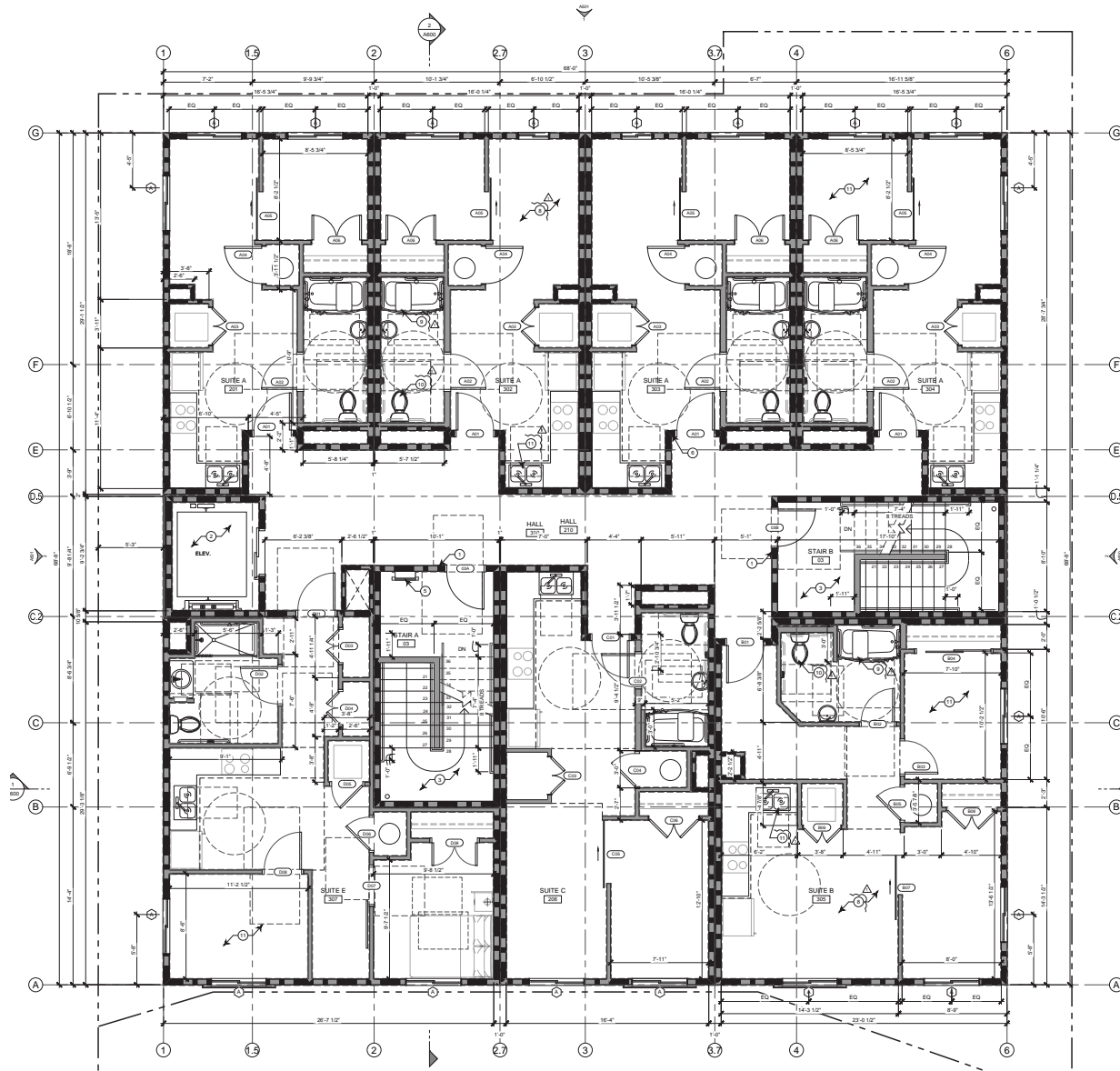
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# APPROVED PLANS THIRD FLOOR



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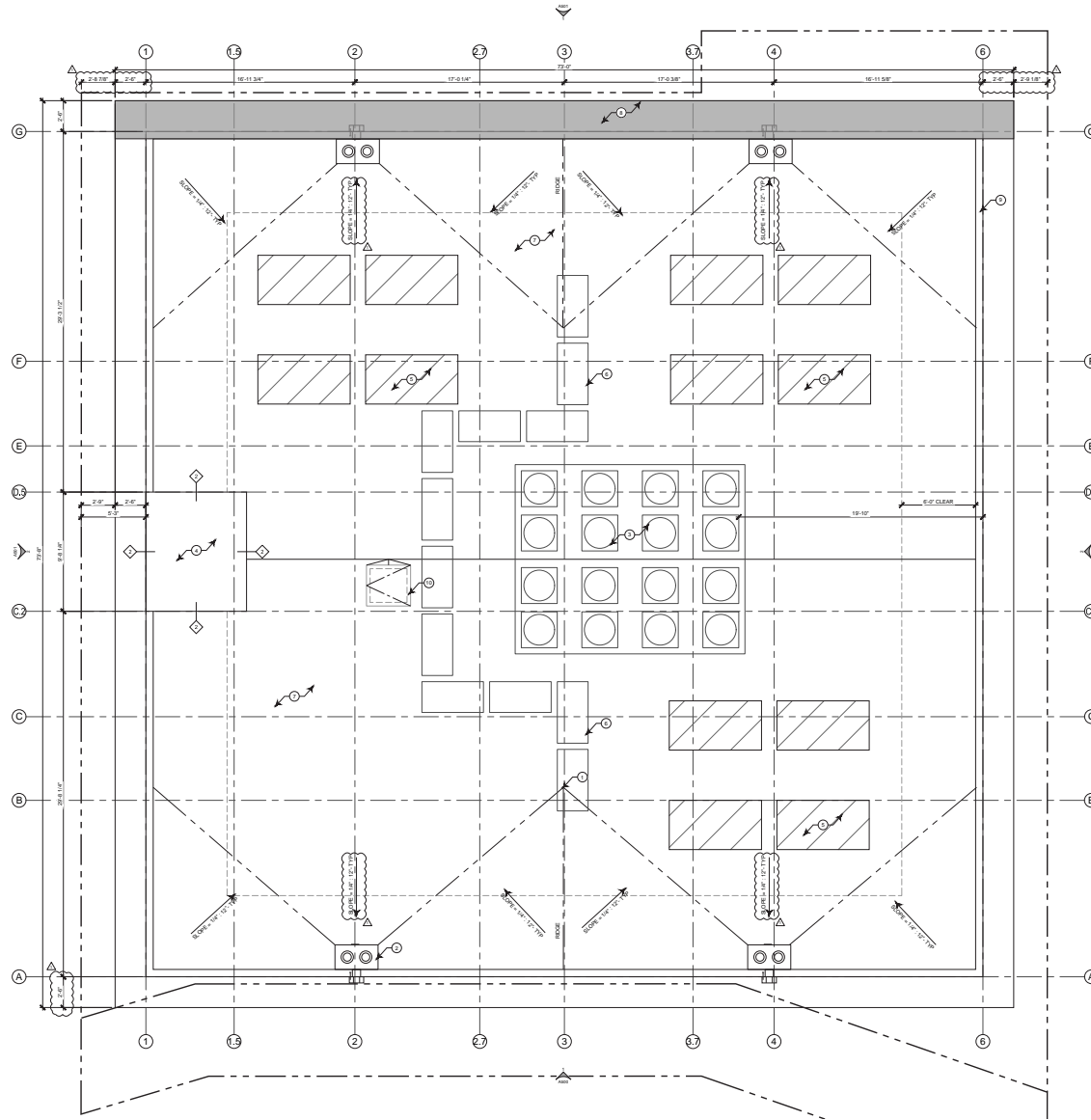
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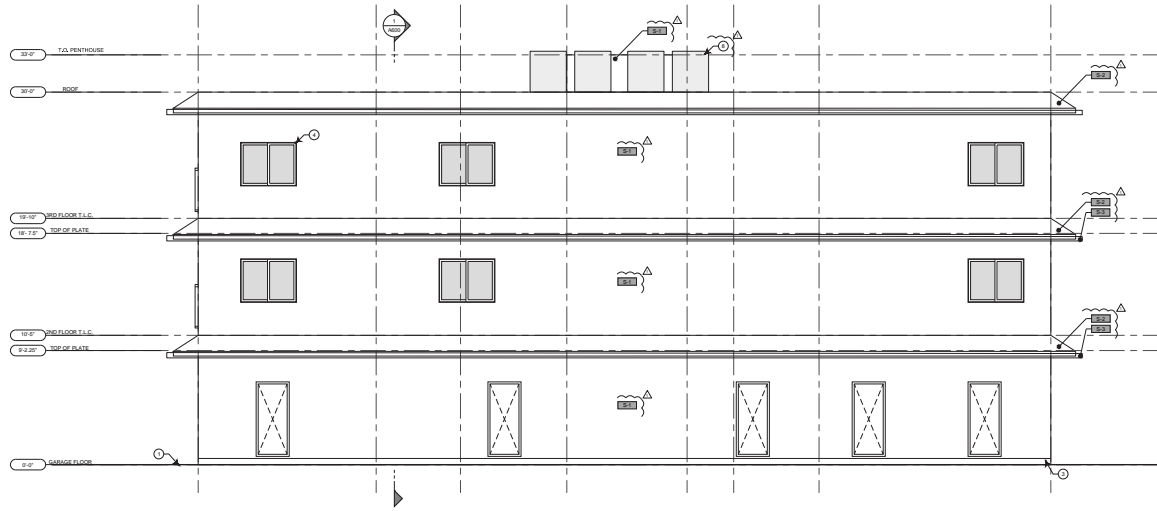
# APPROVED PLANS ROOF PLAN



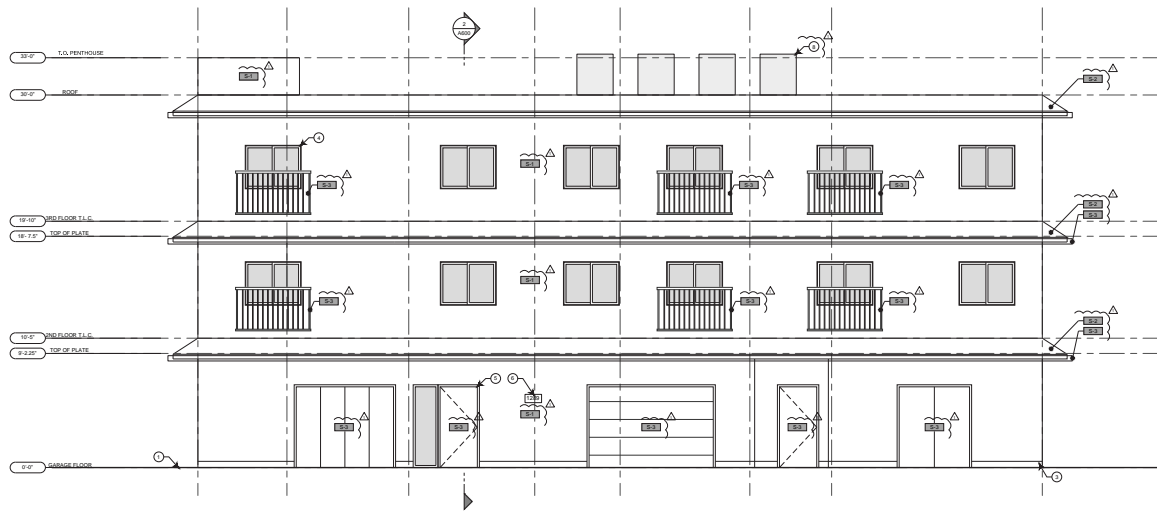
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# WEST ELEVATIONS



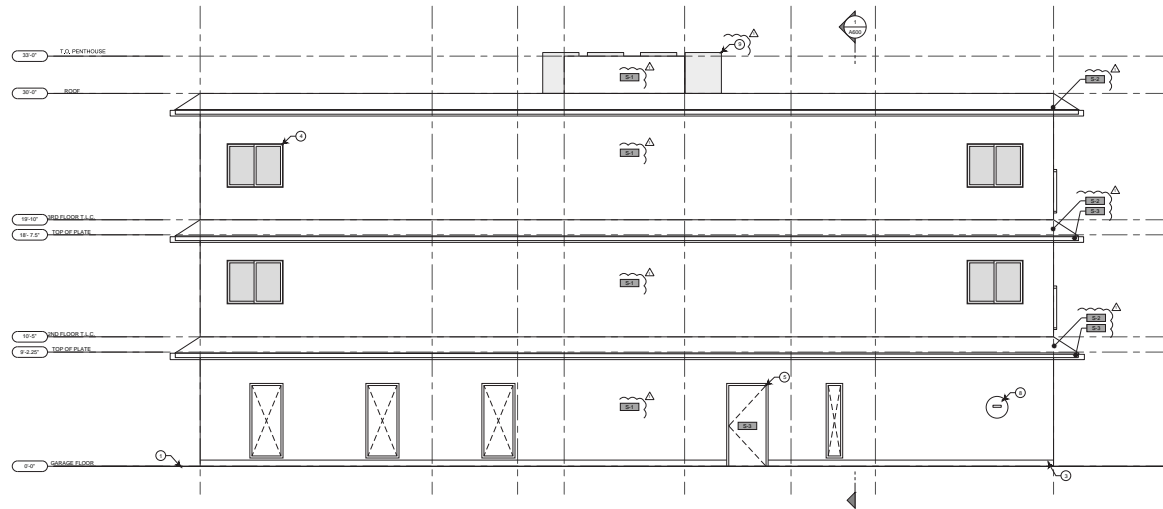
2 WEST ELEVATION  
SCALE 1/4"=1'-0"



