

109 Traynor St

Hayward, CA 94544

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™



Exclusively Listed By



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Property Overview

109 Traynor St
Hayward, CA 94544



Investment Highlights

Investment Summary

Prime value-add warehouse investment on the east side of the Bay. A large undeveloped lot accompanies the multi-tenant warehouse, and 20 percent coverage allows an investor or owner-user to put the underdeveloped land to work for operations or additional rental income. With all tenants on month-to-month leases, a buyer can reposition rents to market on short notice while the ± 1.06 acre site offers significant long-term redevelopment opportunity.

Price

- \$2,400,000 (\$250/ft)

Excess Land and Redevelopment Upside

- ± 1.06 acre parcel with only 20 percent lot coverage
- Large undeveloped lot alongside the multi-tenant warehouse
- Underutilized land supports outdoor operations, storage, or additional rental income
- Substantial redevelopment and expansion opportunity for an investor or owner-user

Functional Warehouse Improvements

- 4 grade-level roll-up doors
- 16 to 18 foot clear height
- Power 1 200 amps 3 phase 480v 1 single phase 100 amps 240v (buyer to verify)
- Multiple demised units, each independently accessible
- On-site parking with additional income-producing spaces

Zoning and Site

- Light industrial zoning
- ± 1.06 acre site, 20 percent FAR coverage
- Fenced yard and surface parking area





Greenhouse Marketplace



Castro Valley

36

Fairview

Chabot College
±12,842 Students

±214,000 VPD



Cherryland

California State University East Bay
±12,326 Students
9,909 Undergraduate Students | 2,418 Graduate Students

±267,000 VPD



Hayward Executive Airport

San Lorenzo



Subject Property

30

St. Rose Hospital
±550 Beds

Hayward

Winton Plaza



Chabot College
±12,842 Students

Anthony W. Ochoa Middle School
±400 Students



Five Canyons Park
±5.6 Miles Away



Union Landing



Tom Kitayama Elementary School
±663 Students

92

Cesar Chavez Middle School
±990 Students



Union City

Tropics Mobile Home Park
Mobile Home Park

Bockman Road ±11,402 VPD

Southland Mall

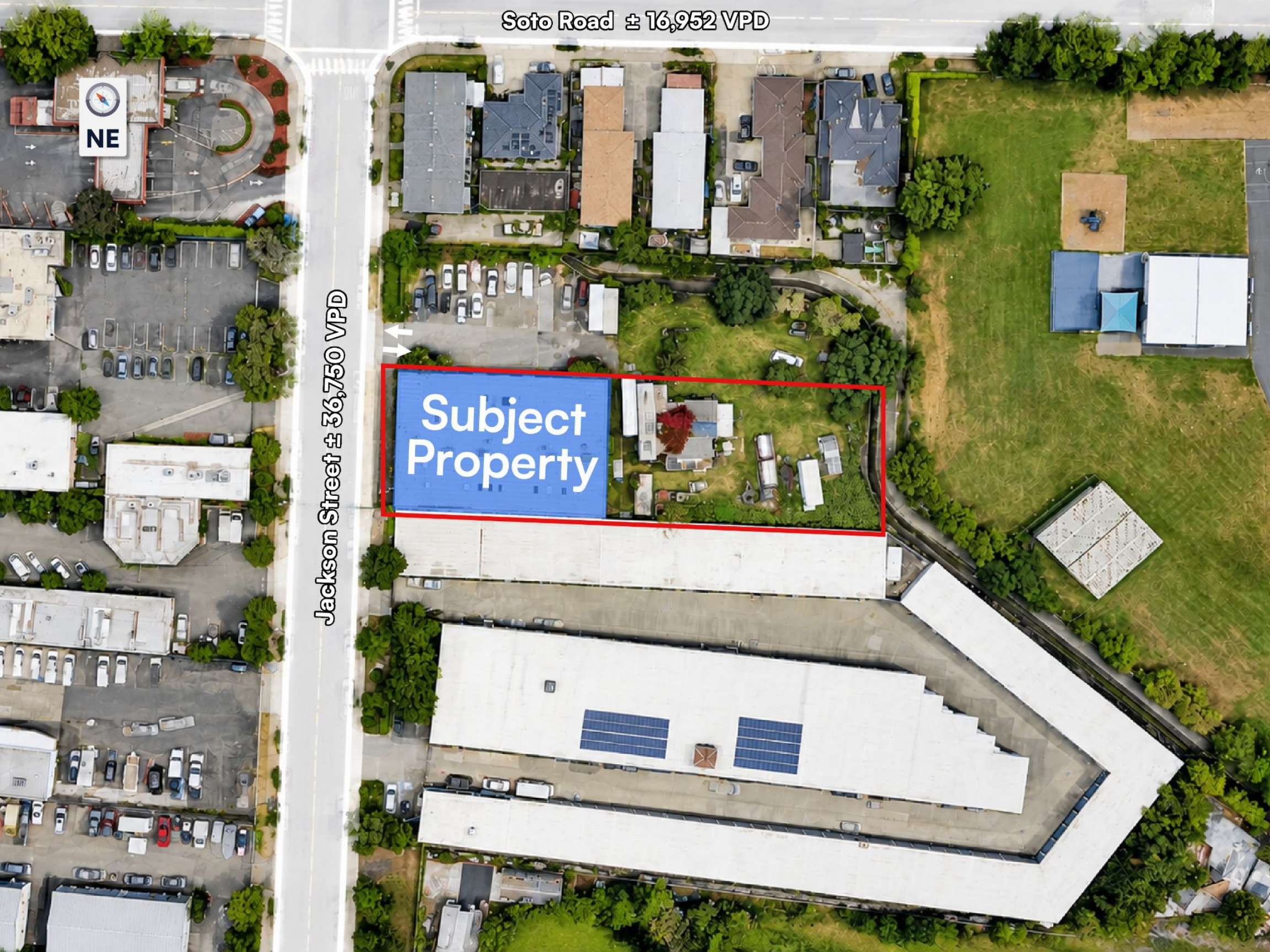


Google Earth

Soto Road ± 16,952 VPD

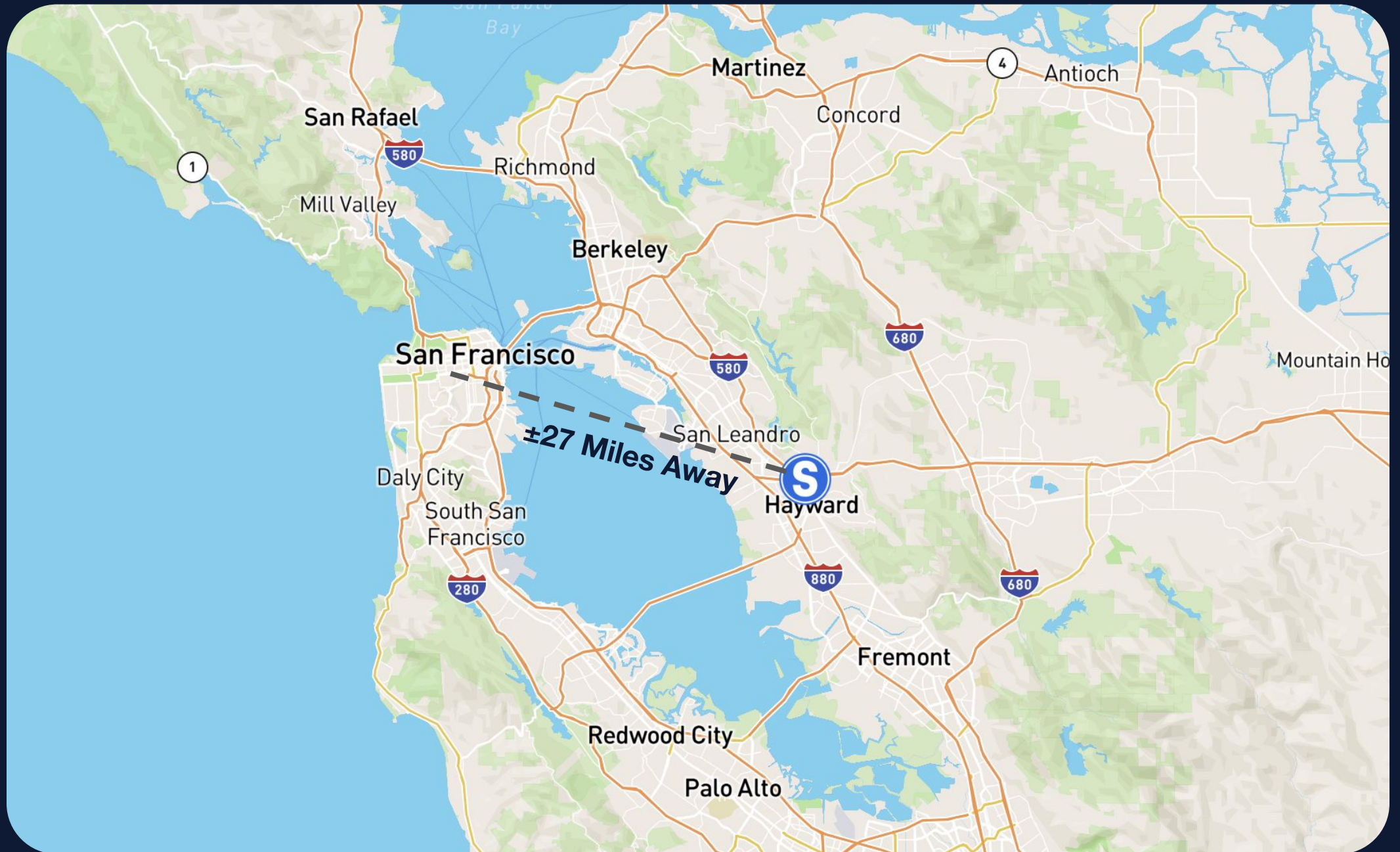
Jackson Street ± 36,750 VPD

Subject
Property



Market Overview

109 Traynor St
Hayward, CA 94544



HAYWARD, CA

157,113
Total Population

Direct Access
I-880 • I-580 • SR-92



Local Market Overview

Hayward is a strategically located East Bay community positioned between Oakland and Silicon Valley, offering direct access to Interstate 880, Interstate 580, State Route 92, the Port of Oakland, Oakland International Airport, and multiple BART stations. This central location has established the city as an important distribution, manufacturing, and logistics hub while also supporting a diverse residential population and a growing commercial base. The combination of regional connectivity, a skilled workforce, and proximity to major employment centers continues to attract businesses across industrial, technology, healthcare, and professional service sectors.

Hayward's retail market benefits from consistent consumer demand generated by its established neighborhoods, daytime workforce, and regional accessibility. Major shopping destinations, neighborhood centers, grocery-anchored retail, restaurants, and service-oriented businesses are supported by ongoing investment in downtown revitalization and commercial corridor improvements, creating a stable environment for both national retailers and local businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	35,705	210,716	349,041
Current Year Estimate	37,406	217,418	362,117
2020 Census	38,969	221,508	373,696
Growth Current Year-Five-Year	-4.55%	-3.08%	-3.61%
Growth 2020-Current Year	-4.01%	-1.85%	-3.10%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,563	69,973	116,410
Current Year Estimate	12,145	72,326	121,100
2020 Census	12,016	70,358	119,364
Growth Current Year-Five-Year	-4.80%	-3.25%	-3.87%
Growth 2020-Current Year	1.08%	2.80%	1.45%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$145,106	\$148,447	\$158,695

SAN FRANCISCO, CA MSA

Recently Ranked

#1 MOST WALKABLE US CITY

REDFIN

Career Magnet

#1 CITY FOR TECH JOBS

SIGNALFIRE

Ranked Among the

TOP 20 MOST LIVABLE US METROS

THEBAYLINKBLOG



Total Population
836,000+

Tourism Economic Impact
\$8.8B

Annual Visitors
**23
MILLION**

Regional GDP
\$600B+

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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