

INVESTMENT OFFERING

75 Jackson Street

HAYWARD, CA



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Executive Summary

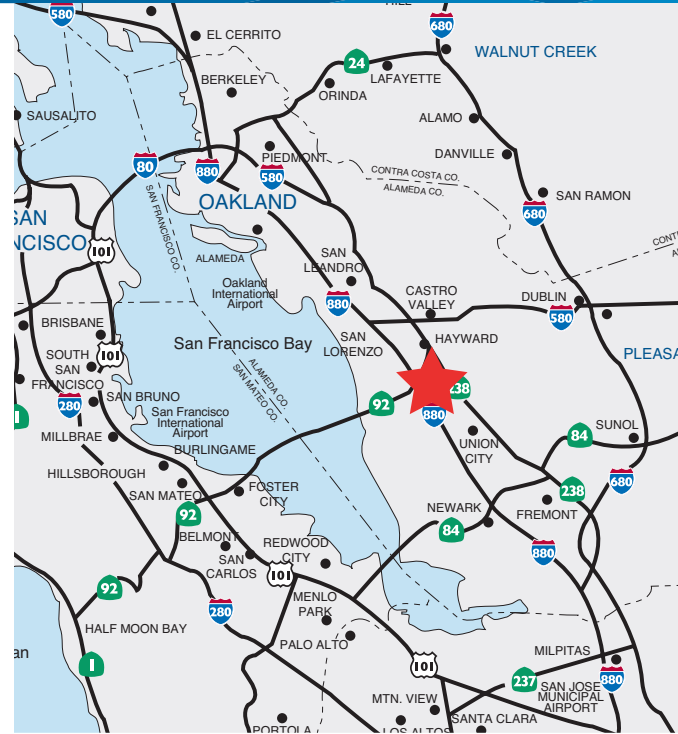
- › ±1,500 SF Building (Reinforced Concrete Block)
- › ±20,600 SF Parcel
- › Reception Area Plus (1) Private Office
- › 2 Grade Level Roll-Up Doors
- › Interior Crane/Hoist
- › Fully Paved, Fenced Yard Area (Access off Two Streets)
- › Zoned "I" - Industrial
- › Recent Renovation Including New Roof, Fencing, Gates, Paint, Office Rehab, Underground Water Line, Etc.

75 Jackson Street, Hayward

OFFERING SUMMARY

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire 75 Jackson Street ("The Property") located in Hayward, California. The Property consists of a reinforced concrete block industrial building totaling approximately 1,500 square feet on a parcel of land of approximately 20,600 sq. ft. or .472 acres of land. The Property is located in the heart of Hayward blocks off of Highway 92/SanMateo Bridge and Highway 880. The Property benefits from immediate access to Interstate 880 via Jackson Street and is centrally located in close proximity to Interstate 80, 580, and 980 allowing convenient access to San Francisco, the East Bay and the I-80/I-880 corridor. There is a Five (5) year lease with one (1) three (3) year lease renewal option.

The Property is 100% leased to one (1) tenant, providing an investor a stable income stream with little management. Historically the Property has maintained steady occupancy and required minimal landlord turnover costs.



PROPERTY SUMMARY

BUILDING ADDRESS	75 Jackson Street, Hayward CA
RENTABLE AREA (SF)	±1,500
CURRENT OCCUPANCY	100%
ZONING	Industrial (General District (IG))
PARKING	Yard Area / Off Street
YEAR BUILT	1963
CONSTRUCTION TYPE	Reinforced Concrete Block
APN	444-0015-004-05
SITE AREA	±.472 Acres

INVESTMENT SUMMARY

Price	\$1,200,000
NET OPERATING INCOME YR. 1	\$60,000
CAP RATE	\$5.00%
LEASE TERM	5 Years
LEASE TYPE	Triple Net
OPTION TERM	3 Years (1)

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