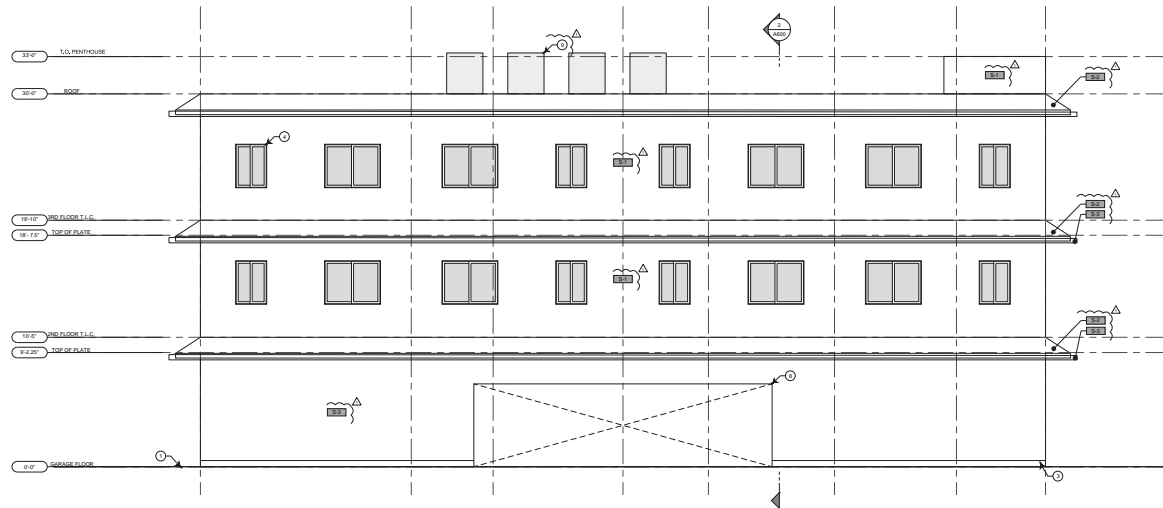
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# EAST ELEVATIONS



