

29083 MISSION BLVD

HAYWARD | CALIFORNIA | 94544

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



BROKER OPINION OF VALUE

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01

—

PROPERTY OVERVIEW // 3

02

—

LOCATION OVERVIEW // 4

03

—

HIGHLIGHTS // 5

04

—

AERIAL MAPS // 6

05

—

RETAILER MAP // 7

PROPERTY OVERVIEW

Offered for the first time since its original construction in 1965, the All Suites Islander Motel presents a singular and compelling investment opportunity along one of the East Bay's most prominent commercial arterials. This independent, economy lodging facility comprises 89 guest units plus one dedicated manager's unit — 90 keys in total — situated on approximately 78,150 square feet (± 1.79 acres) of contiguous, fee-simple land improved with approximately 34,620 square feet of building area inclusive of covered exterior walkways. Held under single-family ownership for over six decades and never once transferred in the open market, the property arrives with clean title history and no fractured ownership interests. Operating as a semi-permanent transitional housing and lodging facility, the asset generates meaningful in-place cash flow while offering a developer the full strategic optionality afforded by its MB-CC (Mission Boulevard — Corridor Center) zoning designation — one of the City of Hayward's most permissive entitlement frameworks, supporting residential densities ranging from 35 to 100 dwelling units per acre and formally designated as a Priority Development Area (PDA) under the City's Mission Boulevard Corridor Form-Based Code.

The property's position along Mission Boulevard is a defining competitive attribute. This storied north-south arterial serves as the economic spine of South Alameda County, connecting Hayward, San Leandro, and Union City with unrivaled commercial visibility and daily traffic exposure. The site benefits from exceptional multi-modal transit access, situated in close proximity to both the South Hayward BART Station and the Hayward BART Station on the A-Line — providing direct regional rail service to Oakland, San Francisco, Fremont, and the broader Bay Area network — and served by multiple AC Transit bus lines operating directly along the Mission Boulevard corridor, linking the property to BART stations throughout the submarket. This dual-BART proximity positions the offering squarely within the TOD (Transit-Oriented Development) framework that today's institutional developers and housing sponsors prioritize above all else in the East Bay land market.

The surrounding market is dense, diverse, and economically active. Hayward is home to approximately 158,440 residents at an average density of 3,574 persons per square mile, with a median household income of \$113,318, a median age of 38.6 years, and median gross rents of \$2,333 per month — fundamentals that underscore the sustained rental housing demand that makes Mission Boulevard corridor redevelopment so financially compelling. The City has established an explicit policy mandate to encourage high-density, mixed-use infill development along this corridor, with a General Plan build-out capacity of over 1,333 new housing units earmarked for the area. For developers, builders, and value-add investors, this offering represents a rare convergence of irreplaceable land scale, transit proximity, entitlement-ready zoning, and a generational ownership tenure that has kept this asset off-market for over 60 years — a combination that simply does not repeat itself in today's constrained East Bay investment market.



SITE AREA

$\pm 34,620$ SF



BUILDING AREA

$\pm 78,150$ SF



LODGING UNITS

89



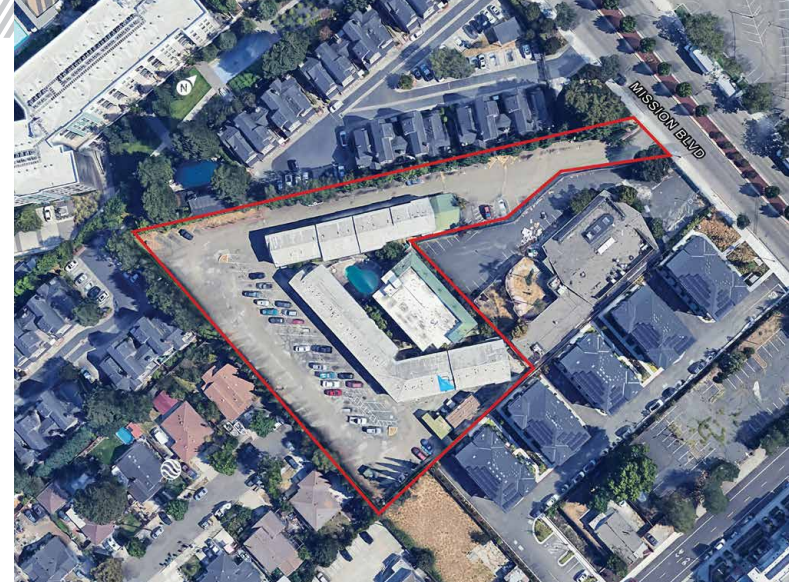
MANAGER UNIT

1

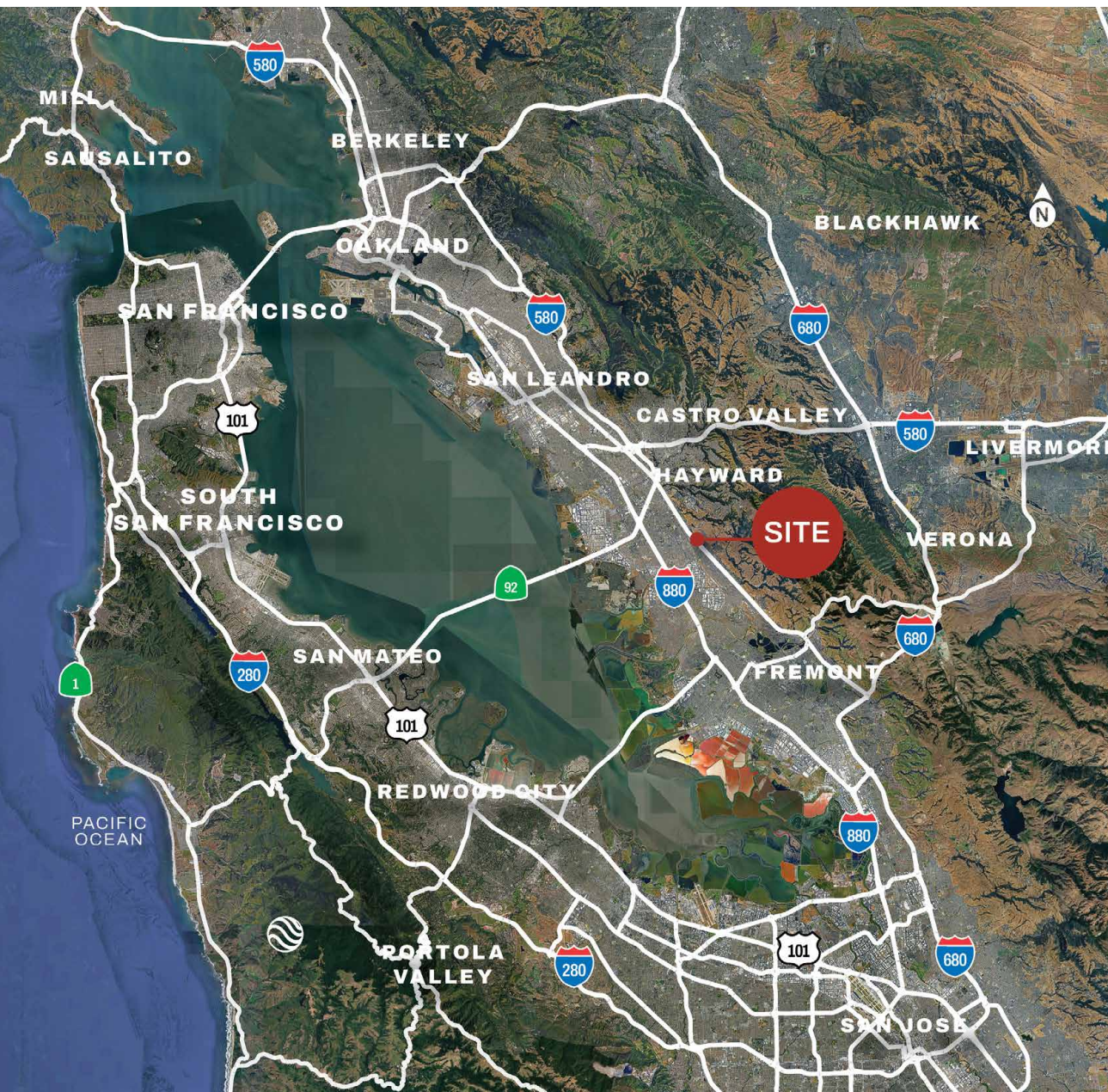


YEAR BUILT

1965



LOCATION OVERVIEW



Strategically positioned along Mission Boulevard in the heart of Hayward, California, the subject property occupies one of the most visible and accessible addresses in the South Alameda County submarket. Mission Boulevard serves as the primary commercial spine of the East Bay's Tri-Cities area, running north-south through Hayward, San Leandro, and Union City and carrying exceptional daily traffic volumes that provide unmatched retail and commercial exposure. The property sits within Hayward — the 35th most populous city in California with approximately 158,440 residents at a density of 3,574 persons per square mile — a dense, urban, and economically diverse community anchored by a median household income of \$113,318 and a highly active rental market with median gross rents of \$2,333 per month. The surrounding neighborhood reflects the full character of the Mission Boulevard Corridor: a rich mix of multi-family residential, service commercial, community-serving retail, and institutional uses, all woven into a walkable, transit-rich urban fabric that the City of Hayward has formally designated as a Priority Development Area and smart growth focus zone under its General Plan.

From a regional connectivity standpoint, the property's location is exceptional. The site enjoys close proximity to both the South Hayward BART Station — located at 28601 Dixon Street on the A-Line, with over 1,200 parking spaces and direct rail service to Oakland, San Francisco, Fremont, and the greater Bay Area network — and the Hayward BART Station at 699 B Street, which functions as a major multi-modal hub serving AC Transit's transbay, local, and All Nighter bus routes, California State University East Bay shuttles, and Greyhound intercity service. Multiple AC Transit bus lines operate directly along Mission Boulevard, providing seamless last-mile connectivity between the property and BART stations throughout the submarket. By automobile, the property benefits from swift access to Interstate 880, Interstate 238, and State Route 92, placing it within minutes of the broader Bay Area freeway network and within commuting distance of Silicon Valley, the Oakland-San Francisco employment core, and the entire East Bay industrial and logistics corridor — making this one of the most strategically situated parcels currently available in the South Alameda County market.

HIGHLIGHTS

✓ Generational Ownership — Never Previously Sold

Originally constructed in 1965 and held under single-family ownership for over six decades, this asset is offered to the marketplace for the very first time — a genuinely rare and unrepeatable event in the East Bay investment market. Clean, unencumbered fee-simple title with no fractured interests or complex ownership structures makes this one of the most straightforward and compelling acquisition opportunities currently available on the Mission Boulevard Corridor.

✓ Irreplaceable Land Position on Mission Boulevard

At $\pm 78,150$ square feet (± 1.79 acres) of contiguous, fee-simple land along one of the East Bay's most prominent commercial arterials, this offering represents one of the largest single-ownership land assemblages available in the South Alameda County submarket today. Sites of this scale, configuration, and visibility simply do not come to market in the fully built-out East Bay.

✓ Exceptional Transit Access — Dual BART Station Proximity

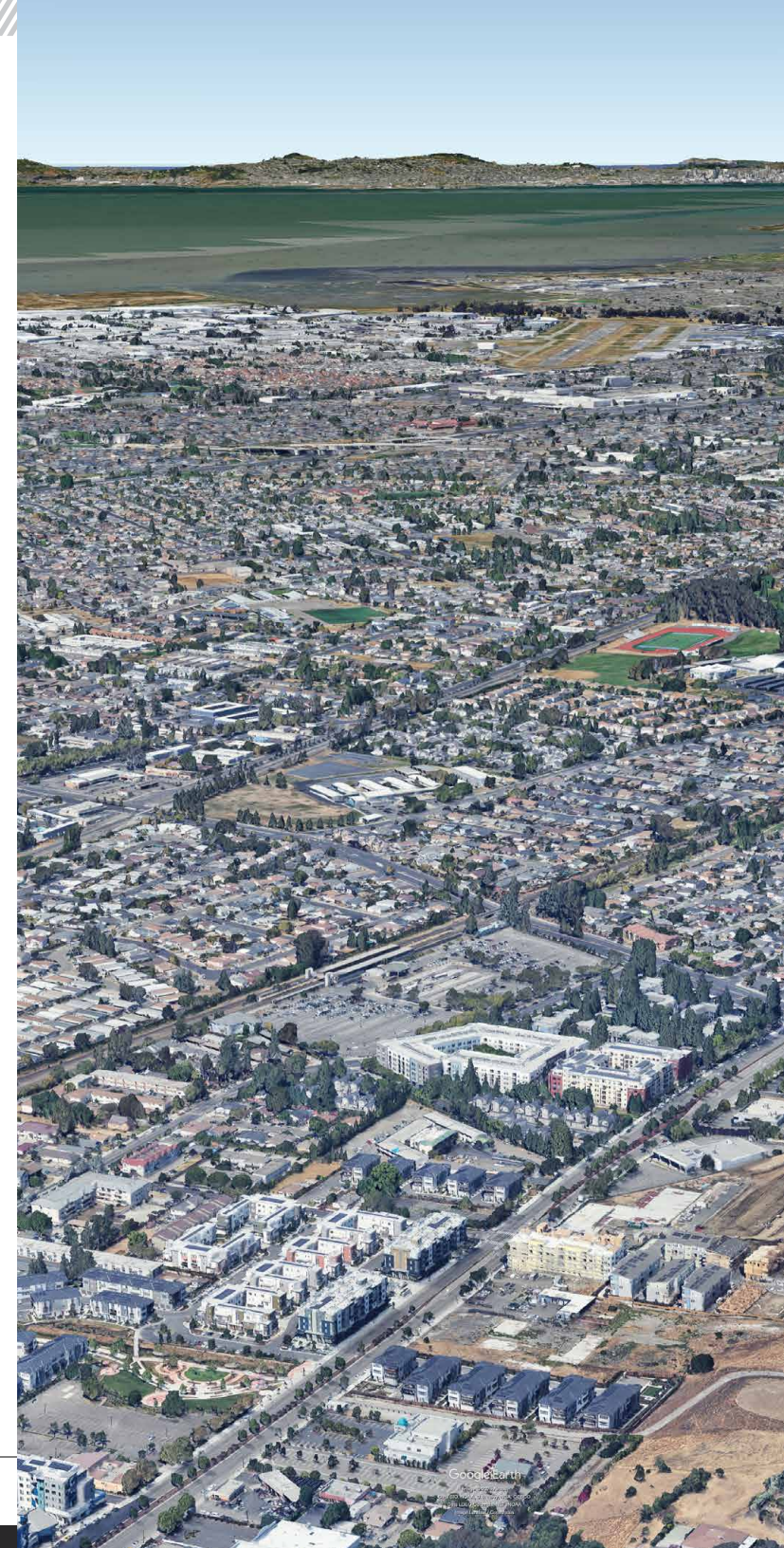
The property sits in close proximity to both the South Hayward and Hayward BART Stations on the A-Line, delivering direct regional rail access to Oakland, San Francisco, and the entire Bay Area network. This dual-BART positioning, combined with multiple AC Transit lines operating directly on Mission Boulevard, firmly establishes the site as a premier Transit-Oriented Development (TOD) location.

✓ Powerful Redevelopment Entitlement Framework

Zoned MB-CC and designated as a Priority Development Area under the City of Hayward's General Plan, the site supports residential densities of 35 to 100 dwelling units per acre — a theoretical yield of 63 to 179 units — within a corridor the City has explicitly targeted for over 1,333 new housing units. The Mission Boulevard Form-Based Code provides developers with a streamlined, predictable, and high-density entitlement environment. Buyer to do their own Due Diligence.

✓ Dense Urban Demographics, Housing Demand & Unmatched Regional Accessibility

Hayward's approximately 158,440 residents, median household income of \$113,318, and median gross rents of \$2,333 per month reflect one of the most supply-constrained and demand-intensive rental markets in the Bay Area — creating an ideal environment for housing-oriented redevelopment at this scale. The property's direct access to Interstate 880, Interstate 238, and State Route 92 places it within minutes of Silicon Valley, Oakland, and San Francisco, while dual BART station proximity and Mission Boulevard's AC Transit corridor ensure the site is equally accessible by rail and bus for the region's transit-dependent workforce and renter population.





RETAILER MAP



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