

INVESTMENT OFFERING

254 & 268 Jackson Street
Hayward, California

MULTI-TENANT RETAIL BUILDING



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INCORPORATED

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INVESTMENT SUMMARY

Offering Price	\$6,050,000
Price Per Square Foot	\$336.11
Capitalization Rate	5.73%
Projected Net Operating Income	\$346,472.83
Occupancy	69%
Expense Service	NNN
Building Area	18,000 SF



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INVESTMENT OFFERING

Prime Commercial, Inc., is pleased to offer 254-268 Jackson Street in Hayward, California. This three unit retail building benefits from a long term lease with publicly traded Davita Healthcare Partners (S&P rated B+) and a new 10-year lease with Dunkin Donuts. Currently, 5,600 square feet is vacant which allows the new owner the flexibility to choose their own tenant, or establish their own business in this high identity retail center. The asset provides the investor a solid in-fill location near downtown Hayward and appreciation during its holding period.

INVESTMENT HIGHLIGHTS

- Corporate Lease with DaVita Healthcare, Inc. (NYSE: DVA)
- New Dunkin Donuts build out
- NNN leases provide ease of management and reimbursement including property management
- Delivered free and clear of debt
- Hard corner location convenient to US Highway 880 and Downtown Hayward
- Well maintained with new roof in 2011
- Abundant parking field and ease of accessibility with two entrances

PROPERTY OVERVIEW

LOCATION

254-268 Jackson Street
Hayward, CA 94544

SITE

The subject is located at the Southeast corner of Jackson Street and Park Street.
APN 444-9-70-2

LAND AREA

Irregular, corner parcel totaling 1.27 acres.

BUILDING AREA

The subject consists of two retail buildings totaling approximately 18,000 SF of net rentable area. The building at 268 Jackson Street is 8,000 sf and was built in the mid 1990's. The building located at 254 Jackson Street is 10,000 sf and was built in the late 1950's. Both buildings received new roof cover in 2011.

PARKING

On site parking lot to the rear of the building with 75 spaces (ratio: 4.17 spaces/1,000 sf).

TRAFFIC COUNTS

Jackson Street 37,000 ADT
Soto Road 7,825 ADT

ZONING

Per the city of Hayward the subject site is currently zoned as CN (Neighborhood Commercial).



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LOCATION

254-268 Jackson Street is ideally located on the southeast corner of Jackson Street and Park Street in Hayward within Alameda county. Jackson Street is a heavily trafficked commercial corridor and an eastern extension of State Highway 92 (San Mateo Bridge) linking Alameda county accross the San Francisco Bay to the peninsula communities located in San Mateo County. Access to the immediate neighborhood is excellent with US Highway 880 approximately one mile to the south and Downtown Hayward is located just one-half mile to the north. Jackson Street is six lanes, bi-directional, and has an average twenty four hour traffic count of about 37,000 vehicles. Neighboring uses along Jackson Street include stand-alone retail stores, strip shopping centers, restaurants, motels, and suburban office buildings. To the rear of the subject site and along Park Street is a residential neighborhood that is predominately built out with single and two story detached single family residences that were developed in the 1940's and 1950's.

HAYWARD DEMOGRAPHICS

Estimated Population 2015	195,501
Percent Change Since 2000	7.2%
Percent Change Since 2010	2.1%
Median Age	36.01
Total Households	62,403
Average People per Household	3
Average household Income	\$94,835
Median Household Income	\$82,245
Percent Increase in Income Since 2010	9%

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HAYWARD TOP EMPLOYERS

Hayward Unified School District	2,500
California State University	1,447
City of Hayward	845
Saint Rose Hospital	842
Gillig	700
Chabot College	600
Manheim Auctions	500
Marelich Mechanical	500



TENANT PROFILES



DaVita HealthCare Partners, Inc. (www.davita.com) has been a tenant in this location since 1998 and has eight years remaining on their initial term. DaVita is a fortune 500 company and is one of the largest providers of kidney dialysis in the United States. Currently, DaVita has 2,179 outpatient dialysis centers serving approximately 170,000 patients. DaVita HealthCare Partners is a publically held company and is traded over the New York stock Exchange (NYSE: DVA). The company is headquartered in Denver, Colorado and had 13.8 billion in revenue in 2015.



Dunkin Donuts was founded in 1948 and is based in Canton, Massachusetts and operates under Dunkin Brands Group, Inc. (NASDAQ: DNKN). The company is franchise driven and is a leader in coffee and baked goods in the United States and internationally. As of 2017, the restaurant chain had approximately 12,400 restaurants in 46 countries.

RENT ROLL

ADDRESS	TENANT	SQ. FT.	% OCCUP.	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY BASE RENT	RENT ADJUSTMENT	OPTIONS/ OPTION RENT	MONTHLY NET	NOTES
254 Jackson	Davita	10,000	55.56%	May 1, 2014	April 30, 2024	\$17,000.00	May 1, 2024- \$18,700.00	Two 5 - year FMW	\$3,850.00	Cap on CAM limited to 104% prior year
264 Jackson	Vacant	5,556	30.88%	N/A	N/A	\$8,400.00	N/A	N/A	\$2,139.00 ⁽¹⁾	Rent Projected at \$1.50 psf NNN
268 Jackson	Dunkin'	2,444	13.58%	Nov. 26, 2018	Nov. 25, 2028	\$5,878.60	2.5% Annual	Two 5 - year FMW	\$941.00	

(1) Estimated Triple Nets

OPERATION EXPENSES

Taxes (1.212%)	\$73,326.00
Direct Assessments	\$1,316.60
Insurance	\$15,758.00
CAM	\$21,248.04
Management	\$18,767.16
Total	\$130,415.80

REIMBURSEMENTS

Taxes	\$73,326.00
Direct Assessments	\$1,316.50
Insurance	\$15,758.00
CAM	\$21,248.04
Management (10% excl. taxes & ins.)	\$2,124.80
Total	\$113,773.34

FINANCIAL OVERVIEW

Scheduled Base Rent	\$375,343.20
Expense Reimbursements	\$113,773.34
Vacancy (2.5%)	\$12,227.91
Effective Gross Income	\$476,888.63
Less Operating Expenses	\$130,415.80
Net Operating Income	\$346,472.83

PRICE \$6,050,000 (5.73% Return)

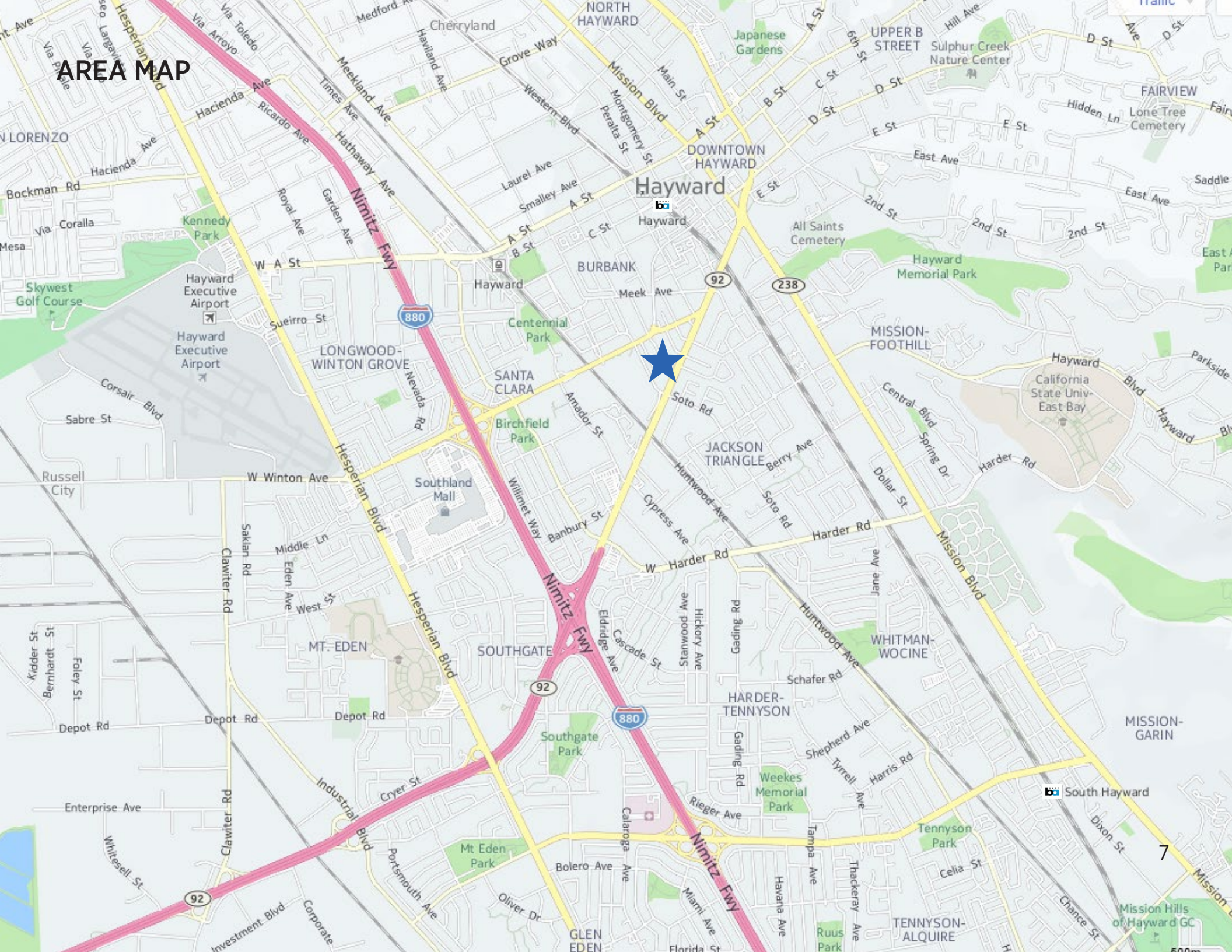
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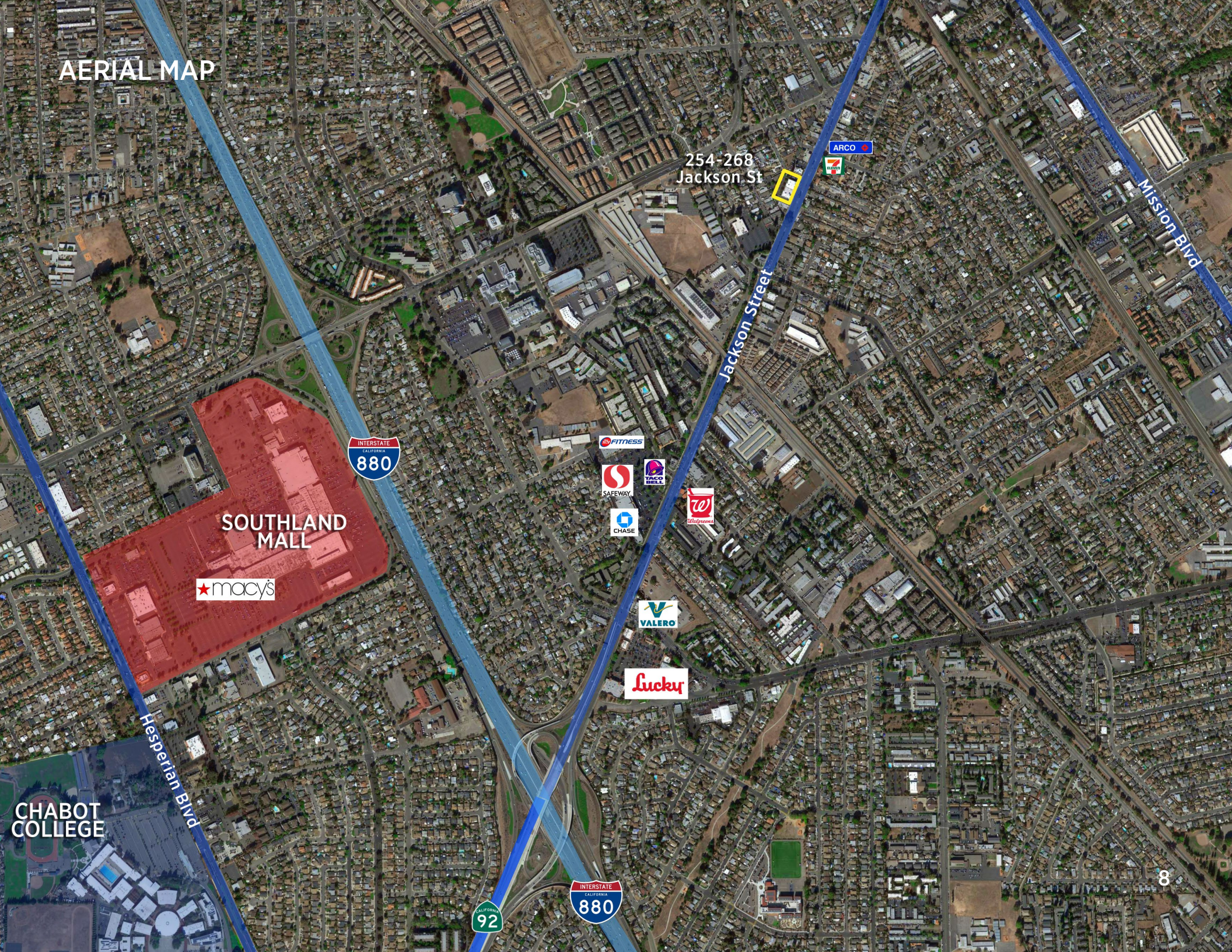
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AREA MAP



