FREESTANDING RETAIL PROPERTY

FOR SALE

21756 - 21758 Foothill Blvd.
Hayward, CA

SALE PRICE	BUILDING SIZE	LOT SIZE	LOADING	YEAR BUILT	CLEAR HEIGHT
$8,388,888 ($348/SF)	± 24,092 SF	± 52,470 SF (± 1.20 acres)	4 Roll Up Doors	1969	18 FT

THE IVY GROUP
Commercial Properties, Above & Beyond

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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 21756 - 21758 Foothill Blvd, Hayward, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

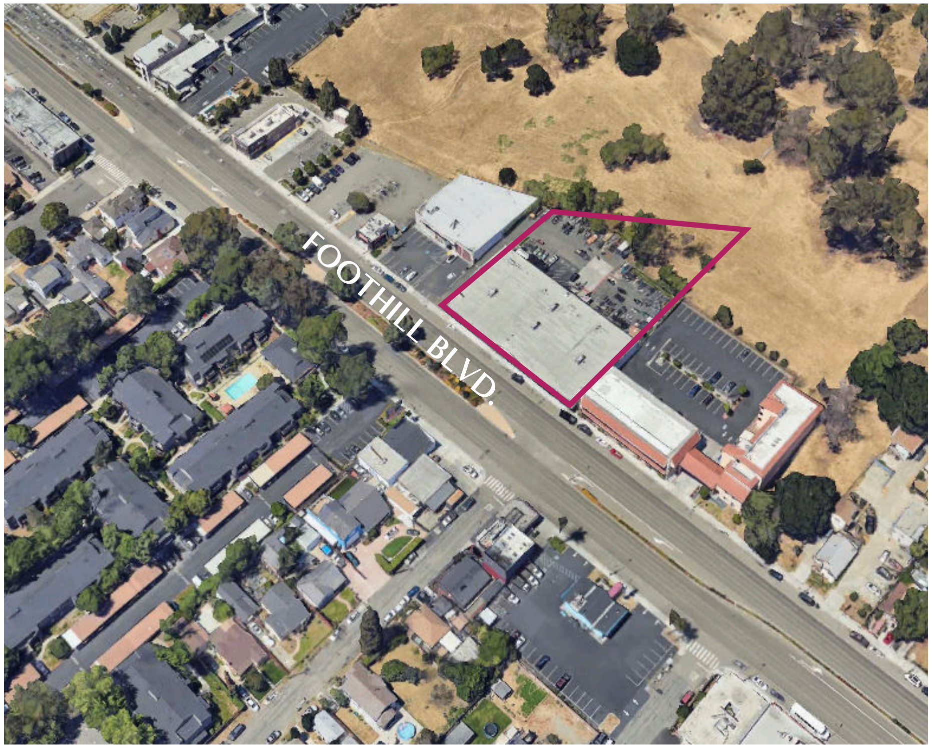
HIGHLIGHTS

- Strategic Location: Situated on the highly trafficked Foothill Boulevard in Hayward, CA, with visibility to over 49,000 vehicles daily.
- Flexible Ownership Terms: Currently owner-occupied, the seller is open to a short-term sale-leaseback, providing potential buyers time to secure a tenant or prepare for owner-occupancy.
- Spacious Facility: Approximately 24,092 square feet of retail space on a 1.20-acre lot, offering versatility for a range of commercial uses.
- Ample Parking: 40 surface parking spaces with a convenient parking ratio of 1.66 spaces per 1,000 square feet.
- Connectivity: Just 1.2 miles from Hayward BART station, 2.1 miles from Castro Valley BART, and close to major freeways including I-580.
- Zoning Opportunities: Zoned for Commercial General & Medium Density Residential, with potential for mixed-use redevelopment.
- Nearby Amenities: Proximity to Downtown Hayward, California State University East Bay, and other local attractions.

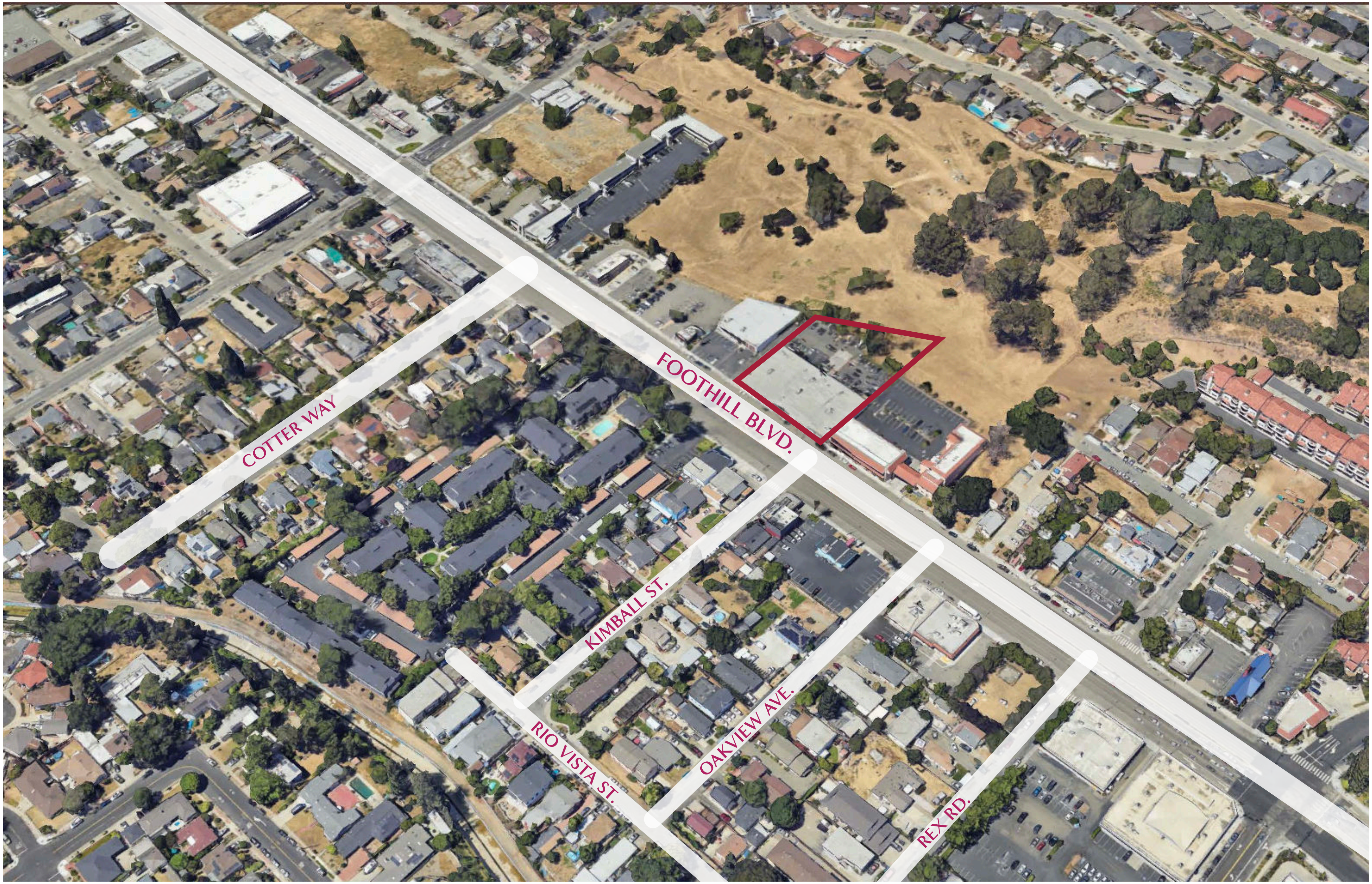
Key Advantages

- Investment Potential: Redevelopment or ongoing retail operations.
- Development Growth: Located near significant developments like the Lincoln Landing project and other mixed-use properties, enhancing area appeal.
- Market Visibility: Excellent frontage and accessibility, making it ideal for retail or service-oriented tenants

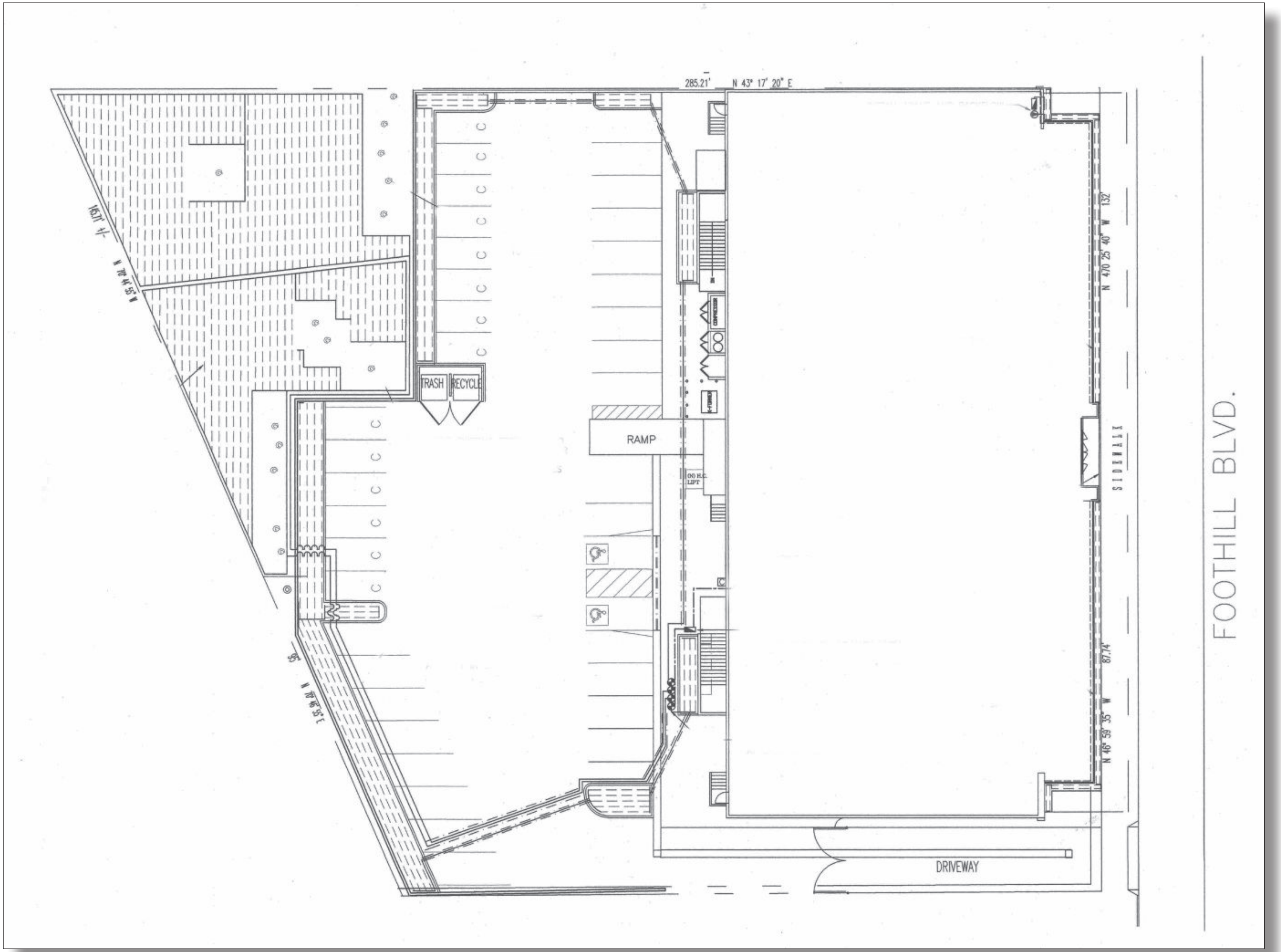
Building Size	± 24,092 SF
Lot Size	± 52,470 SF (± 1.20 acres)
Loading	4 roll up doors
Power	600 A, 120 / 208 V, 3 Ø
Security	Fenced yard and security cameras throughout
Dedicated Rooms	Separate compartments for air compressor, waste oil / antifreeze, and propane tanks
Year Built	1969
APN	415-190-61-2 415-180-84-2
Clear Height	18 ft.



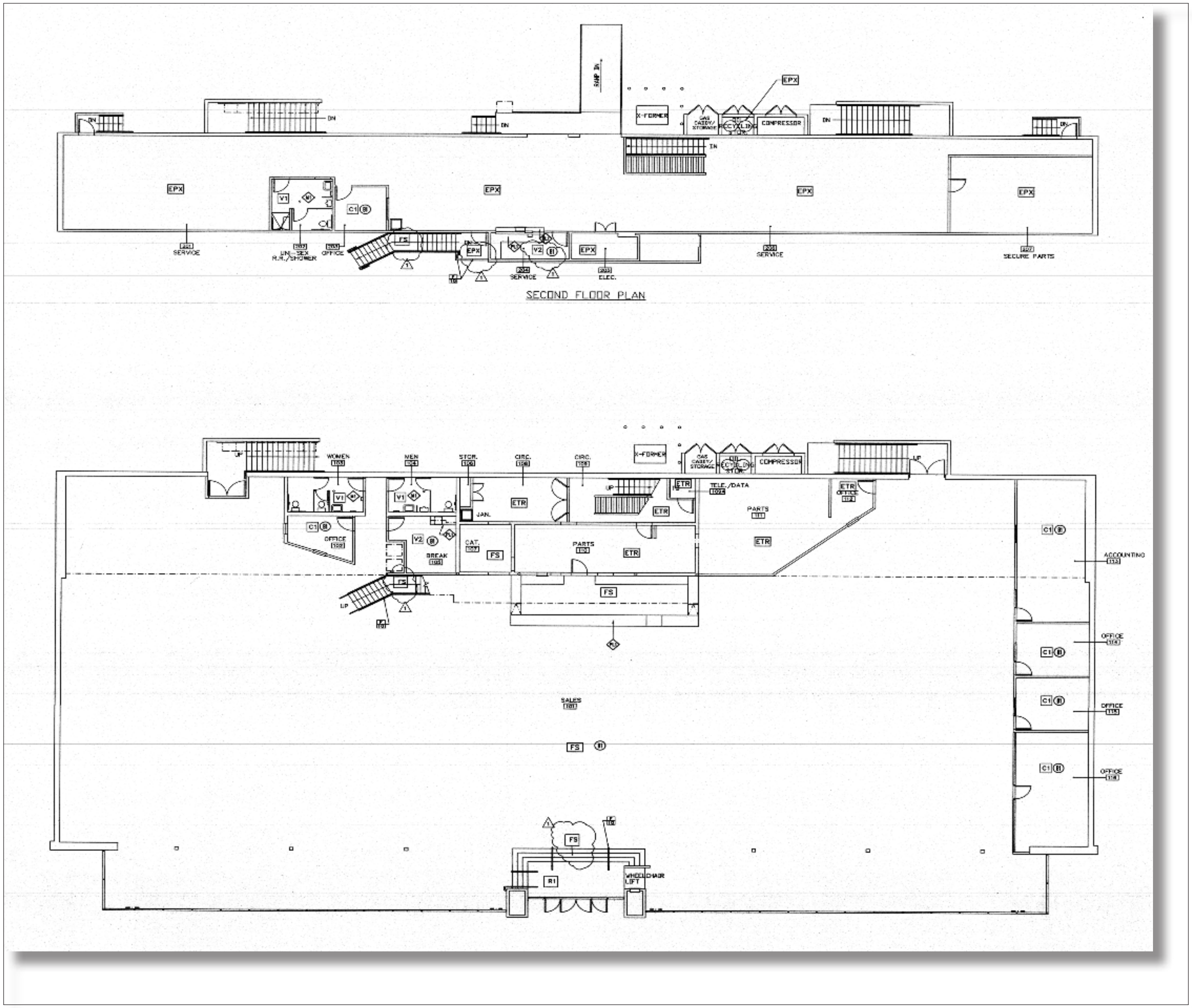
PROPERTY AERIAL



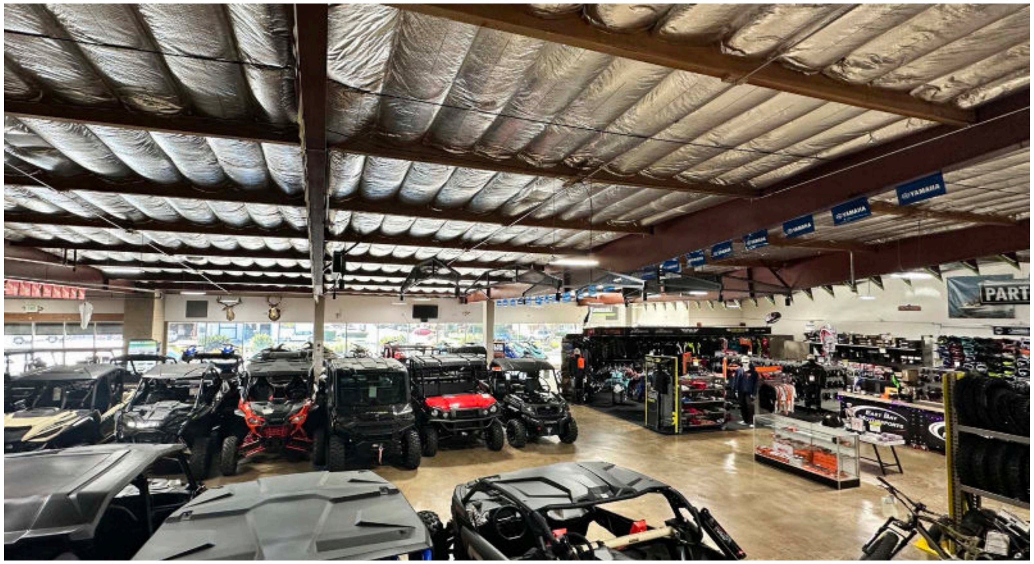
SITE PLAN

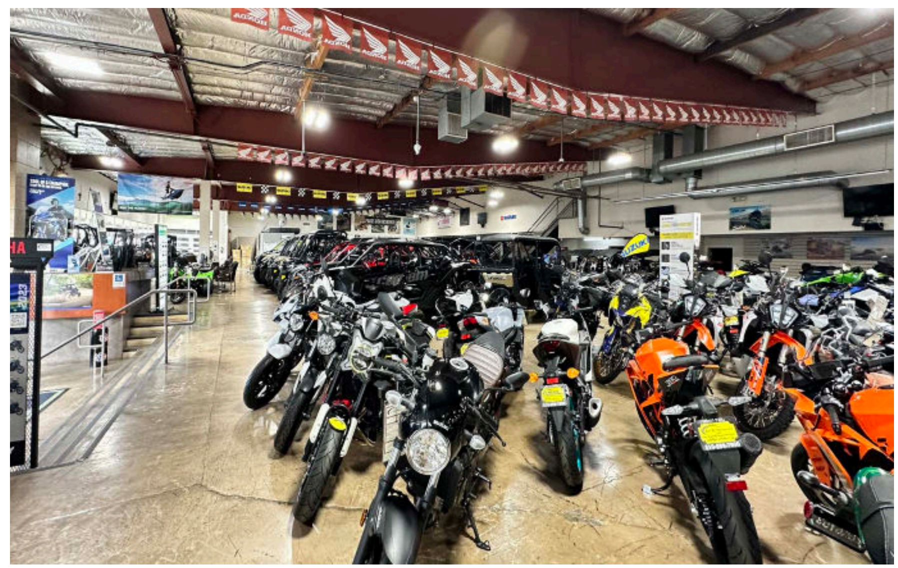

285.21' N 43° 17' 20" E
TRASH
RECYCLE
RAMP
DRIVEWAY
SIDEWALK
FOOTHILL BLVD.

FLOOR PLAN


SECOND FLOOR PLAN
EPX
X-FORMER
COMPRESSOR
SERVICE
OFFICE
ELEC.
SECURE PARTS
WOMEN
MEN
STOR.
CIRC.
JAN.
ETR
TELE./DATA
PARTS
BREAK
CAT.
FS
ACCOUNTING
SALES
WHEELCHAIR LIFT

PROPERTY PHOTOS





AMENITY MAP


Budget Inn
OF HAYWARD
caspers
Famous Hot Dogs
GROVEWAY
NURSERY
Super 8
BY WYNDHAM
SUMMERWOOD
APARTMENTS
THE PLAZA
IHOP
The Grill
By Miss G
ALAMEDA
COUNTY
COMMUNITY
ACTION
SAFEWAY
CITY SPORTS CLUB

PROPOSED SBA LOAN STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE

Business Finance Capital

BUILDING ACQUISITION	$8,388,888
SBA/CDC FEES	$78,500
TOTAL PROJECT COST	**$8,467,388**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$4,194,444	6.75%	25 Years 25 Yr. Amort.	1st Deed	$28,980	$347,759
SBA 504 LOAN	40%	$3,434,055	6.00% Sep '25	25 Years Full Amort.	2nd Deed	$22,126	$265,508
BORROWER	10%	$838,889					
TOTAL	**100%**	**$8,467,388**				**$51,106**	**$613,267**

RATES:	Bank:	Rate is estimated - will vary depending on lender.
	SBA 504:	Rate is FIXED at the time of the debenture sale.
FEES:	Bank:	Vary depending on lender policy.
	SBA/CDC:	2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
	MISC:	Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).
COLLATERAL:	90% financing generally does not require additional collateral.	

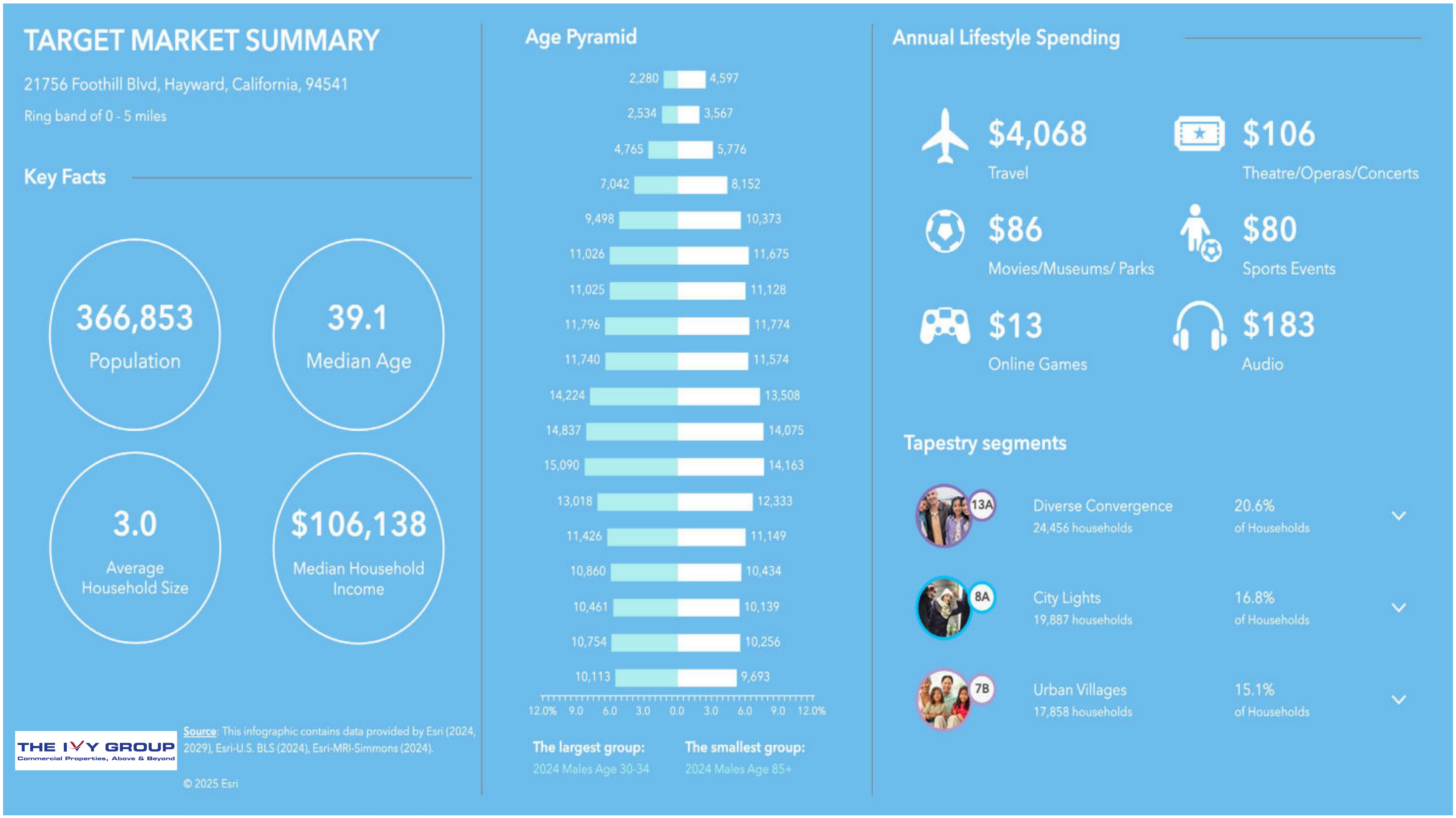
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Stephanie Chung
925-900-3344/ Stephanie@bfcfunding.com

LOCATION OVERVIEW

Hayward is a city located in Alameda County, California, United States, in the East Bay subregion of the San Francisco Bay Area. With a population of 162,954 as of 2020, Hayward is the sixth largest city in the Bay Area, and the third largest in Alameda County. Hayward was ranked as the 36th most populous municipality in California. It is included in the San Francisco–Oakland–San Jose Metropolitan Statistical Area by the US Census. It is located primarily between Castro Valley, San Leandro and Union City, and lies at the eastern terminus of the San Mateo–Hayward Bridge. The city was devastated early in its history by the 1868 Hayward earthquake. From the early 20th century until the beginning of the 1980s, Hayward's economy was dominated by its now defunct food canning and salt production industries.



CONTACT EXCLUSIVE AGENTS

FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing