

# MULTI-TENANT RETAIL BUILDING FOR SALE

22785 to 22793 Foothill Blvd,  
Hayward, CA



**THE IVY GROUP**  
Commercial Properties, Above & Beyond

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**SALE PRICE**  
\$1,588,888  
(\$310/SF)



**BUILDING SIZE**  
± 5,125 SF



**LOT SIZE**  
± 13,260 SF  
± 11,177 SF (building)  
± 2,083 SF (parking)



**APN**  
428-66-63-6  
428-66-83-4



**YEAR BUILT**  
1954  
Renovated 2013



**ZONING**  
DT MS

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 22785 to 22793 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.

### PRIME INVESTMENT OPPORTUNITY IN DOWNTOWN HAYWARD, CA

The Ivy Group is delighted to present a freestanding, multitenant retail building for sale, strategically positioned along the highly visible Foothill Blvd corridor. This property offers an exceptional opportunity for investors or owner-users seeking versatility and long-term growth.

#### KEY HIGHLIGHTS:

- **Five Individually Metered Units:** Each unit is separately metered for electricity, providing operational efficiency and flexibility.
- **Long-Term Tenants:** Benefit from an established tenant base while unlocking potential revenue growth by bringing rents to market rates.
- **SBA Loan Potential:** Owner-users may qualify for financing with as little as 10% down, making it an accessible path to ownership.
- **Generous Parking:** The property spans two parcels, including 6 parking spaces adjacent to the building and an additional lot with 11 spaces, totaling 17 on-site parking spaces for tenants and customers.

Building Size	± 5,125 SF
Lot Size	± 13,260 SF or ± 0.30 acres
Number of Units	5
APN	Building with 6 parking spaces: 428-66-63-6 Vacant lot with 11 parking spaces: 428-66-83-4
Parking	17 onsite parking spaces
Zoning	Downtown Main Street DT MS
Year Built	1954; Renovated approx 2013
Use	Retail / Office



# RENT ROLL SUMMARY

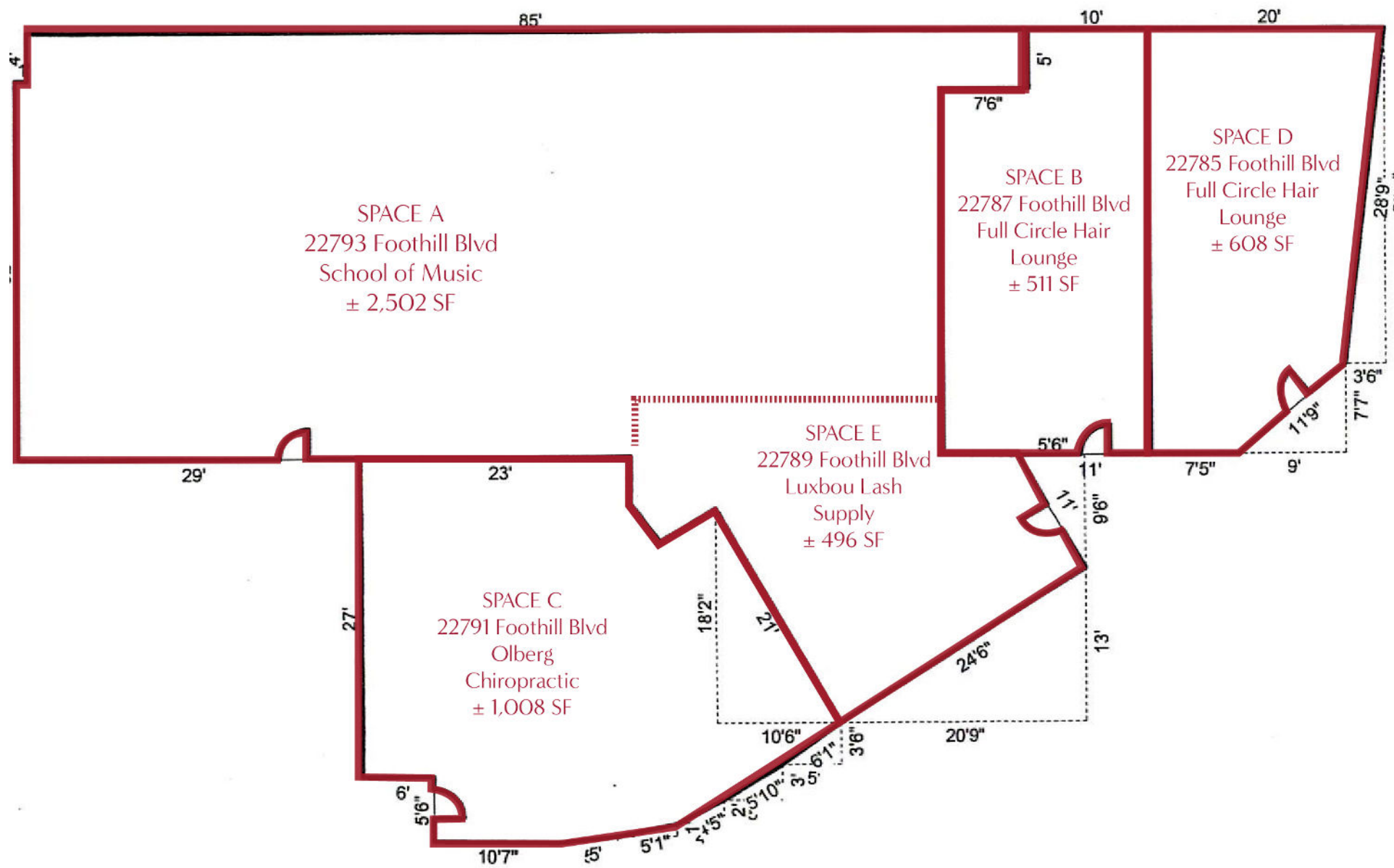
MULTI-TENANT RETAIL BUILDING  
FOR SALE

TOTAL NUMBER OF UNITS: 5

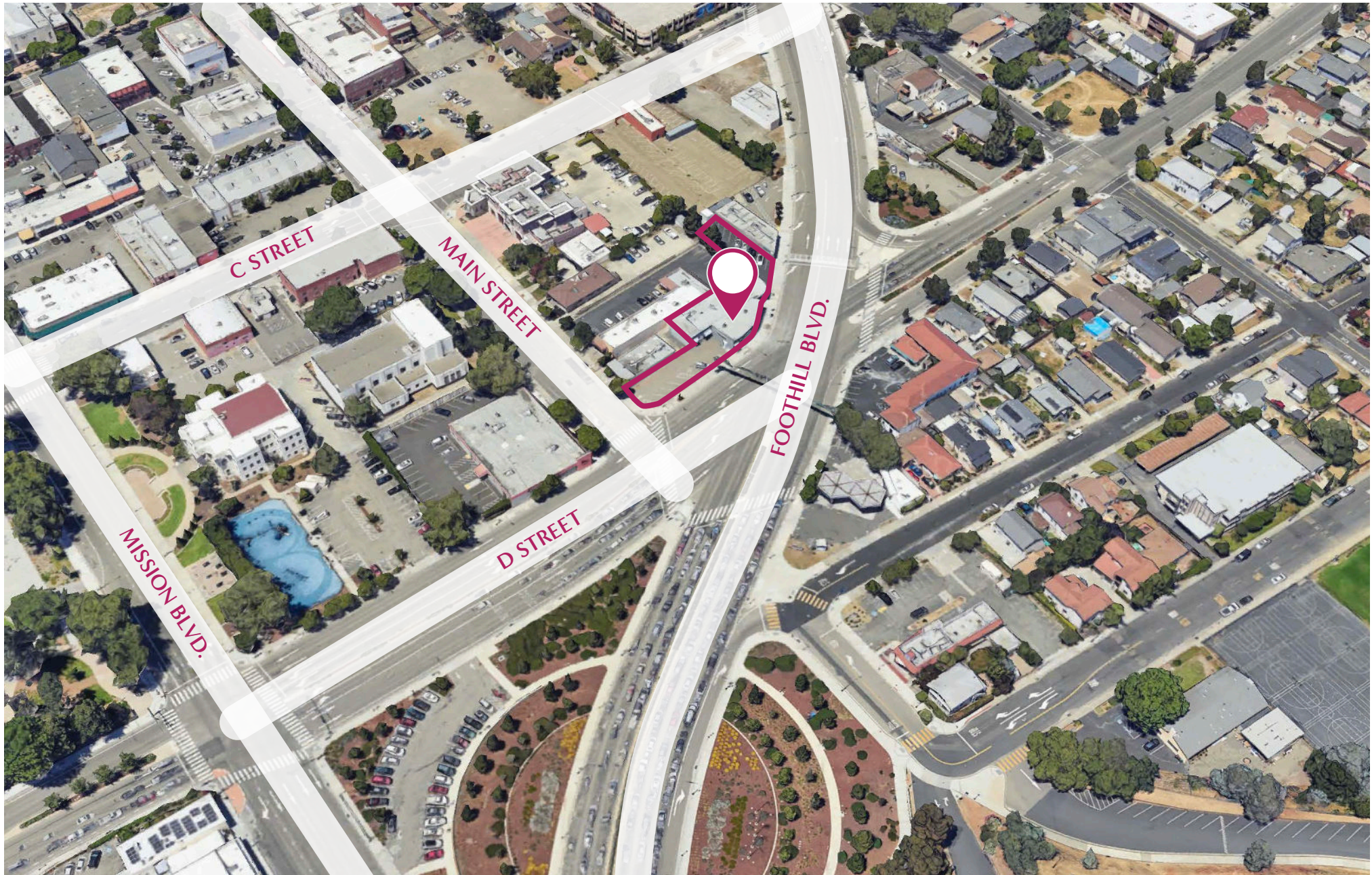
Rent Roll updated 1/15/25

UNIT	TENANT	Approx Size (SF)	Lease Rate (SF/Month)	Monthly Rent	Security Deposit	Lease Commences	Lease Expires	Notes	Projected Rent
22785 Foothill Blvd	Full Circle Hair Lounge	608	\$1.73	\$1,050.00	\$1,100.00	10/1/22	9/30/23	Month to month	\$1,185.60
22787 Foothill Blvd	Full Circle Hair Lounge	511	\$1.82	\$930.00	\$1,000.00	6/24/13	5/31/21	Month to month	\$996.45
22789 Foothill Blvd	Luxbou Lash Supply	496	\$1.81	\$900.00	\$1,000.00	9/29/22	9/30/24	Month to month	\$967.20
22791 Foothill Blvd	Olberg Chiropractic	1,008	\$1.75	\$1,760.00	\$1,300.00	11/1/10	3/31/21	Month to month	\$1,965.60
22793 Foothill Blvd	School of Music	2,502	\$0.94	\$2,360.00	\$1,400.00	11/10/07	7/31/24	Month to month	\$4,878.90
<b>TOTAL</b>		<b>5,125</b>		<b>\$7,000.00</b>	<b>\$5,800.00</b>				<b>\$9,993.75</b>

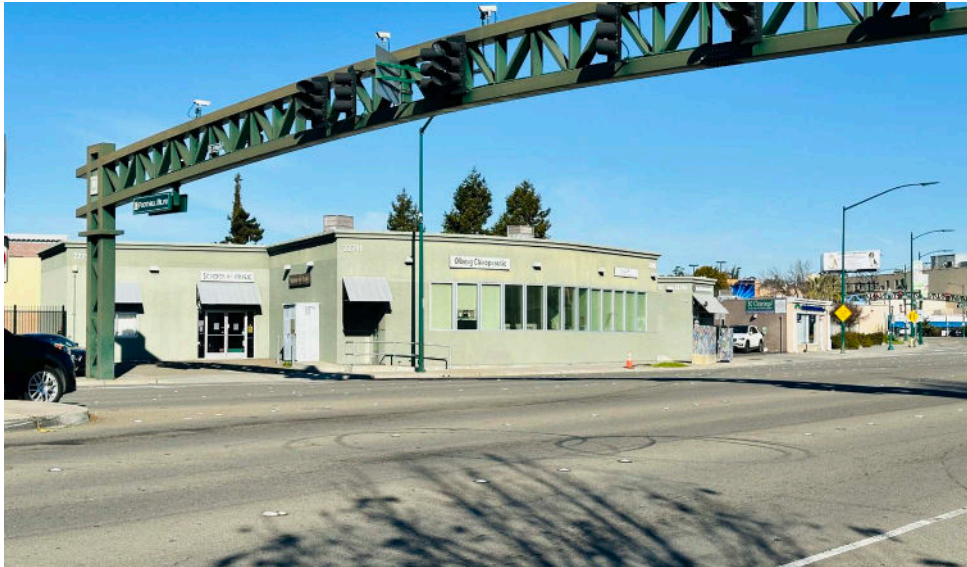










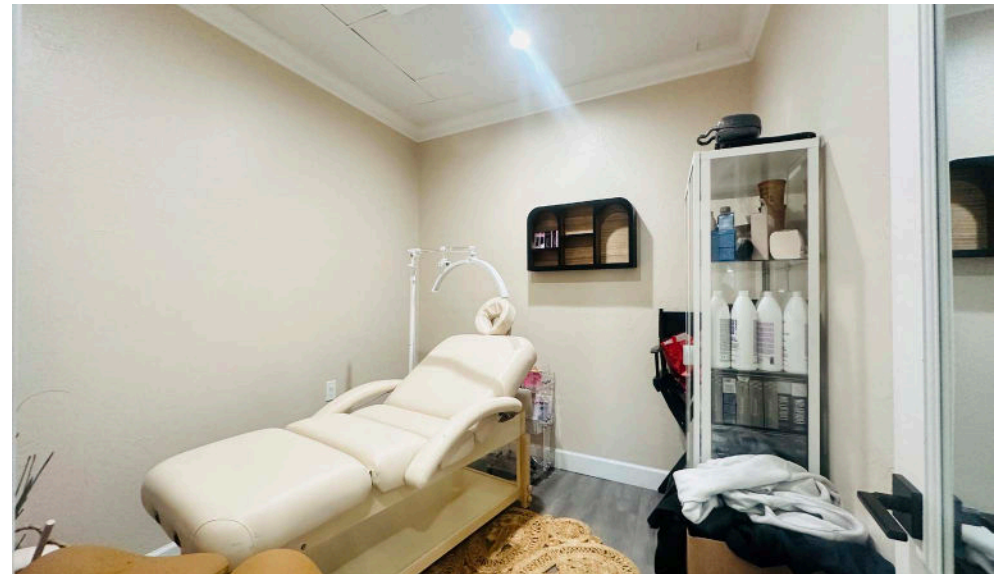
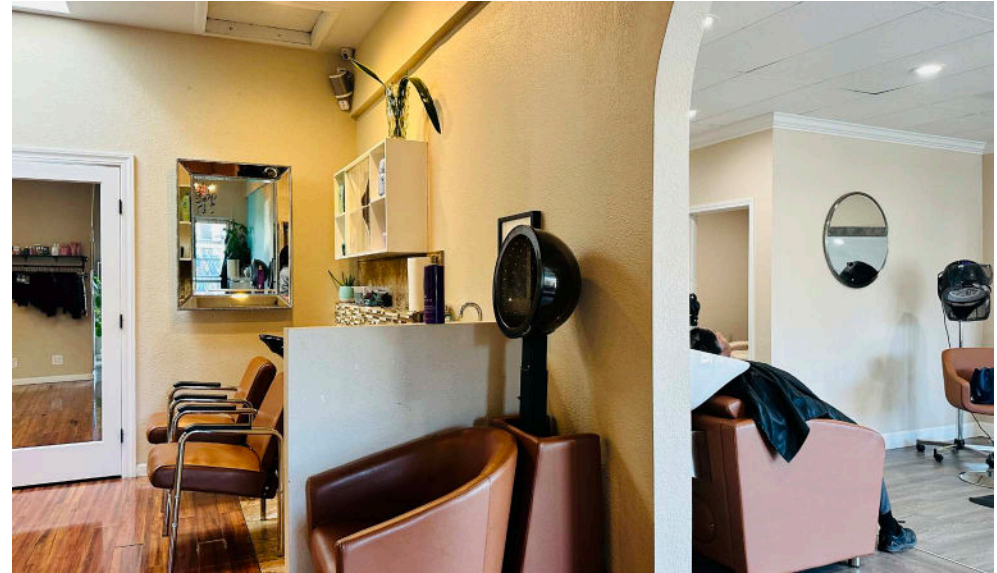
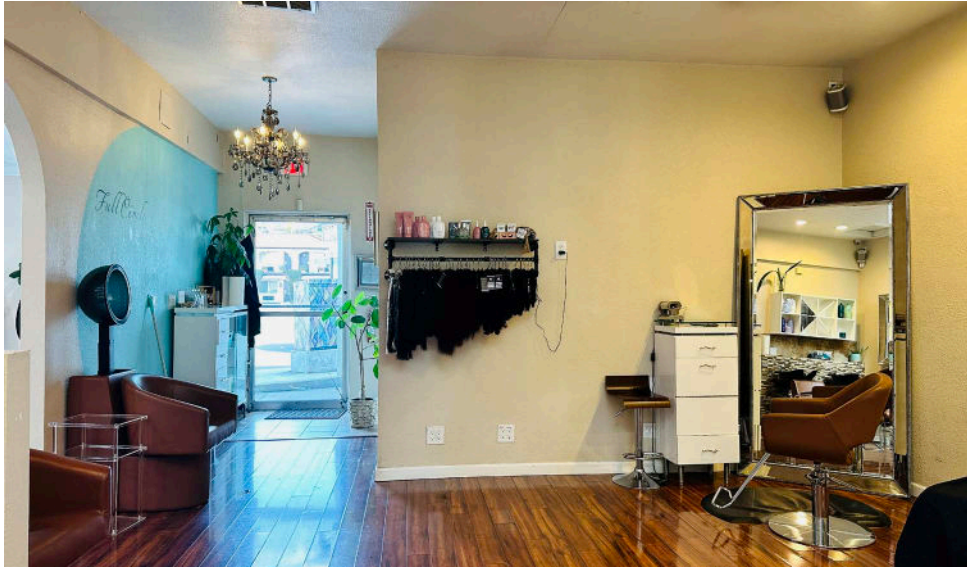




# PROPERTY PHOTOS

MULTI-TENANT RETAIL BUILDING  
FOR SALE

22785 & 22787 FOOTHILL BLVD

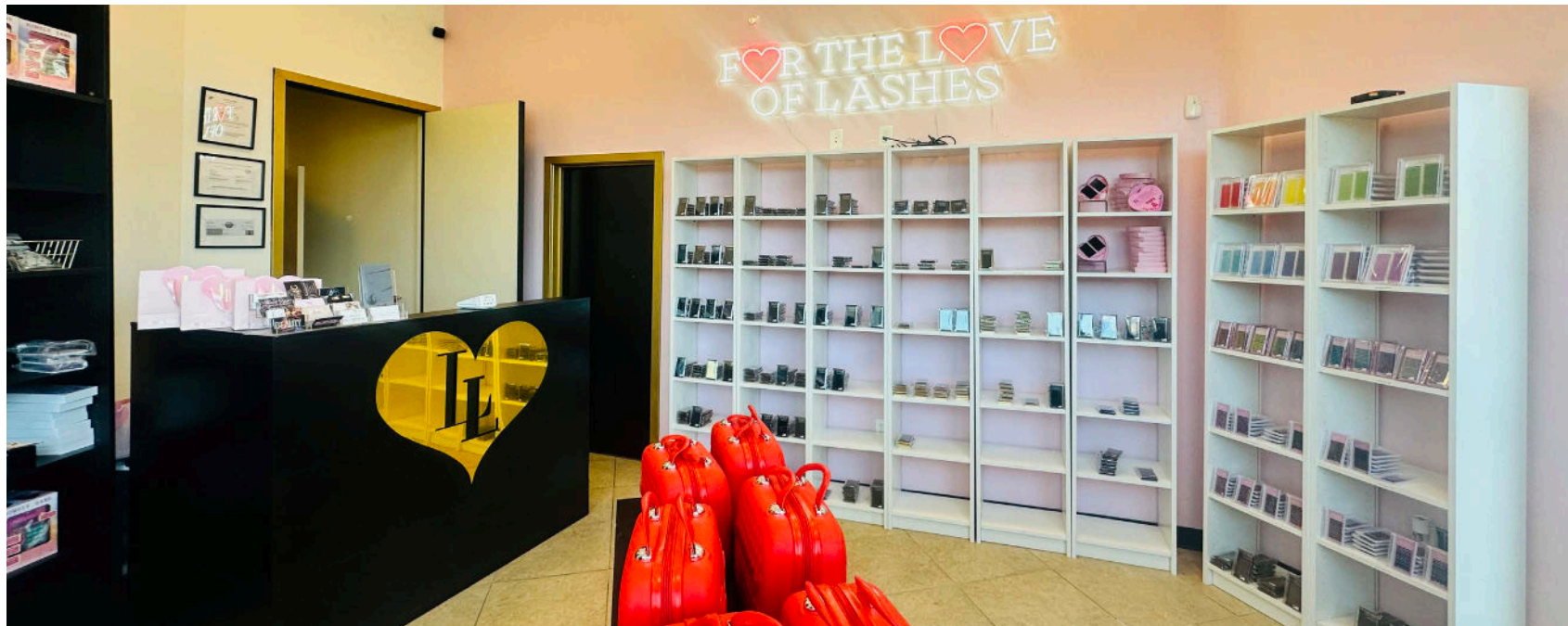
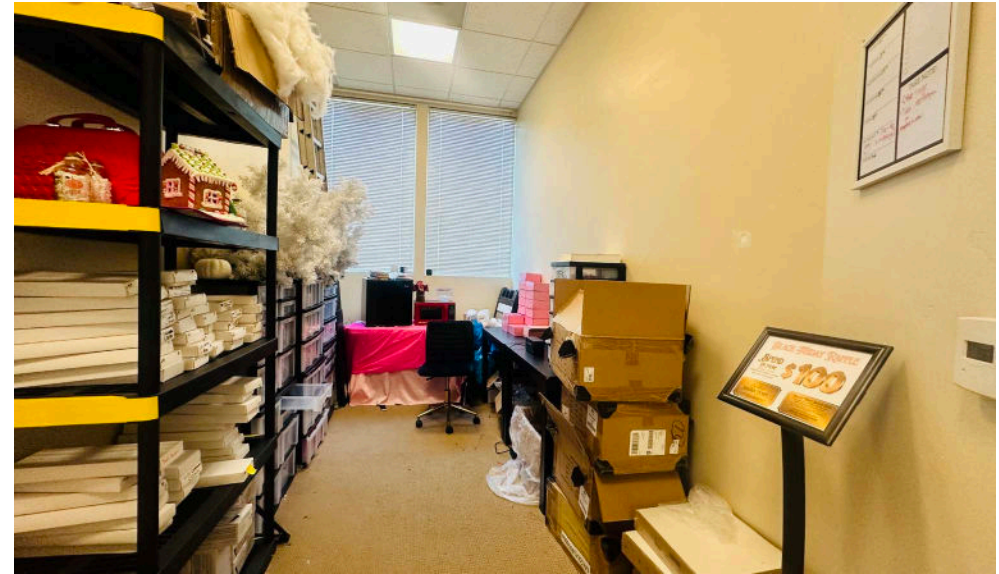




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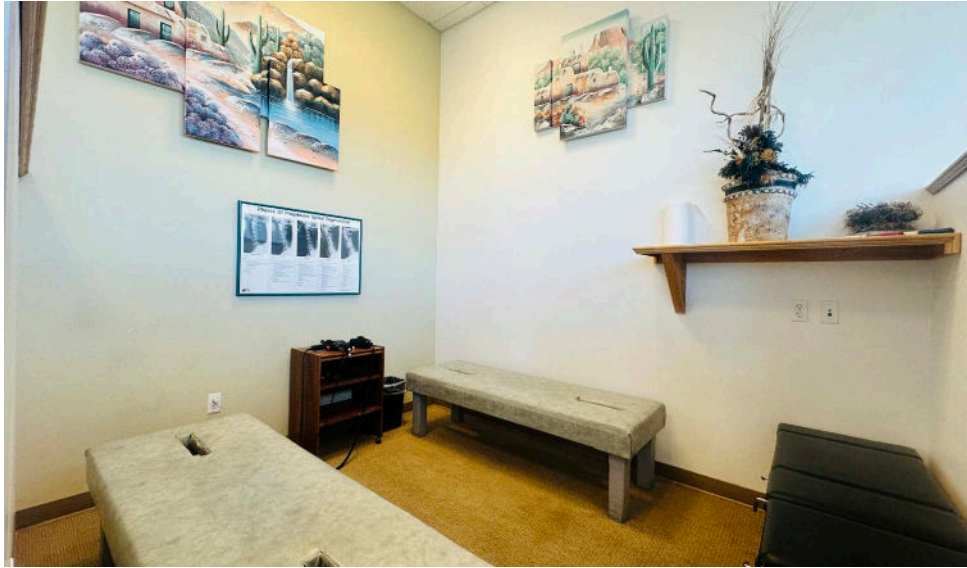
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22789 FOOTHILL BLVD





22791 FOOTHILL BLVD

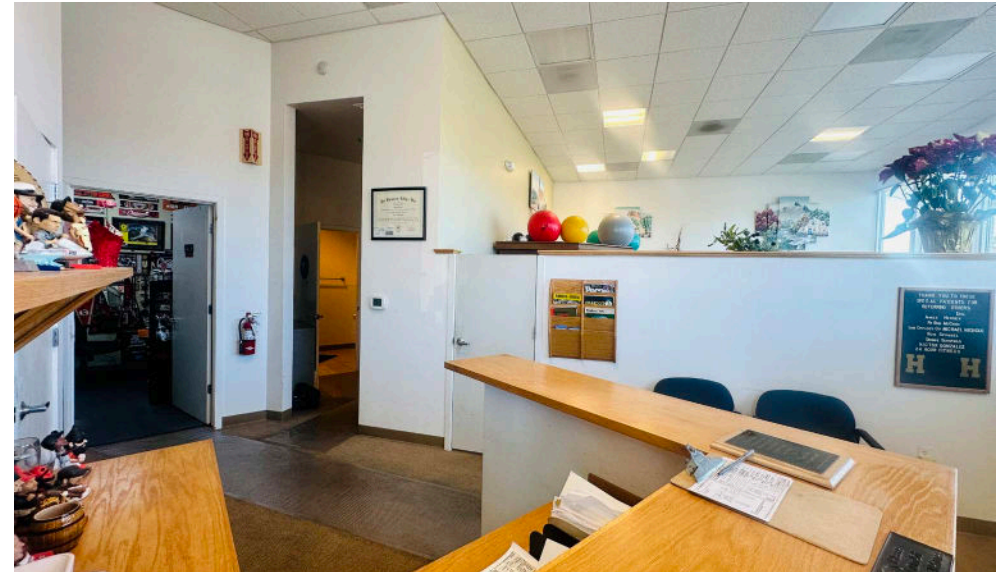




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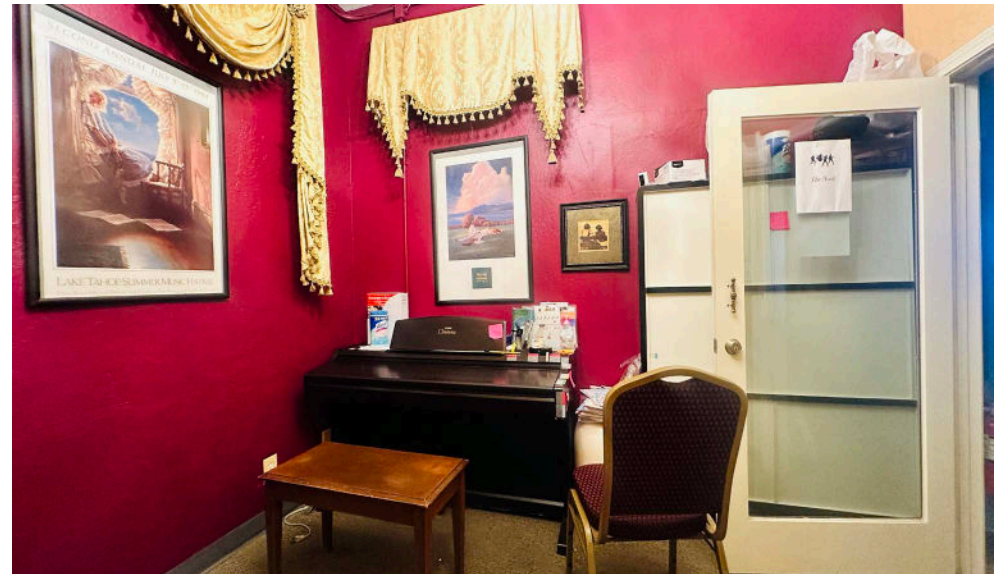
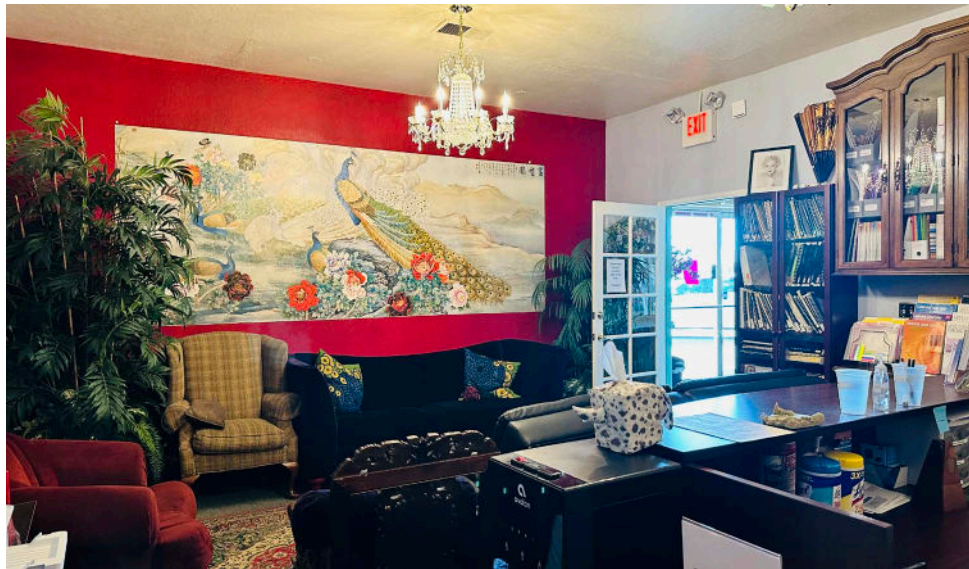
MULTI-TENANT RETAIL BUILDING  
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22791 FOOTHILL BLVD



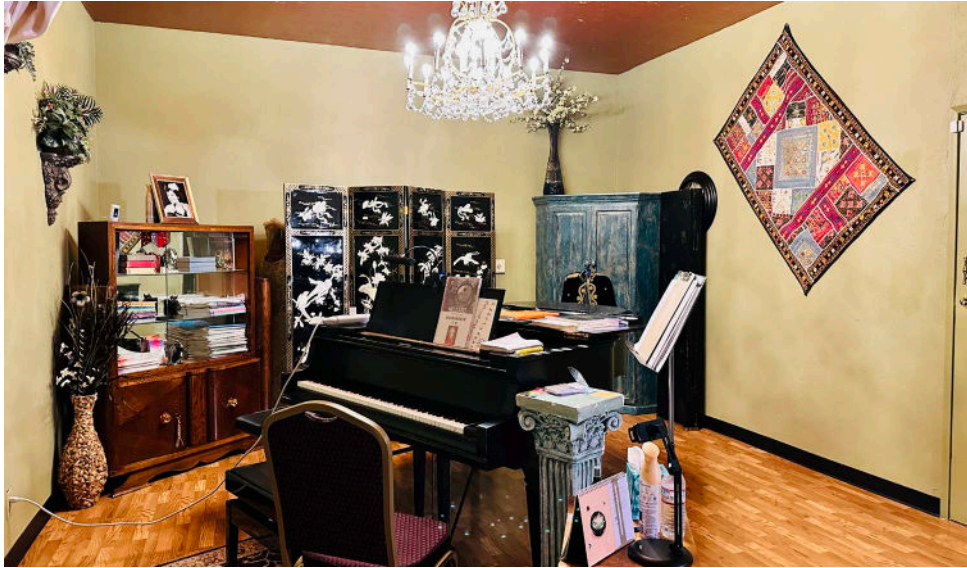


22793 FOOTHILL BLVD





22793 FOOTHILL BLVD









# CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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