AERIAL MAP



SOUTHLAND MALL



254-268 Jackson St



Mission Blvd

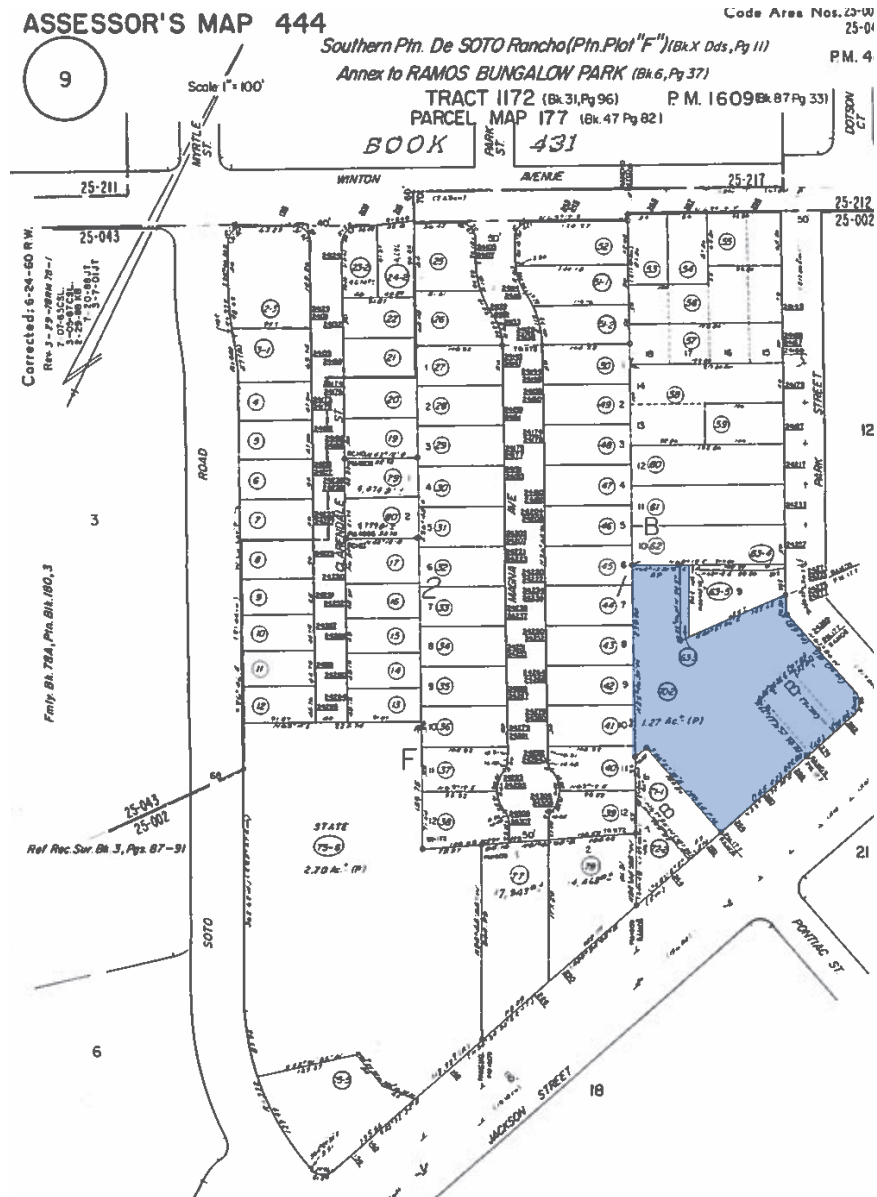
Jackson Street



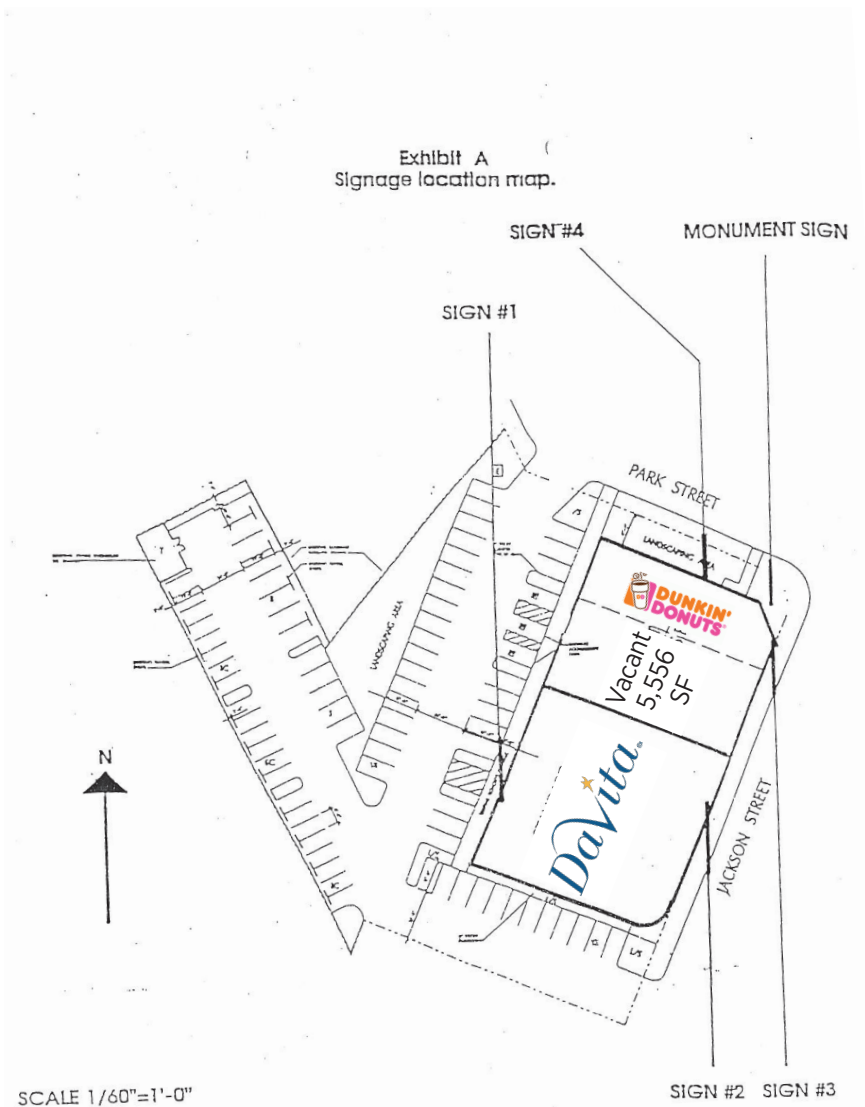
CHABOT COLLEGE

Hesperian Blvd

PLAT MAP



SITE PLAN



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