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

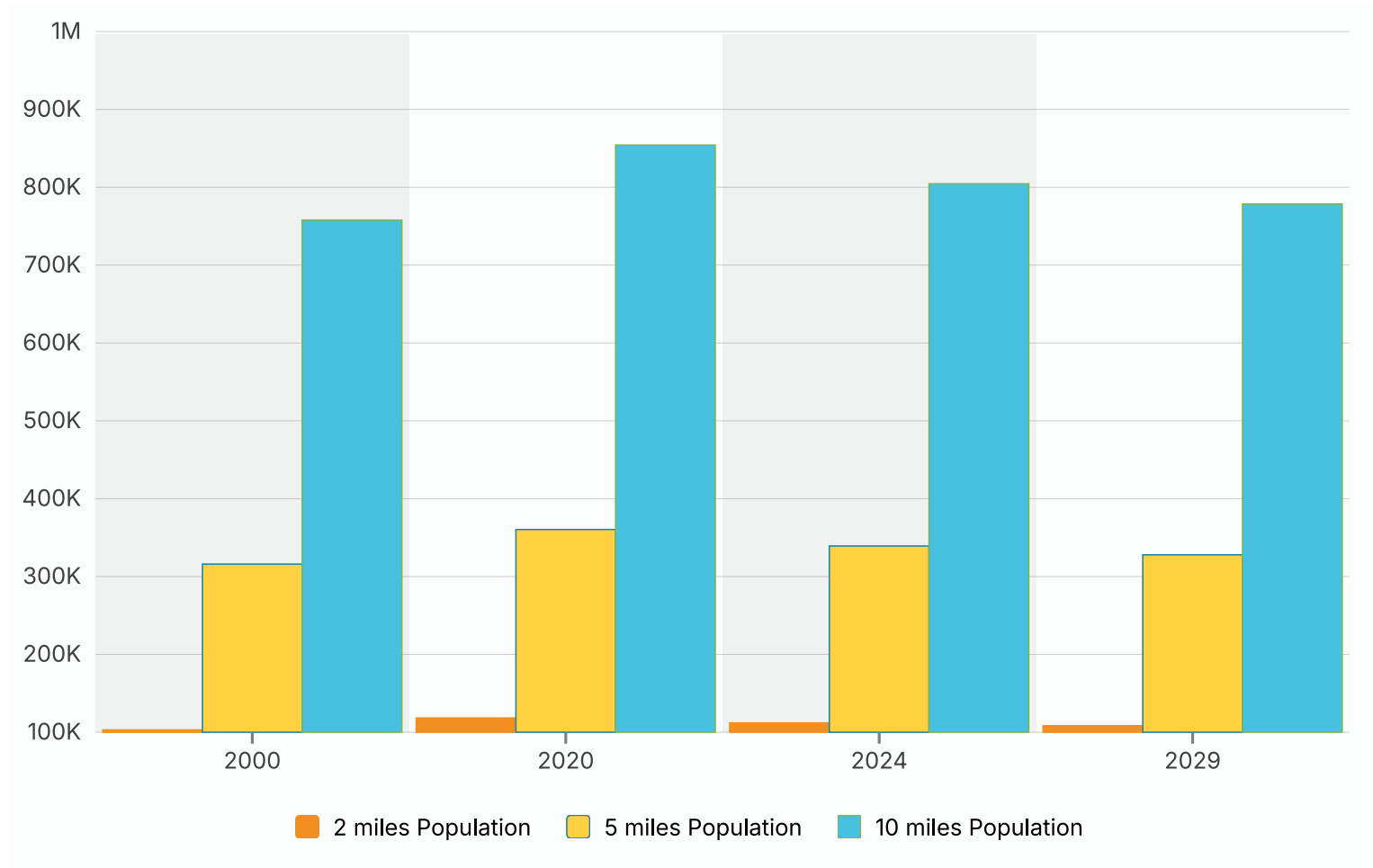


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# DEMOGRAPHICS

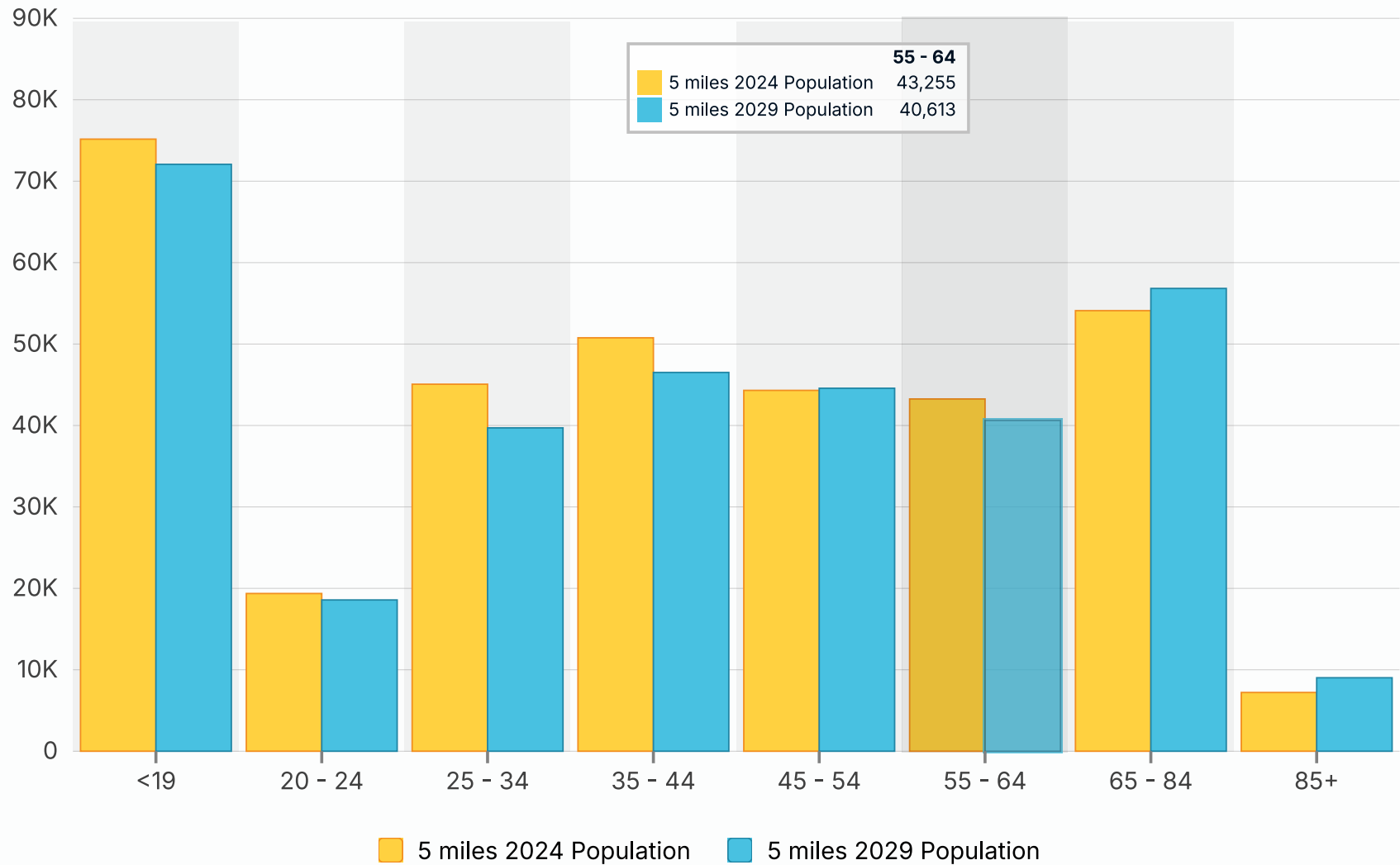
## POPULATION



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# POPULATION BY AGE



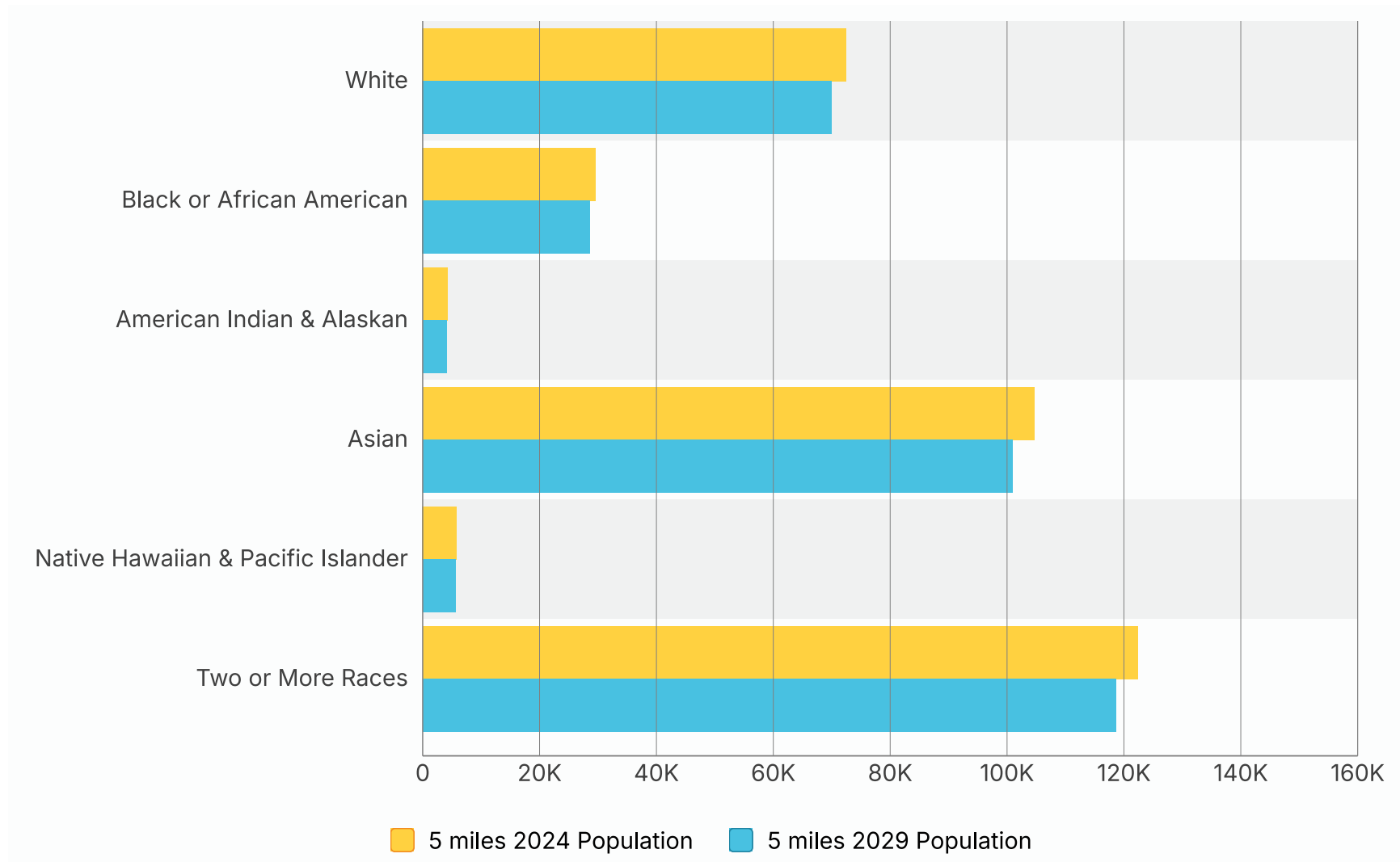
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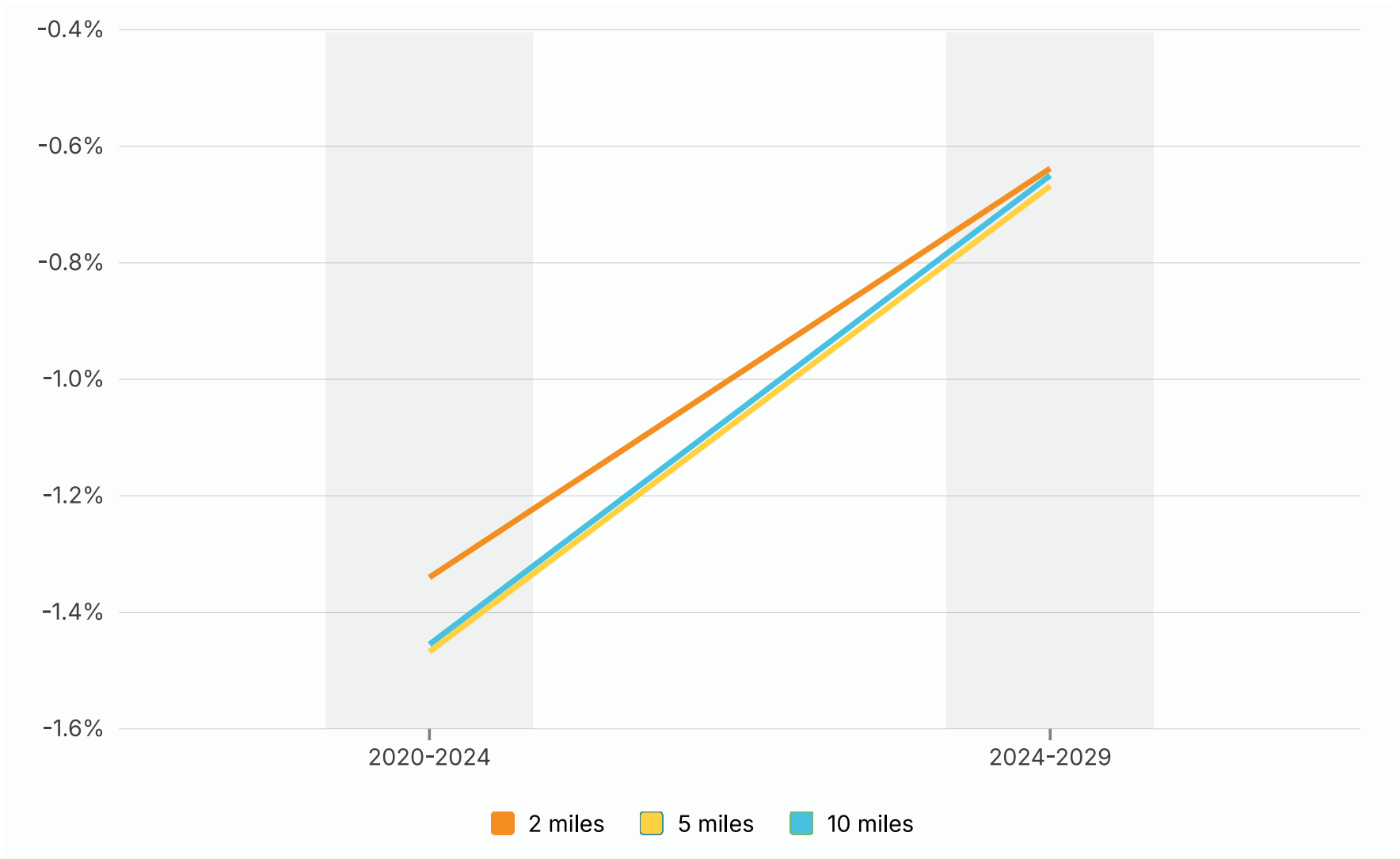
# POPULATION BY RACE



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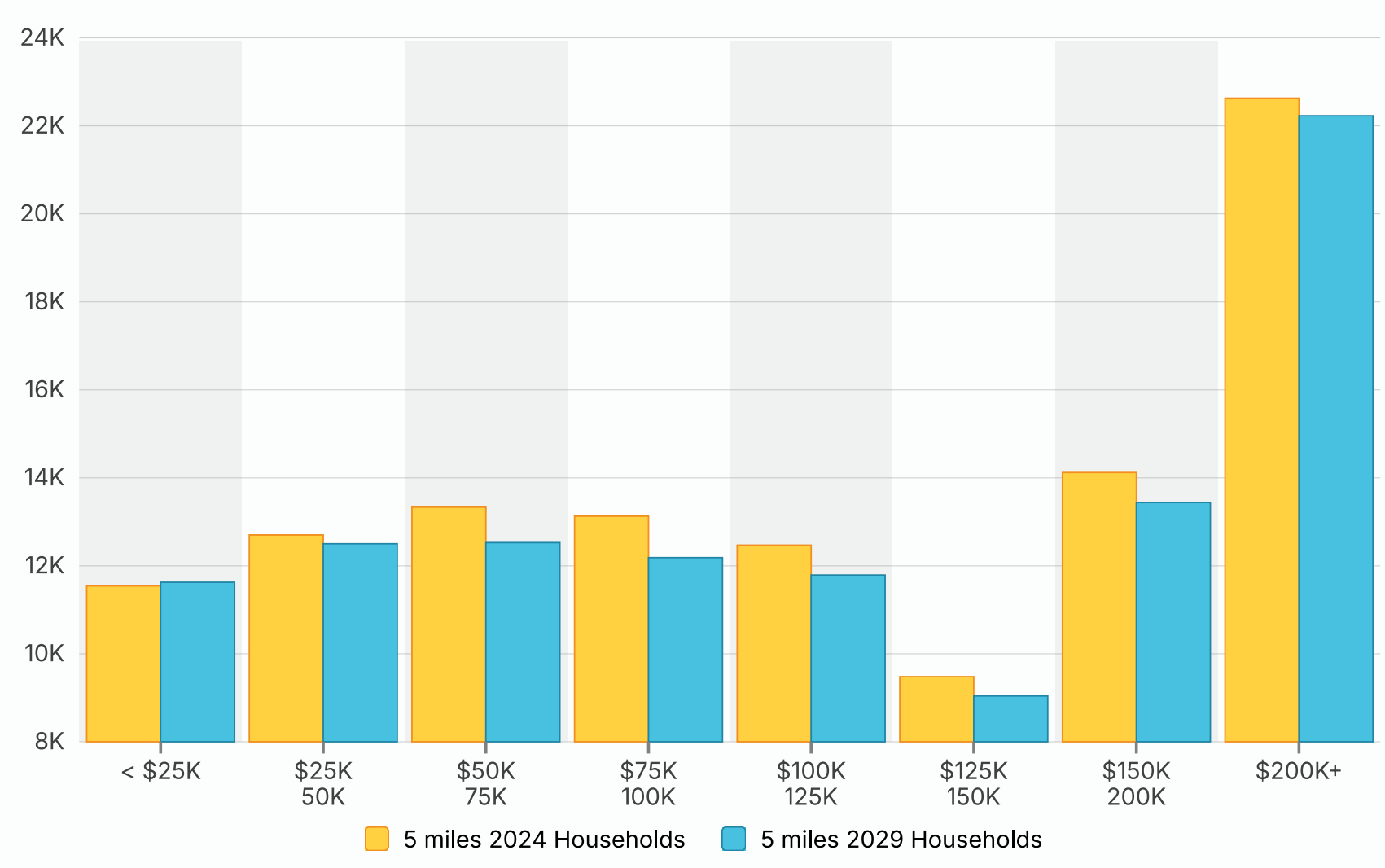
# ANNUAL POPULATION GROWTH



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# HOUSEHOLD INCOME (USD \$)



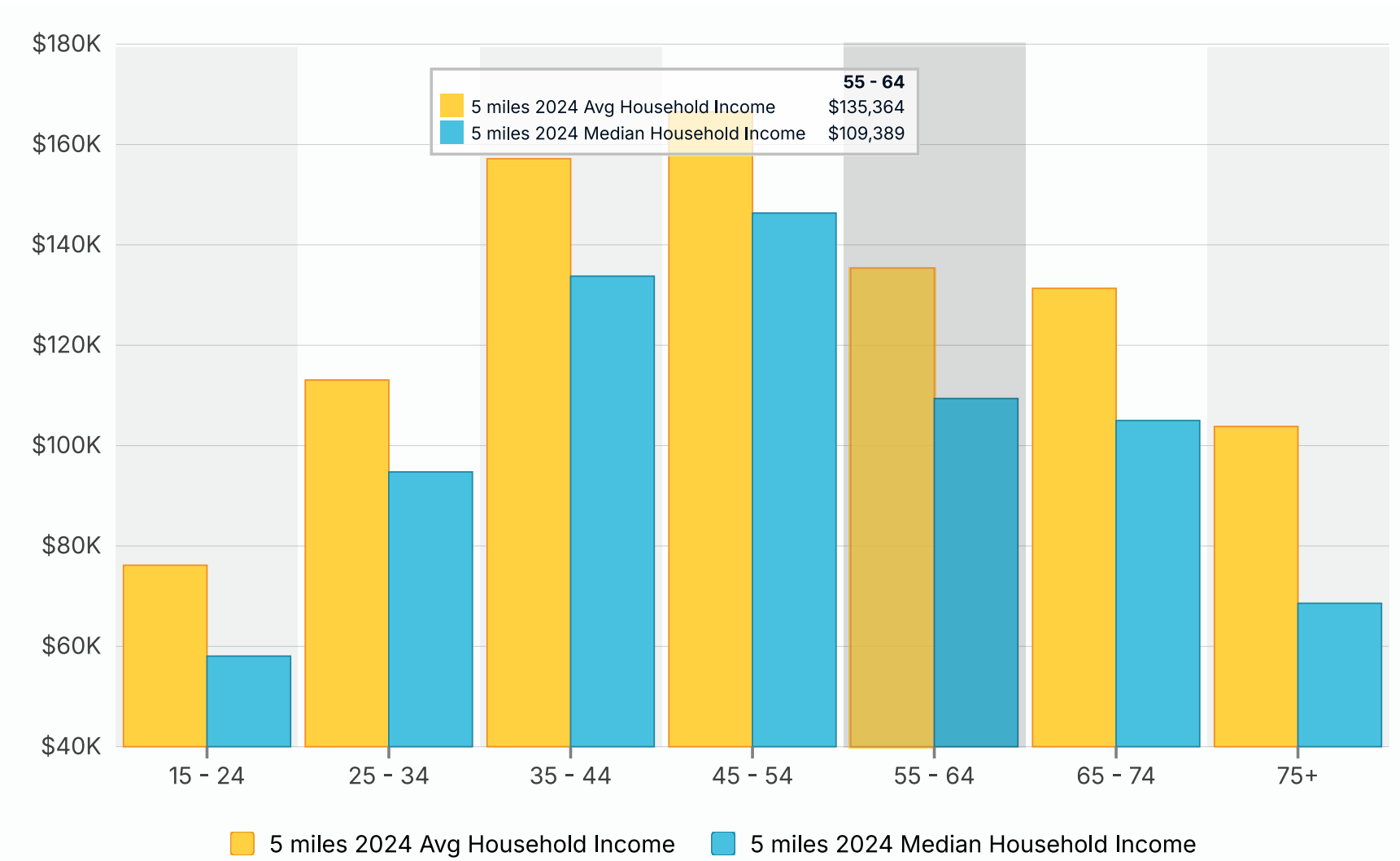
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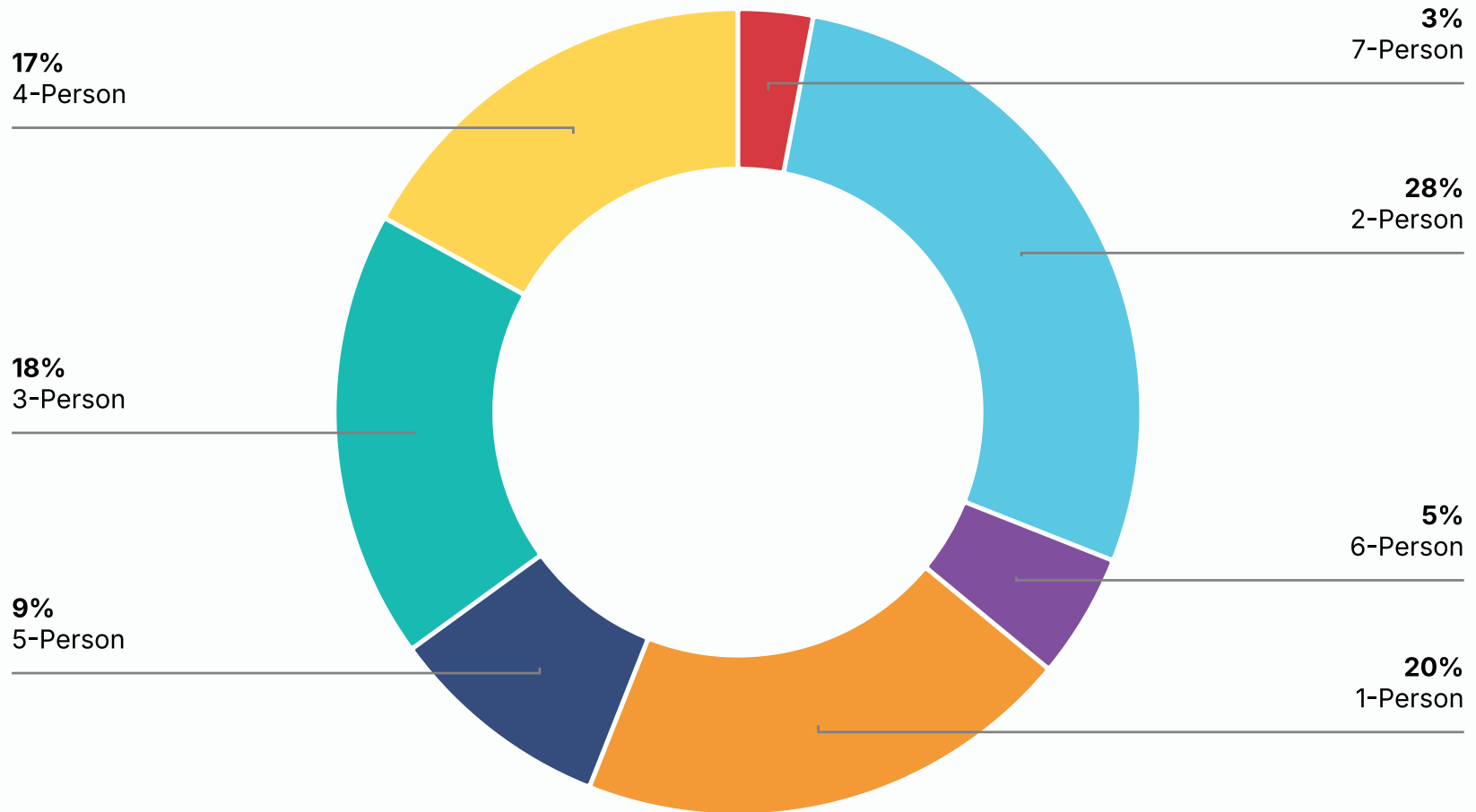
# HOUSEHOLD INCOME BY AGE (USD \$)



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# HOUSEHOLD SIZE

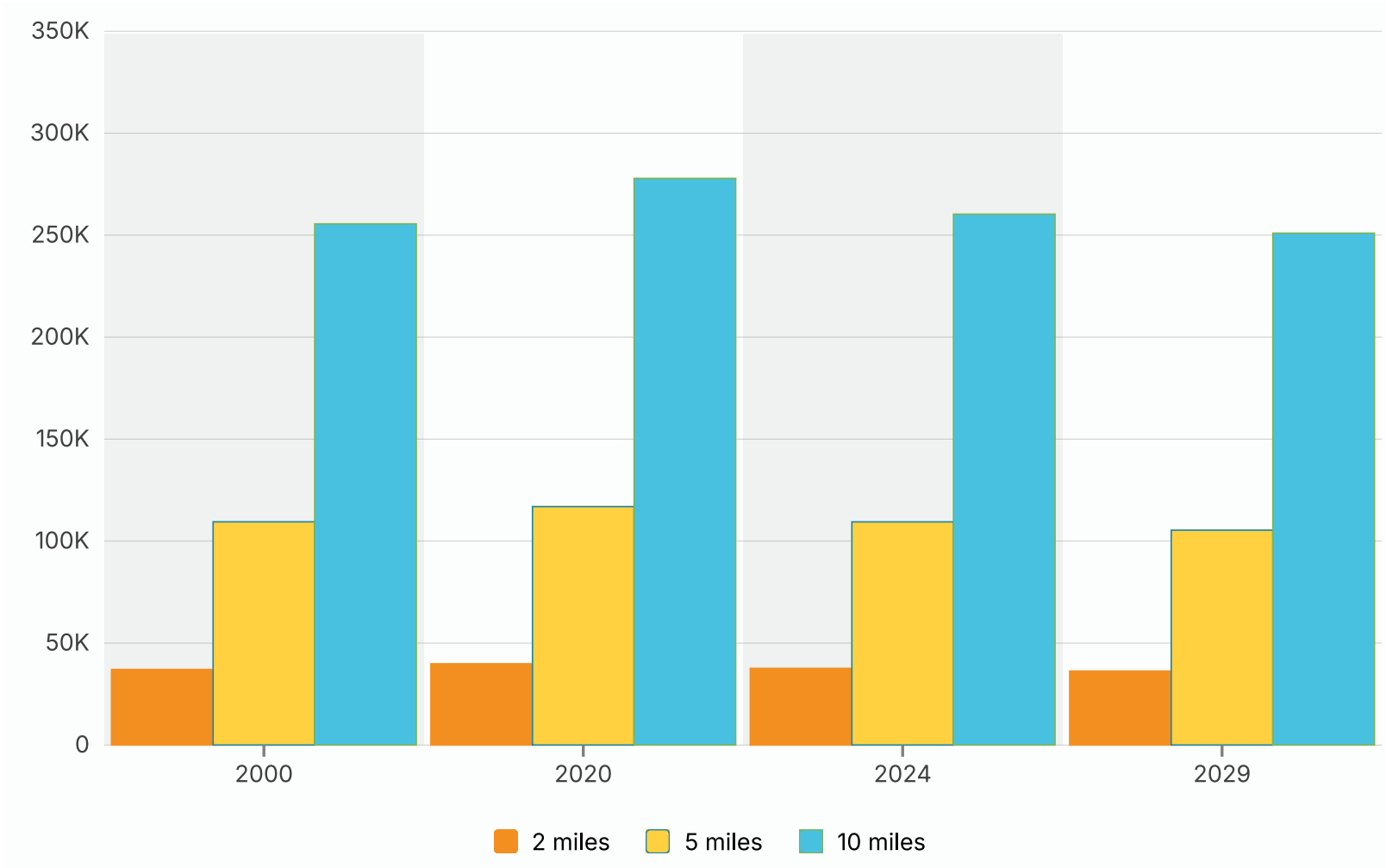


5 miles 2024 % of Households

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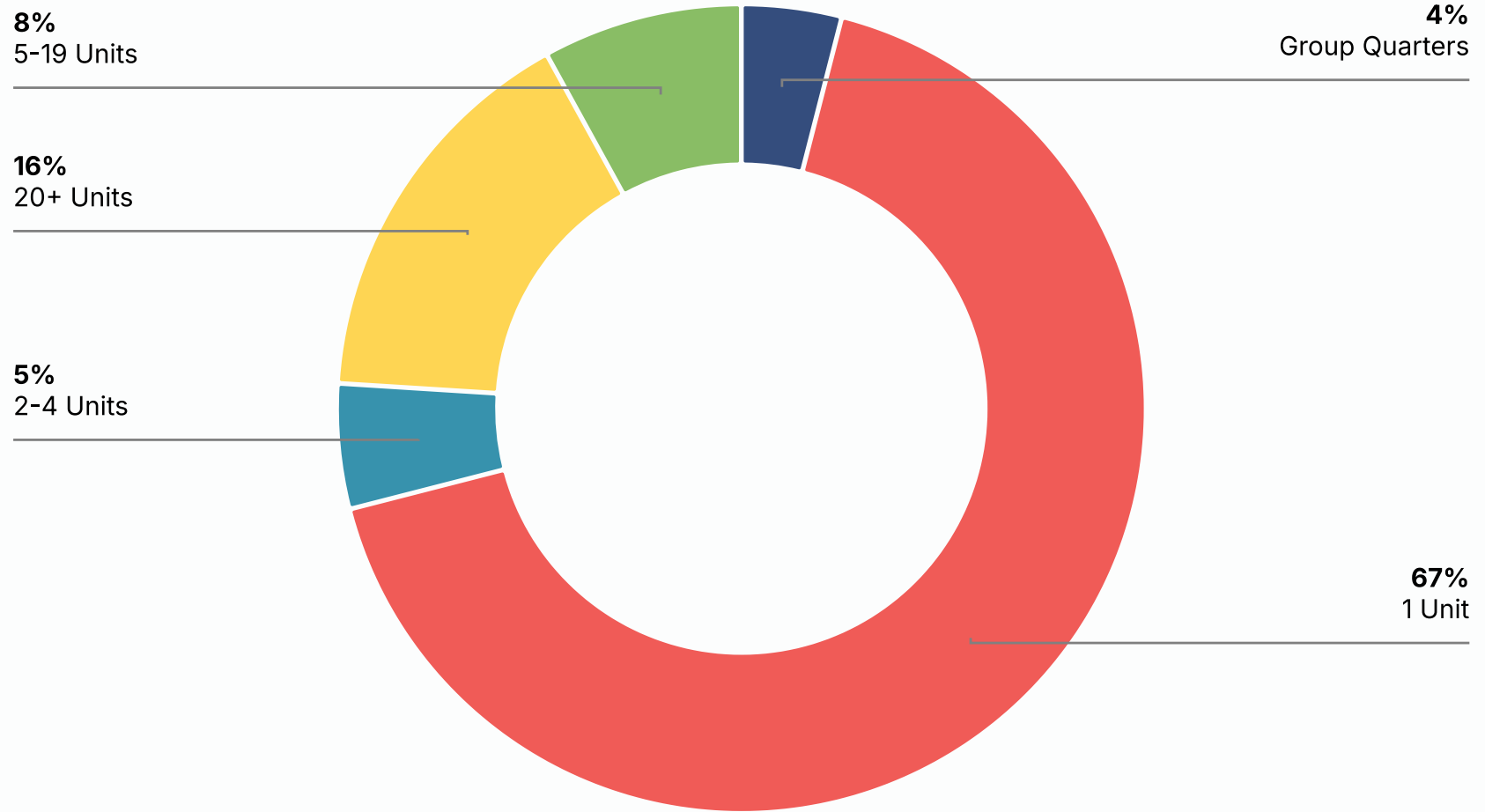
# NUMBER OF HOUSEHOLDS



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## HOUSING TYPE

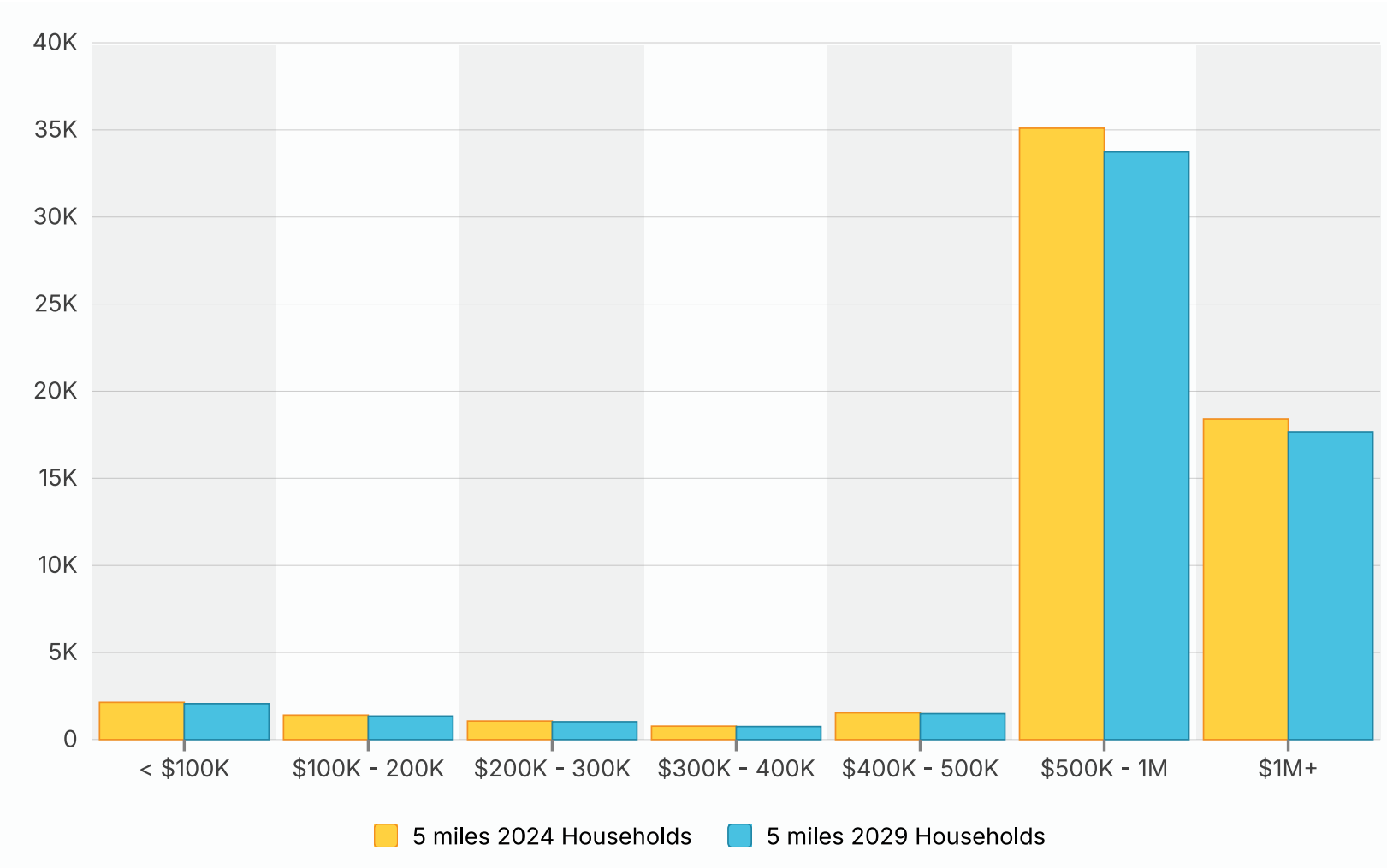


5 miles 2024 Housing Units

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# HOME VALUES (USD \$)



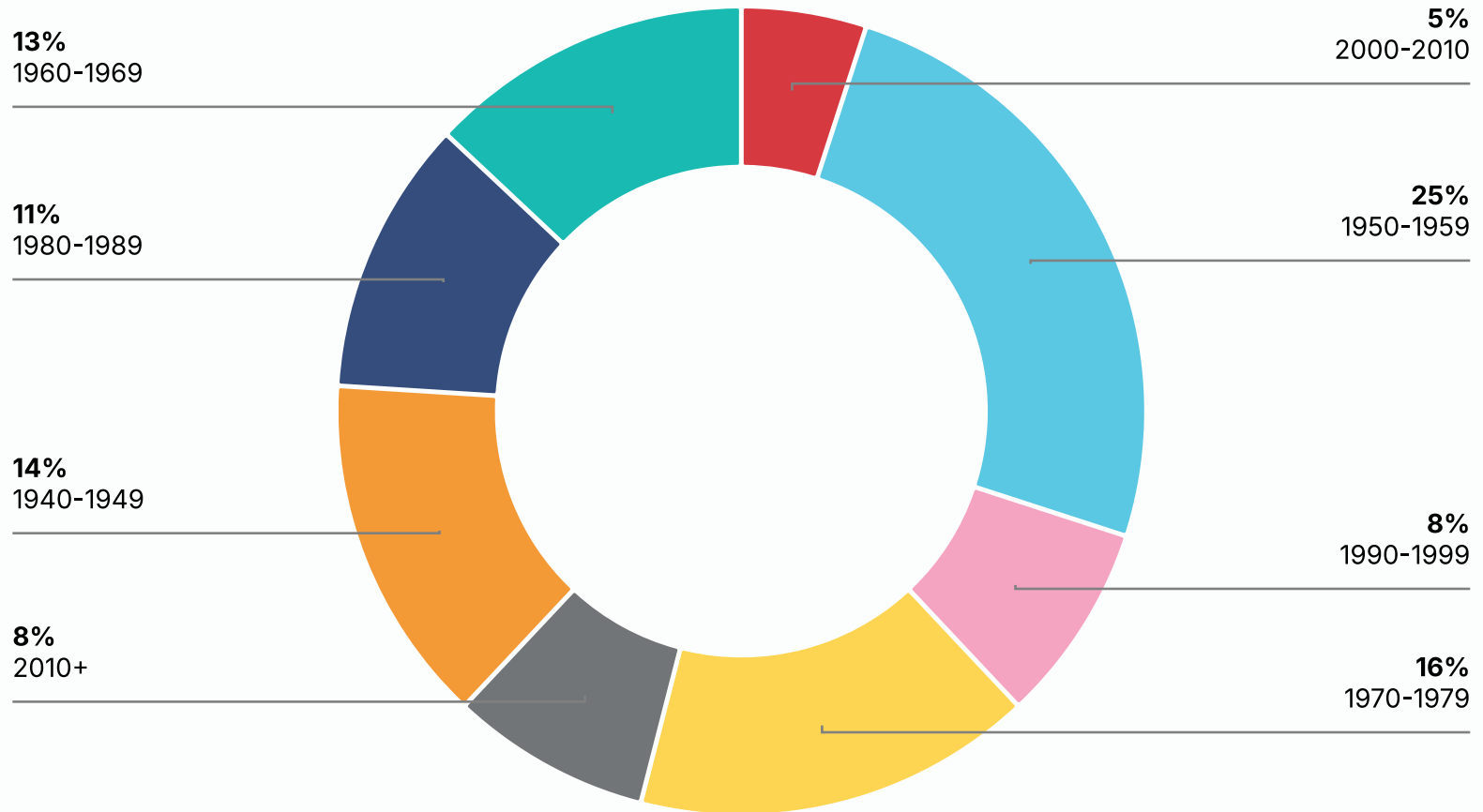
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# HOMES BY YEAR BUILT



5 miles 2024 Housing Units

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