

FREESTANDING MULTI-TENANT PROPERTY

FOR SALE

22762-22770 Main St  
Hayward, CA



**THE IVY GROUP**

Commercial Properties, Above & Beyond

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**SALE PRICE**  
\$1,199,999  
(\$260/SF)



**BUILDING SIZE**  
± 4,617 SF



**LOT SIZE**  
± 16,200 SF  
(± 0.37 acres)



**YEAR BUILT**  
1979



**ZONING**  
Downtown Main  
Street (DT MS)



**USE**  
Retail / Office

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 22762-22770 Main St, 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.

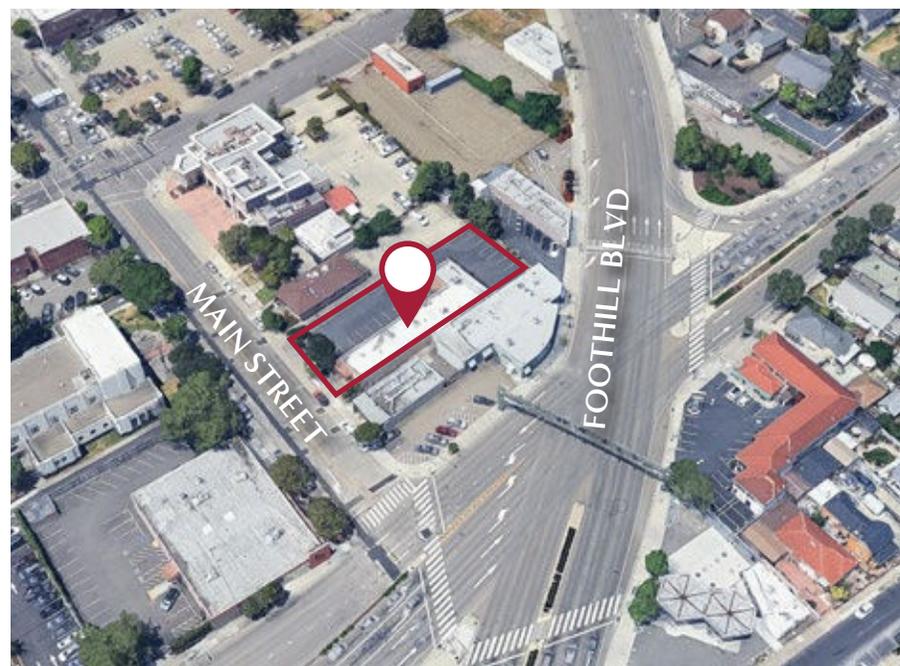
## EXECUTIVE SUMMARY

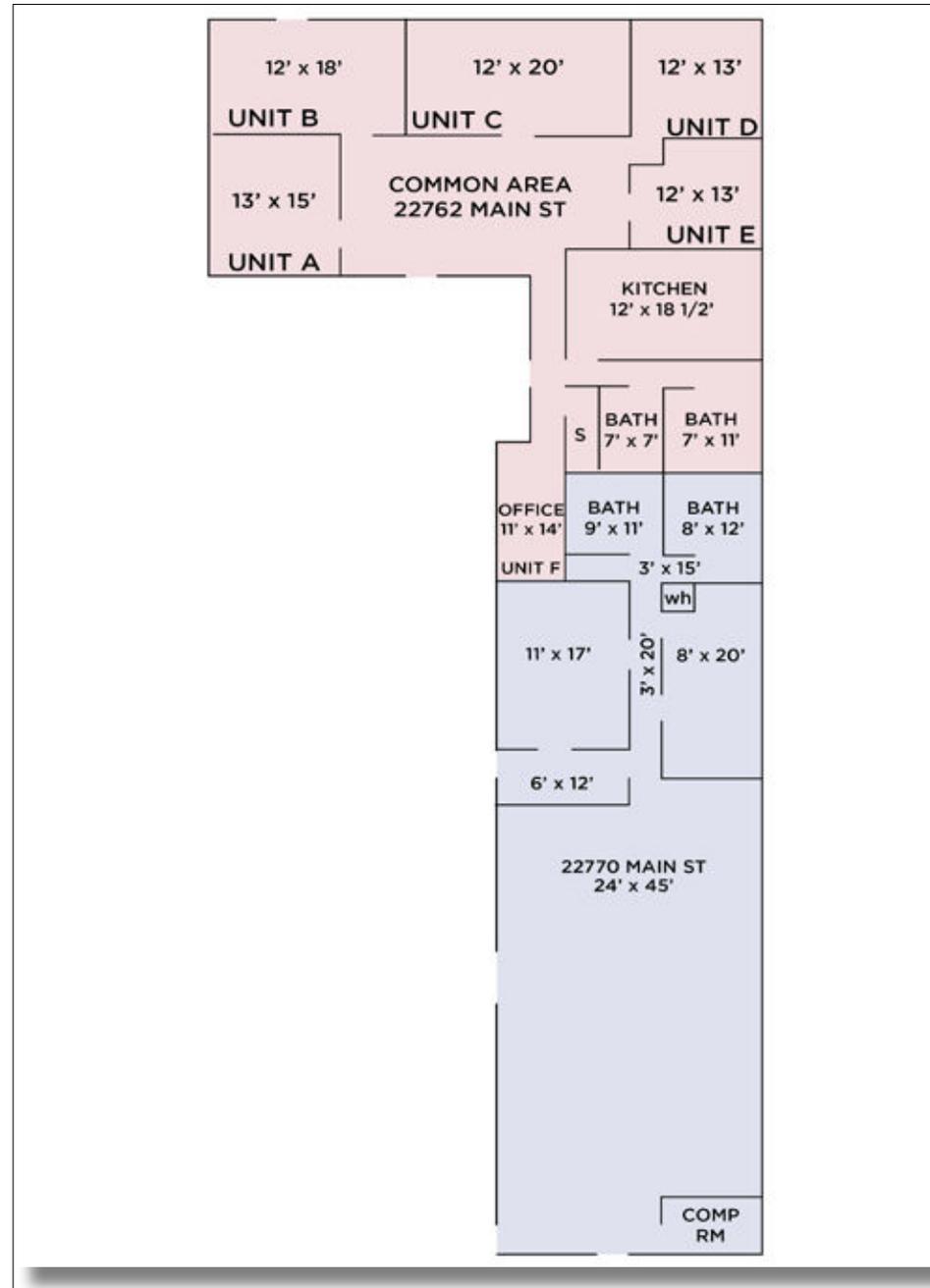
This multi-tenant commercial property provides investors with a stable income stream supported by long-term ownership, consistent upkeep, and dependable tenant demand in Downtown Hayward.

Its flexible configuration attracts a range of small businesses and community-serving users, while the walkable downtown setting places tenants near retail, services, transit, and ongoing civic reinvestment.

These fundamentals position the asset as a reliable cash-flow opportunity with meaningful potential for long-term value creation.

<b>Building Size</b>	± 4,617 SF
<b>Lot Size</b>	± 16,200 SF (± 0.37 acres)
<b>Year Built</b>	1979
<b>Zoning</b>	Downtown Main Street (DT MS)
<b>Electrical</b>	Two separate meters
<b>Parking</b>	18 Spaces
<b>Amenities</b>	Two Kitchenettes, Shower, Four Bathrooms
<b>APN</b>	428-66-69-1



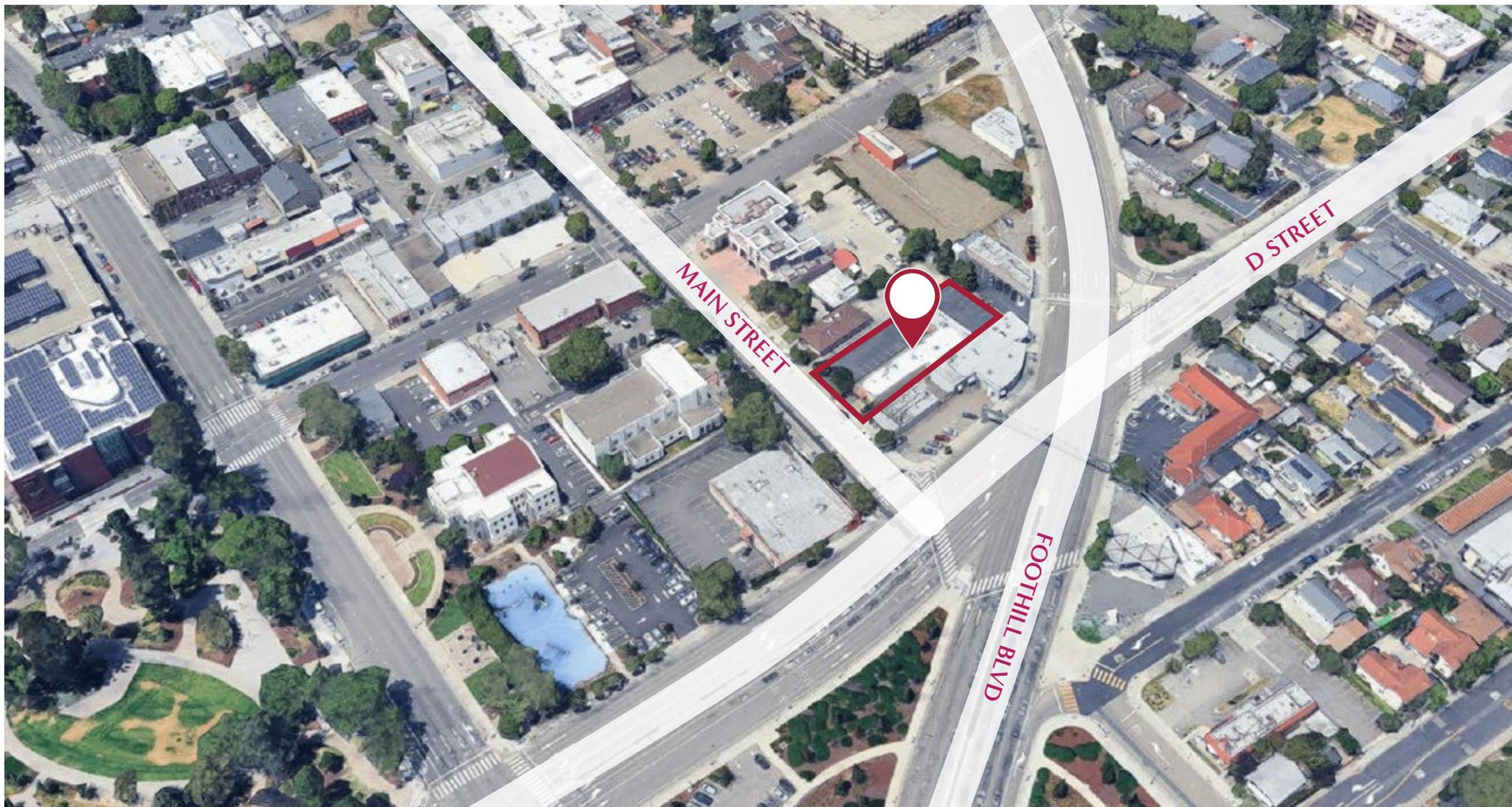


# RENT ROLL

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FOR SALE

UNIT #	TENANT	APPROX SIZE (SF)	LEASE RATE (SF/MONTH)	MONTHLY RENT	SECURITY DEPOSIT	LEASE COMMENCES	LEASE EXPIRES	NOTES	PRO FORMA RENT
A	Tenant #1	1,915	\$0.38	\$735.00	\$0.00	6/30/18	MTM	Rents out Unit A and storage unit located in parking lot	\$786.45
B	Tenant #2	240	\$3.06	\$735.00	\$800.00	4/1/23	MTM		\$786.45
C	Tenant #3	170	\$2.36	\$400.68	\$700.00	8/24/24	12/18/25		\$428.73
D	Tenant #4	162	\$2.78	\$450.00	\$500.00	9/10/25	9/9/26		\$481.50
E	Tenant #5	162	\$3.70	\$600.00	\$700.00	10/1/25	MTM		\$642.00
F	Tenant #6	150	\$3.67	\$550.00	\$600.00	4/1/25	3/21/26		\$588.50
22768	Tenant #7	662	\$1.62	\$1,075.00	\$0.00	6/15/12	MTM		\$1,150.25
22770	Tenant #8	1,080	\$2.36	\$2,550.00	\$2,400.00	4/1/23	MTM		\$2,728.50
	Utilities Room	76							
<b>TOTAL</b>		<b>4,617</b>	<b>\$2.49</b>	<b>\$7,095.68</b>	<b>\$5,700.00</b>				<b>\$7,592.38</b>

Total # of Units: 8  
Building Size: ± 4,617 SF



# 22762 MAIN ST – INTERIOR PHOTOS

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# 22770 MAIN ST – INTERIOR PHOTOS

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# CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing