TWO ADJACENT INDUSTRIAL CONDOS

FOR SALE

2535 W Winton Ave, Suites 4B & 4C
Hayward, CA

SALE PRICE	BUILDING SIZE	LOT SIZE	APN	YEAR BUILT	ZONING
$830,000 ($360/SF)	± 1,152 SF each ± 2,304 SF Total	± 2,895 SF each or ± 5,790 SF (± 0.133 acres)	438-100-36 (4B) 438-100-37 (4C)	1981 Renovated 2025	Industrial Park (IP)

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM
tim@theivygroup.com | 510.213.8883
CA DRE #01784630

DIEGO CERVANTES
diego@theivygroup.com | 510.856.8238
CA DRE #02245887

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 2535 W Winton Ave, Suites 4B & 4C, 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

PRIME INDUSTRIAL CONDOS FOR SALE – WEST WINTON BUSINESS PARK, HAYWARD, CA

The Ivy Group is proud to present a rare opportunity to acquire two adjacent industrial condominiums in the highly desirable West Winton Business Park in Hayward, CA.

Perfectly positioned with immediate access to I-880 via Winton Avenue, these versatile units are ideal for a wide range of users — whether you're launching a startup, scaling operations, or seeking a strategic Bay Area location for warehousing and office functions.

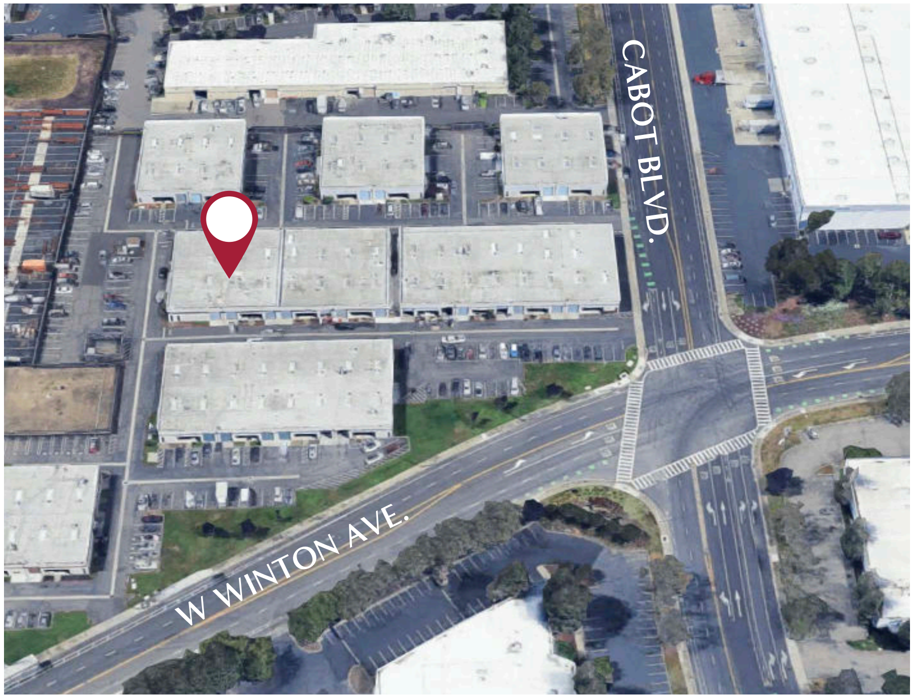
KEY FEATURES:

» Two adjoining units sold together, or separately
» Individually metered for electric
» Delivered vacant at close of escrow
» Excellent location for logistics, light industrial, or mixed office/warehouse use
» SBA financing available – qualified buyers may secure the property with as little as 10% down

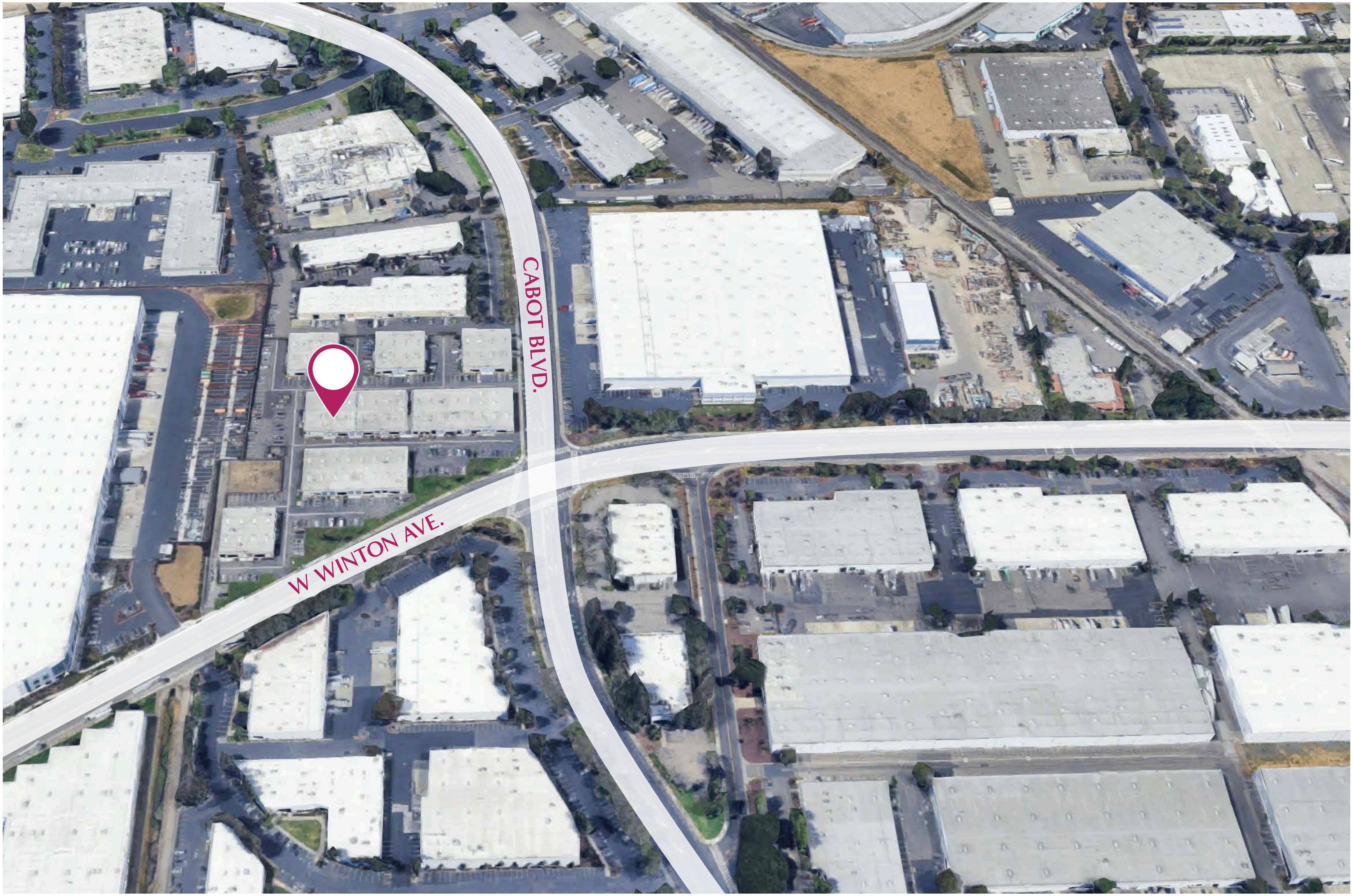
Whether you're an owner-user looking to control your business premises or an investor seeking quality industrial assets in a tight market, this is your chance to secure a foothold in one of Hayward's premier business parks.

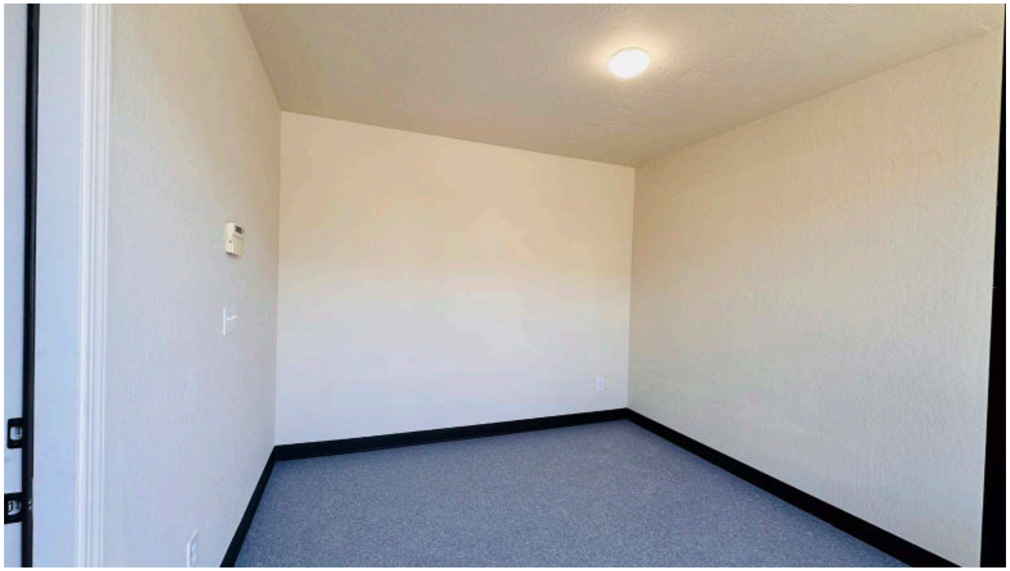
Contact us today to schedule a tour or request additional details.

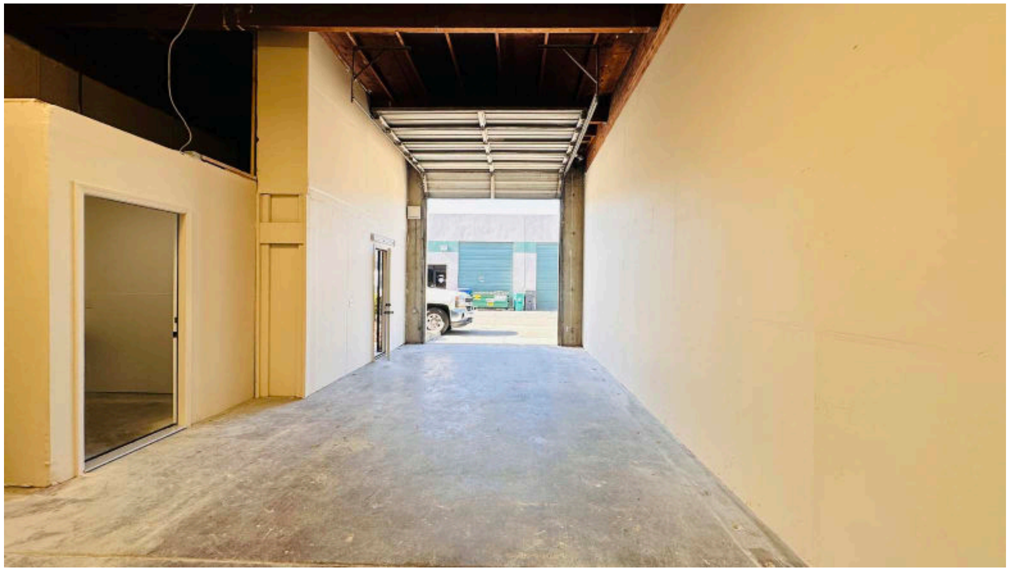
Building Size	Two units ± 1,152 SF each unit Total ± 2,304 SF
Lot Size	Two lots ± 2,895 SF each or ± 5,790 SF (± 0.066 acres) per unit
Zoning	Industrial Park (IP)
Year Built	1981 (Renovated 2025)
Power	Each unit 125 A, 120/240 V, 3 Ø, total 250 A (buyer to verify)
Loading	Each unit has one grade level rollup door 10 FT x 11 FT
Ceiling Height	8 FT (office), 15 FT (warehouse)
Parking	Each unit assigned one reserved parking space + additional unreserved, first come first served spaces
APN	438-100-36 (Suite 4B) 438-100-37 (Suite 4C)

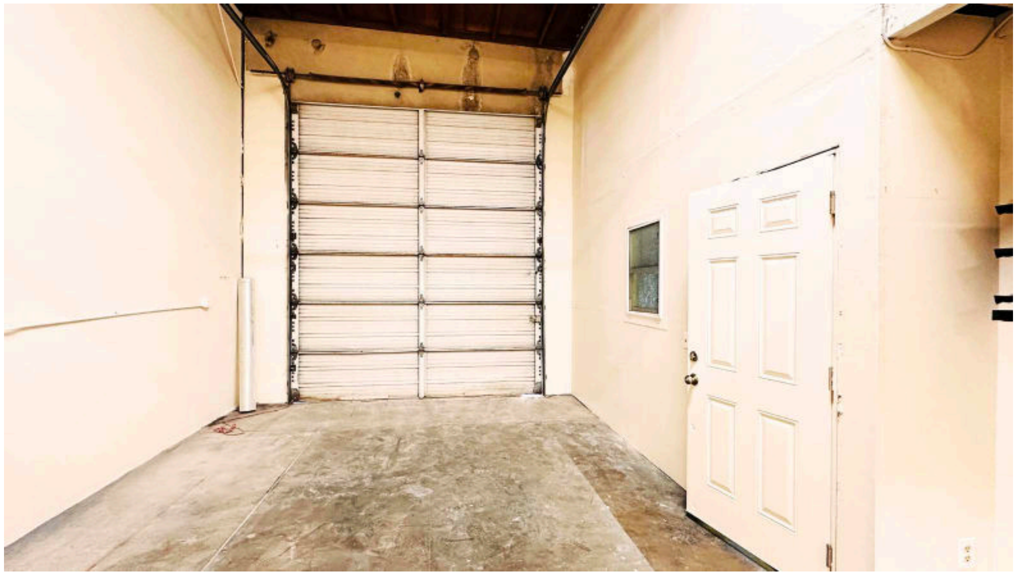


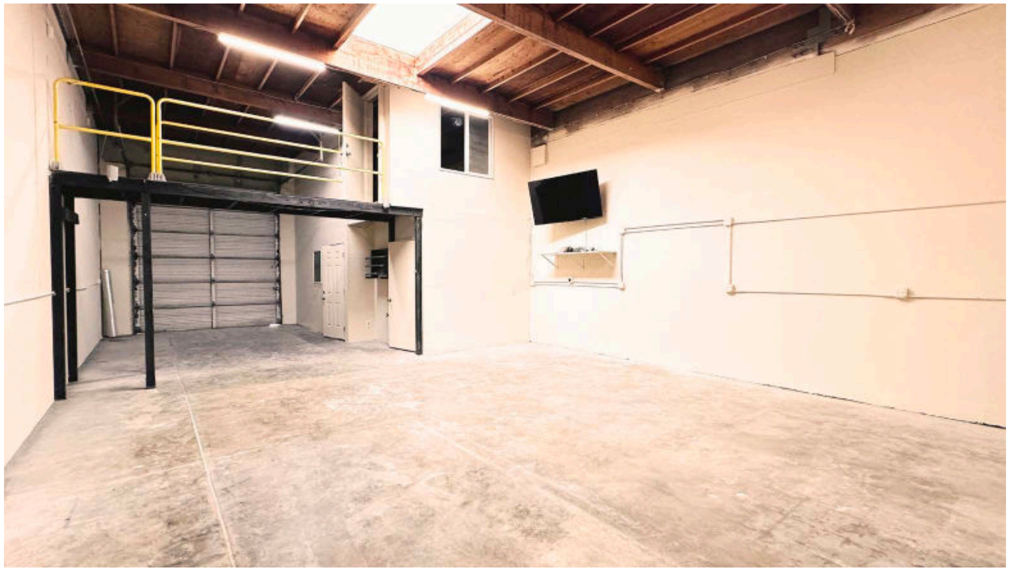
PROPERTY AERIAL

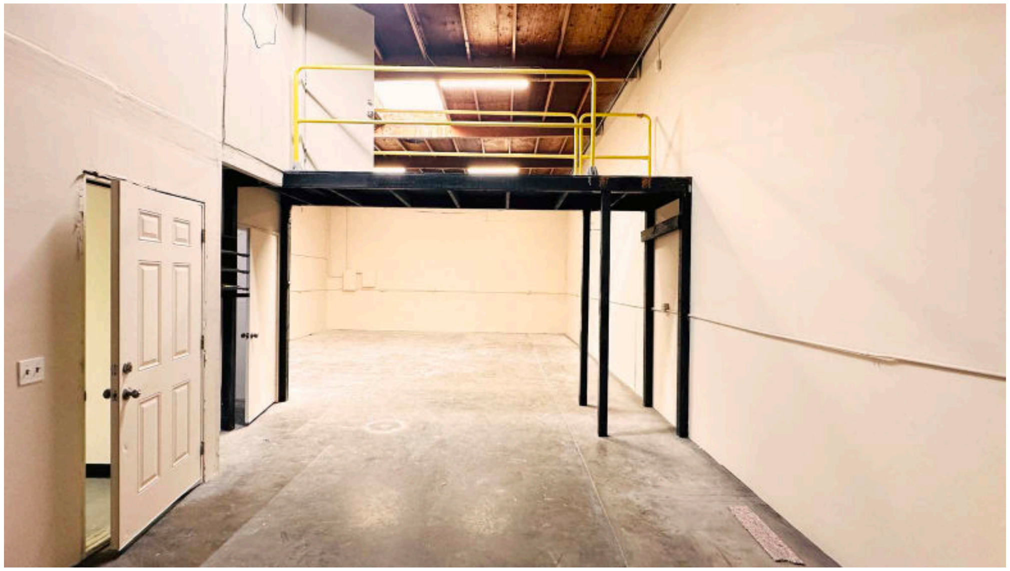












AMENITY MAP


PRISM TEAM SERVICES
THE MONTAGUE COMPANY
Pepe's
Farmer Brothers
UNIVERSAL MOVERS
BEST EXPRESS FOODS
AZUMA GOURMET
ARCHER INTERNATIONAL
MAIN ST. GROUP IN.
BARRINGTON BUSINESS PARK
HAYWARD ENTERPRISES
HAYWARD ENTERPRISES
CABOT BLVD.
W WINTON AVE
VETRO AUTO PARTS
BAY AREA CLIMATE CONTROL

PROPOSED LOAN STRUCTURE FOR SUITE 4B

PROPOSED SBA 504 LOAN STRUCTURE

Business Finance Capital

BUILDING ACQUISITION	$415,000
SBA/CDC FEES	$9,500
TOTAL PROJECT COST	**$424,500**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$207,500	6.75%	25 Years 25 Yr. Amort.	1st Deed	$1,434	$17,204
SBA 504 LOAN	40%	$175,500	6.00% Sep '25	25 Years Full Amort.	2nd Deed	$1,131	$13,569
BORROWER	10%	$41,500					
TOTAL	**100%**	**$424,500**				**$2,564**	**$30,773**

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

PROPOSED LOAN STRUCTURE FOR SUITE 4C

PROPOSED SBA 504 LOAN STRUCTURE

Business Finance Capital

BUILDING ACQUISITION	$415,000
SBA/CDC FEES	$9,500
TOTAL PROJECT COST	**$424,500**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
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CONTACT EXCLUSIVE AGENTS

FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing