

# NEWLY RENOVATED TWO-STORY OFFICE/RETAIL BUILDING FOR SALE / LEASE

937 A Street  
Hayward, CA



**SALE PRICE**  
\$1,899,999  
(\$252/SF)



**LEASE PRICE**  
\$2.00/SF NNN  
(\$0.19/SF)



**BUILDING SIZE**  
± 7,546 SF



**LOT SIZE**  
± 3,884 SF  
± 0.09 acres



**YEAR BUILT**  
1961  
Renovated 2026



**BART STATION**  
Walking distance

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

**TIM VI TRAN, SIOR, CCIM**

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CA DRE #01784630

**DIEGO CERVANTES**

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CA DRE #01317301

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 937 A Street, 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 DOWNTOWN HAYWARD OFFICE BUILDING – MOTIVATED SELLER!

The Ivy Group is excited to present a rare opportunity to acquire or lease a fully renovated, two-story office building in the vibrant heart of downtown Hayward, CA. Recently updated in 2026 with all permits approved, this property combines modern functionality with unmatched convenience.

### KEY HIGHLIGHTS:

**Prime Location:** Steps from grocery stores, restaurants, public transportation, and the Hayward BART Station, ensuring excellent connectivity for employees and clients.

**Exceptional Visibility:** Strategically located on A Street with expansive glass frontage for maximum exposure and natural light.

**Versatile Opportunity:** Ideal for investors or owner-users seeking a property with endless potential to customize or grow.

**Recently remodeled:** This includes upgraded electrical & power, plumbing & sewer, roof, walls & ceilings, paint, bathrooms, windows, HVAC, storefront, accessibility, and security system.

This property is a unique find in a high-demand area. The owner is highly motivated and ready to make a deal.

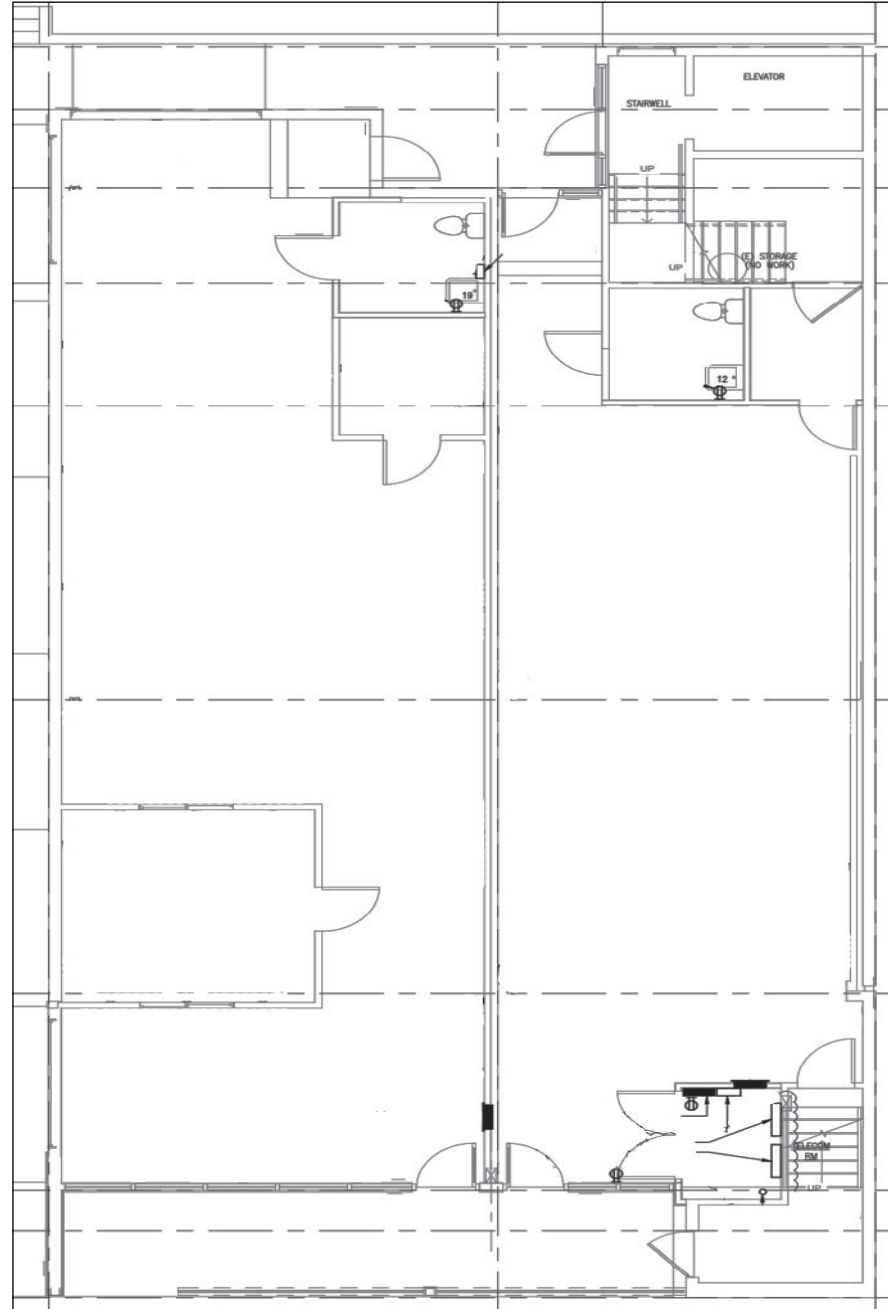
Contact us today for more details or to schedule a private tour.

|               |                            |
|---------------|----------------------------|
| Building Size | ± 7,546 SF                 |
| Lot Size      | ± 3,884 SF or ± 0.09 acres |
| Location      | Downtown Hayward           |
| Zoning        | Downtown Main Street DT MS |
| Year Built    | 1961; Renovated in 2026    |
| APN           | 428-56-47                  |



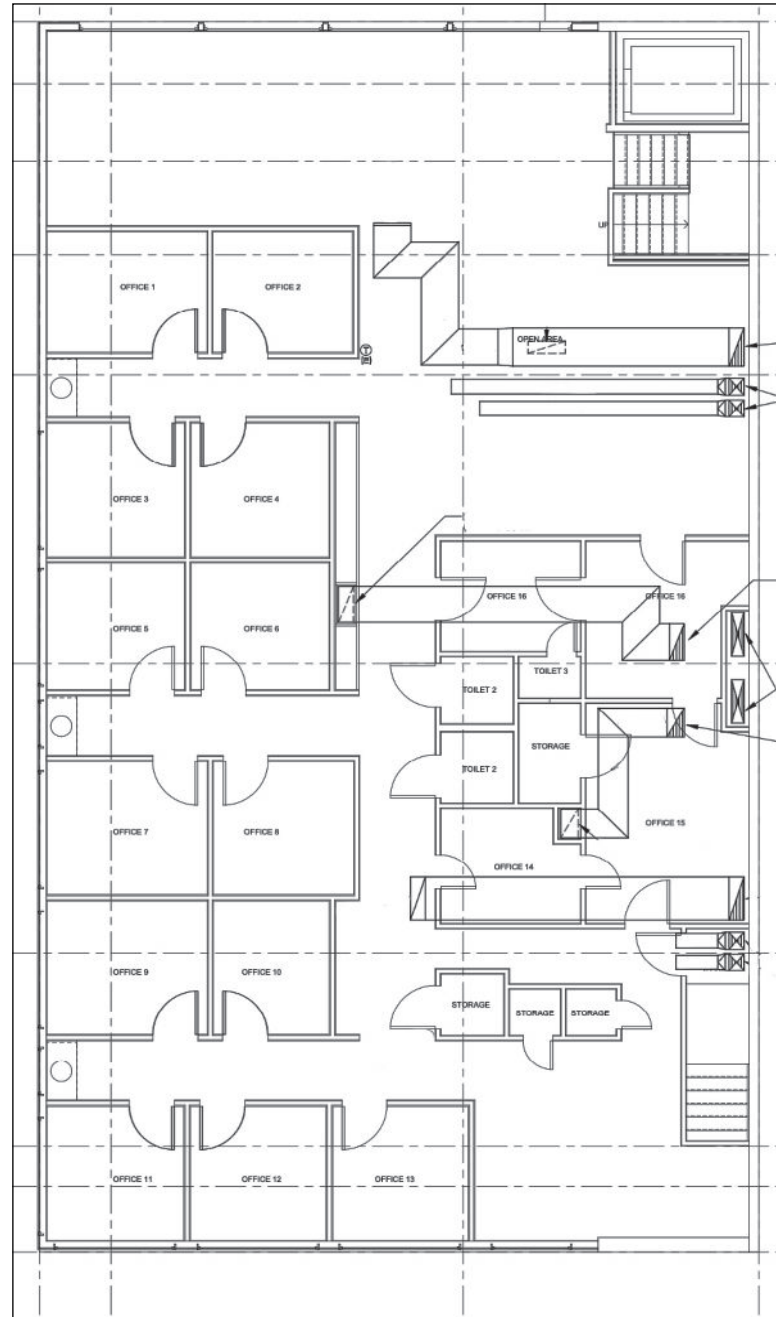
# FIRST FLOOR PLAN

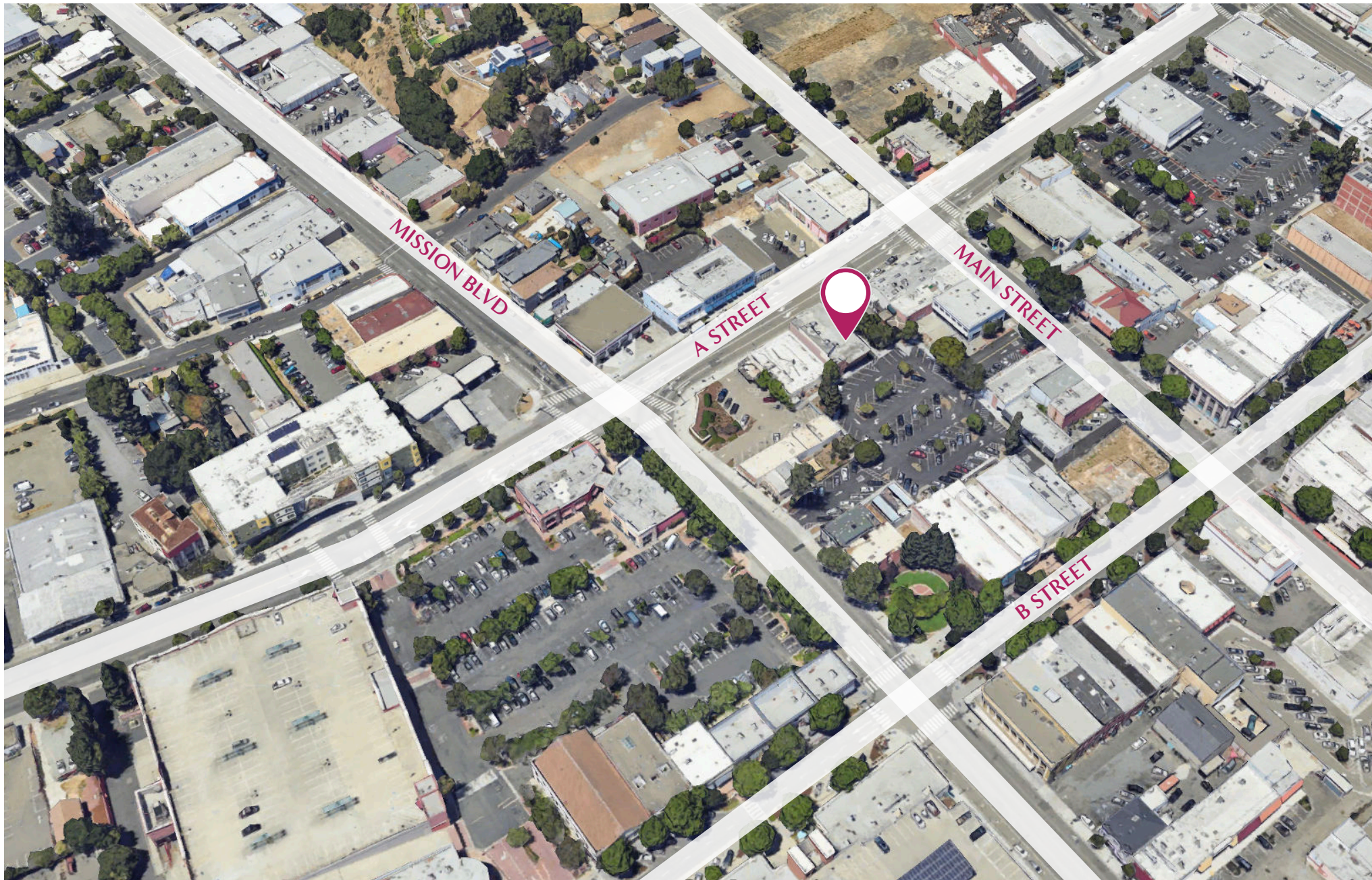
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# SECOND FLOOR PLAN

NEWLY RENOVATED TWO-STORY  
OFFICE/RETAIL BUILDING  
FOR SALE/LEASE













CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing