OFFERING MEMORANDUM

SF Bay Area Strip Center

24471 Mission Blvd, Hayward, CA



Owner-User or Development Potential

TRANSWESTERN
National Net Lease | Sale Leaseback Group

EXCLUSIVELY LISTED BY

CJ Brill
Vice President
Work: (415) 489-1742
Cell: (310) 793-6069
cj.brill@transwestern.com

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OFFERING SUMMARY

Listing Price	Price Per Square Foot	# of Suites
$3,250,000	$371	7

FINANCIAL	
Listing Price	$3,250,000
NOI	$115,378
Price/SF	$371
Avg Rent PSF	$36.24
Price PSF Land	$130

OPERATIONAL	
Building Size (SF)	8,750
# of Suites	7
Lot Size (AC)	0.57
Occupancy	62%
Year Built	1960
Zoning: MB-CN: Mission Blvd, Corridor Neighborhood	17.5-35 units/acre
General Plan	SMU: Sustainable Mixed Use



INVESTMENT OVERVIEW

Transwestern is pleased to exclusively offer for sale an 8,750 square foot strip center on 0.57 acres of land located on Haywards bustling Mission Boulevard. This seven unit center is currently 62% leased and the majority of tenants are on month to month leases, allowing for an immediate value-add opportunity or owner user to take over. Given the mixed use zoning, the site can also be redeveloped for up to a potential 19 units.

The property is located along Mission Boulevard, a major retail and commuter corridor in the Bay Area, benefiting from strong visibility and daily traffic counts. It is surrounded by a dynamic mix of national retailers, car dealerships and new housing developments. Hayward, positioned in the heart of the East Bay, is one of the Bay Area's most centrally located cities with immediate access to I-880, Hwy-92, and BART transit lines. The city is experiencing ongoing residential and commercial growth, supported by its diverse workforce and proximity to Oakland, San Francisco, and Silicon Valley.

INVESTMENT HIGHLIGHTS

62%

Value-Add opportunity through leasing vacancy



4 out of the 6 tenants are Month to Month, allowing a new owner flexibility



Immediate potential for Owner-User



Adjacent vacant lots are owned by the city. Potential to combine for a total of 2.09 acres



Strong traffic counts over 31,000 vehicles per day



Mixed-Use Zoning allowing for 17.5 - 35 units/per acre

FINANCIAL OVERVIEW

RENT ROLL											
UNIT NUMBER	TENANT	RENTABLE SF	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	MONTHLY RENT/SF	ANNUAL RENT/SF	LEASE START	LEASE END	OPTIONS	ANNUAL RENT INCREASES
24453-55*	**VACANT**	**3,300**									
24457-59	Hair Braid	1,100	$2,500	$30,000	Gross	$2.27	$27.27	03/01/2023	MTM		
24463	Massage	850	$2,786	$33,432	Gross	$3.28	$39.33	12/01/2023	11/30/2026	1/3yr FMV+4% or CPI	4% or CPI
24467	Jackie Nguyen Perfect Nails	850	$2,985	$35,820	Gross	$3.51	$42.14	10/01/2020	09/30/2025	1/5yr FMV+5% or CPI	5% or CPI
24471	Minh-Perfect Cut	850	$3,150	$37,800	Gross	$3.71	$44.47	07/01/2021	MTM		
24475	John Rodan	850	$2,400	$28,800	Gross	$2.82	$33.88	02/01/2023	MTM		
24479	1st Ave Insurance	950	$2,400	$28,800	Gross	$2.53	$30.32	08/01/2015	MTM		
TOTAL/AVERAGES		**8,750**	**$16,221**	**$194,652**		**$3.02**	**$36.24**	**05/01/2021**			

Notes:
- LL responsible for: maintenance, taxes, insurance, water, garbage, repairs
- Tenants pay all other utilities
*Owner has used this unit as storage space



INCOME AND EXPENSE	
Revenues	**ACTUAL**
Scheduled Base Rental Income	$194,652
Total Gross Income	**$194,652**
Expense Breakdown	
New Property Taxes @ List Price	$39,809
Insurance	$12,106
Repairs	$6,291
Water & Garbage	$5,975
Management (3%)	$5,804
Maintenance	$9,254
Total Expenses	**$79,238**
Net Income	**$115,378**
VALUATION ANALYSIS	**Cap Rate**
	3.55%
NOI	**$115,378**
PRICE	**$3,250,000**

10-24.2.2.040 MISSION BOULEVARD - CORRIDOR NEIGHBORHOOD (MB-CN)

LINK TO ZONING CODE

INTENT	DENSITY	
A mixed-use neighborhood environment with moderate-intensity, medium-scale residential and non-residential uses compatible with surrounding neighborhoods, along a multi-modal corridor within short walking, biking, or bus distance of neighborhood serving retail and service uses.	Minimum[1]	17.5 du/ac
	Maxiumum	35 du/ac
		55 du/ac South of A Street with Major Site Plan Review
	[1]Reduction in minimum density allowed subject to Major Site Plan Review.	

LOT OCCUPATION

Lot Width	18’ min.
Landscaping	15% of lot area, min.
Open Space	150 sf min. per unit[1]

[1] The open space requirement may be met by a combination of private and/or common usable open space. See HMC 10-1.204(I)(5) for additional requirements.

BUILDING FORM

Height	
Main Building	
Stories- North of A Street	3 max.
Stories- South of A Street	4 max., 5 max. with Major Site Plan Review
Overall- South of A Street	57’ max., 68' max. with Major Site Plan Review
Accessory Structure(s)	
Stories	2 max.
Ground Floor Finish Level	
Residential	12" min.[1]
Non-Residential	3' max.
Ground Floor Ceiling	
Non-Residential	14' min.

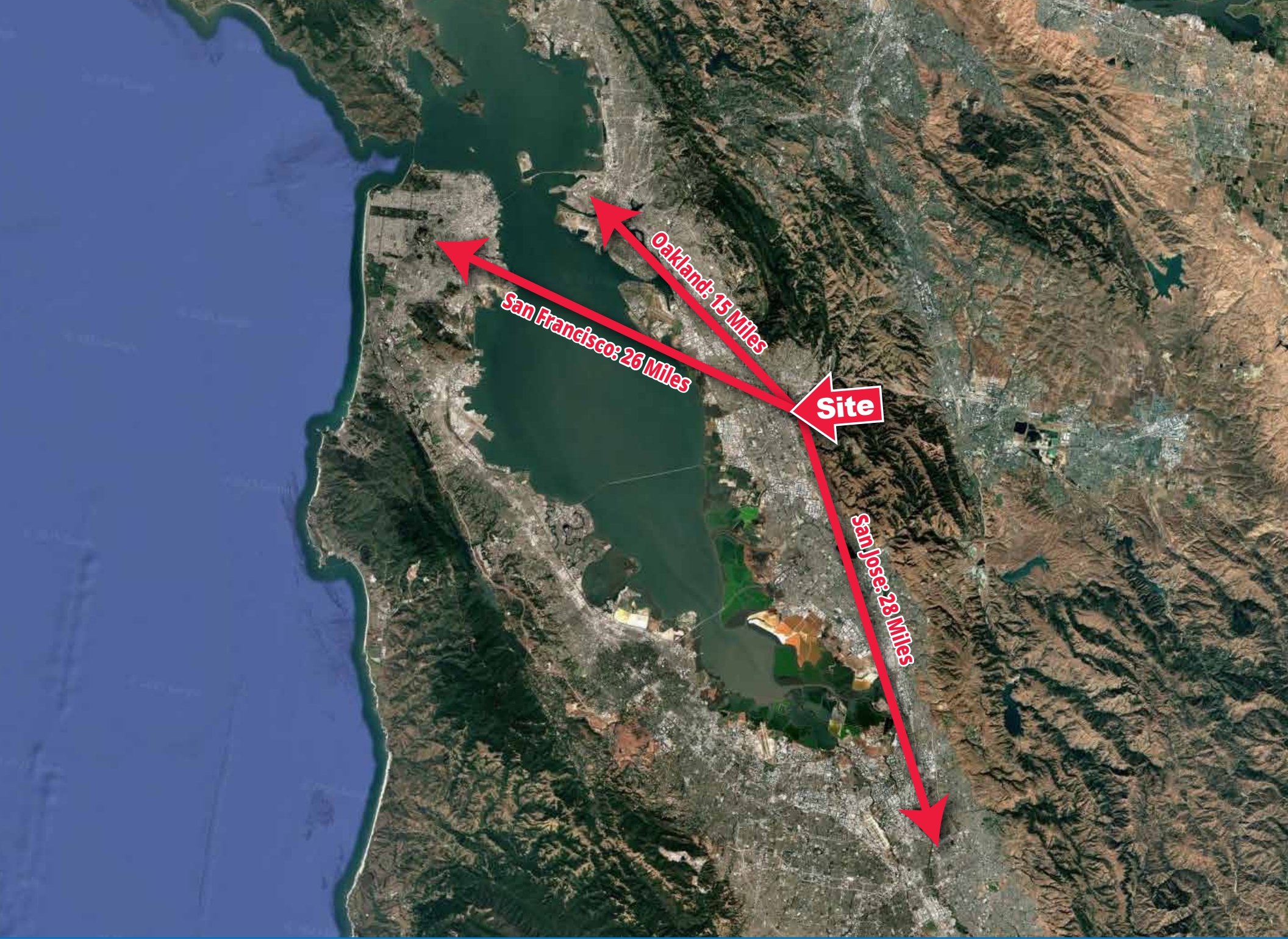

CITY OF HAYWARD
24471 MISSION BLVD
CITY OF HAYWARD



MARKET AERIAL MAP



MARKET AERIAL MAP


Oakland: 15 Miles
San Francisco: 26 Miles
Site
San Jose: 28 Miles

LOCATOR MAP



HAYWARD

Hayward, California, located in the East Bay region of the San Francisco Bay Area, is a diverse and vibrant city with a population of approximately 160,000 residents. The city reflects a rich multicultural demographic makeup, with no single ethnic group forming a majority. This diverse population contributes to a dynamic cultural landscape, with numerous languages spoken at home and a wide variety of cultural festivals, cuisines, and community events celebrated throughout the year.

Hayward's demographics also reflect a relatively young and working-class population. The median age is in the low 30s, indicating a youthful community with many families and young professionals. The city is home to a mix of blue-collar and white-collar workers, with strong employment ties to nearby tech and industrial hubs.

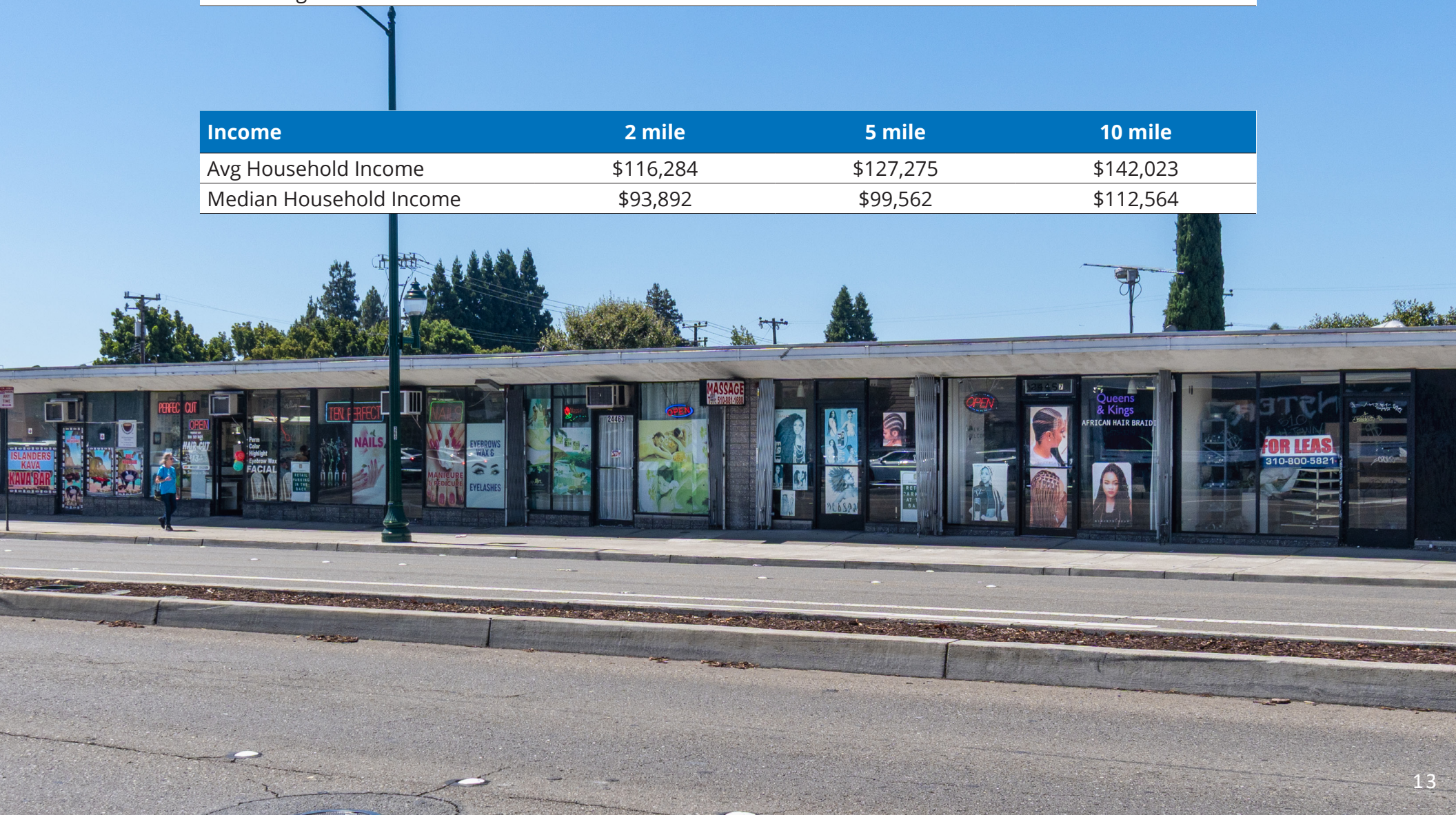
Educational attainment is on the rise, bolstered by institutions like California State University, East Bay, which is located in the city. Additionally, Hayward has been experiencing steady growth and urban development, aiming to support its diverse population through expanded housing, transit access, and inclusive public services. Hayward's strategic location enhances its economic appeal—its proximity to major highways, BART stations, Amtrak access, the Port of Oakland, and a general aviation airport provides excellent connectivity for goods and commuters alike.

DEMOGRAPHIC REPORT

24471 MISSION BLVD, HAYWARD, CA

Population	2 mile	5 mile	10 mile
2024 Population	113,451	346,961	808,475
2024 Total Households	36,180	110,699	261,687
Median Age	37.9	40.4	40.2

Income	2 mile	5 mile	10 mile
Avg Household Income	$116,284	$127,275	$142,023
Median Household Income	$93,892	$99,562	$112,564



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