



Senior Care Home + Income Property | \$2,999,800

**24952 - 24954 CYPRESS AVE**

HAYWARD, CA 94544

 HAYLEN  
REAL ESTATE INVESTMENTS

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# EXECUTIVE SUMMARY

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24952 - 24954 Cypress Ave



This purpose-built senior care facility with additional rental income potential is located at 24952–24954 Cypress Avenue in Hayward on an approximately 20,100 SF lot and consists of two buildings. The rear building is a 3,760 SF senior care facility (1993) designed for accessibility and efficient operations, while the front building is a 3-bedroom, 2-bath residence (~2,030 SF) with an unfinished basement offering supplemental income or operational flexibility.

With over 30 years of community service, the property presents a compelling opportunity for senior housing operators, nonprofits, or mission-aligned investors seeking a combination of operational senior care use, rental income potential, and long-term demographic tailwinds supported by measurable senior population growth and income-qualified households within a defined 3-mile trade area.

# Investment Overview





# Repositioning Opportunity in a Demographically Accelerating Senior Care Market

## **Accelerating Senior Growth**

The population ages 75+ is projected to grow by over 26% within 3 miles over the next five years, expanding the core demand base for residential care.

## **Income-Qualified Private-Pay Market**

Thousands of senior households earning \$75,000+ annually support sustainable private-pay operating models.

## **Established but Fragmented Supply**

The local market is dominated by small residential care homes, validating demand while limiting institutional-scale competition.

## **Speed-to-Market Advantage**

Previously licensed 14-bed configuration allows for faster operational restart relative to ground-up development.

*Demographic expansion, income depth, and operational readiness collectively position the subject for disciplined reintroduction into a resilient, needs-based asset class.*



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# BUILDING/FLOOR PLAN

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24952- 24954 Cypress Ave





# Buildings Details

Senior Care Home (~3,760 SF)  
Income Property (3bd/2ba, ~2,030 SF)

*All information provided herein is deemed reliable but not guaranteed. Buyer is advised to independently verify all building details and property information to their own satisfaction.*

<b>APN</b>	443-0080-019-02
<b>Building Area (sf)</b>	~5,790 SF TOTAL
<b>Total Lot Area</b>	~20,100 SF
<b>Zoning</b>	RM
<b>Buildings</b>	2
<b>Parking</b>	6
<b>Price</b>	\$2,999,800

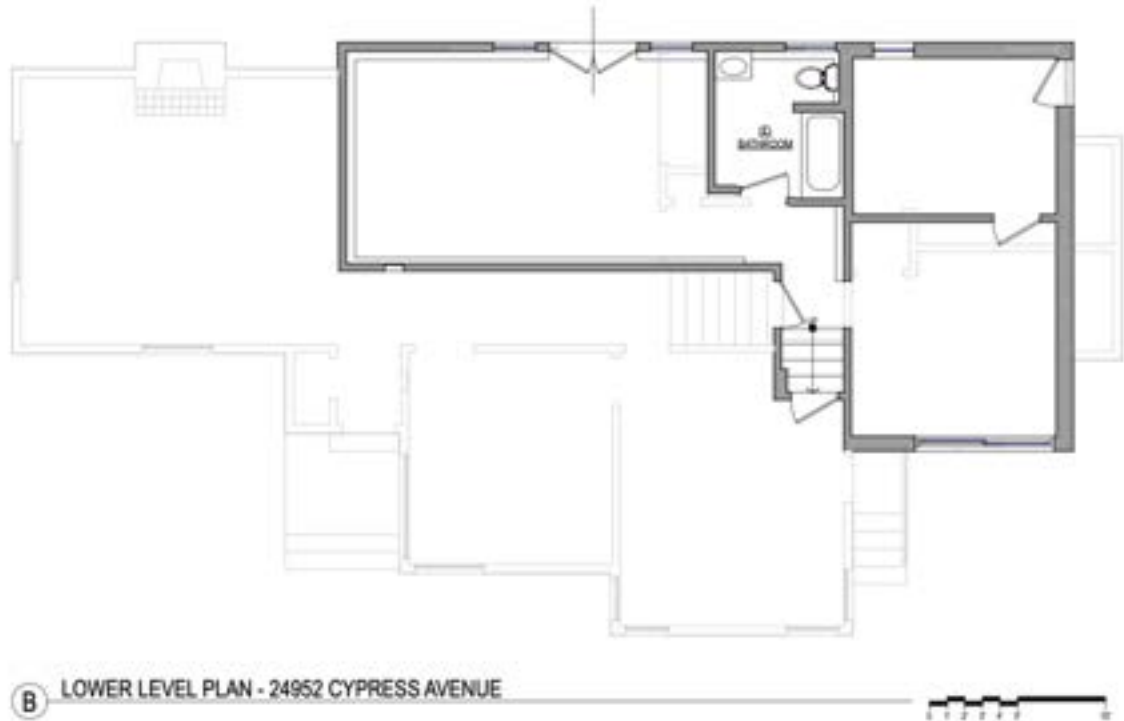




# Front Building



A MAIN & UPPER LEVEL PLAN - 24952 CYPRESS AVENUE



B LOWER LEVEL PLAN - 24952 CYPRESS AVENUE

# Rear Building



FLOOR PLAN

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# MARKET COMPARABLES

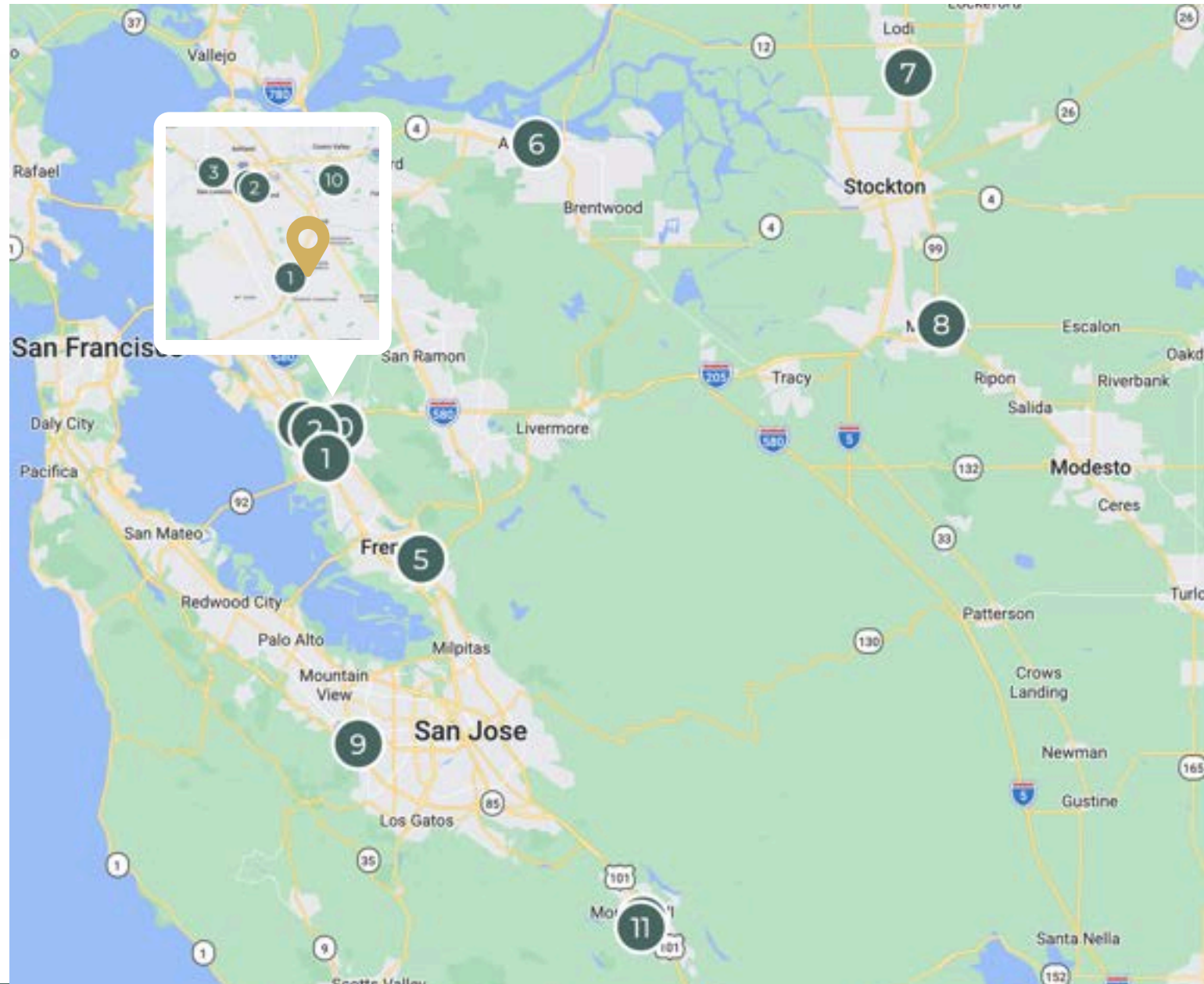
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24952 - 24954 Cypress Ave



# Comparables

- 1 512 Teasdale Pl
- 2 261 Medford Ave
- 3 268 Lewelling Blvd
- 4 18905 Standish Ave
- 5 41040 Lincoln St
- 6 825 E 18th St
- 7 4617 Bear Creek Rd
- 8 466 E North St
- 9 21255 Stevens Creek Blvd
- 10 22424 Charlene Way
- 11 16095 Church St
- 12 16515 Butterfield Blvd



# Comparables



**1**

**512 Teasdale Pl  
Hayward, CA  
94544**

Bldg SF	2,395
Lot SF	9,558
Status	Active
List Price	\$1,499,999



**2**

**261, 263, 265 Medford  
Hayward, CA  
94541**

Bldg SF	6,656
Lot SF	27,318
Status	Pending
List Price	\$3,800,000



**3**

**268 Lewelling Blvd  
San Lorenzo, CA  
94580**

Bldg SF	5,831
Lot SF	11,782
Sale Date	8/6/25
Sale Price	\$2,650,000



**4**

**18905 Standish Ave  
Hayward, CA  
94541**

Bldg SF	7,415
Lot SF	17,550
Sale Date	1/6/26
Sale Price	\$3,100,000



**5**

**41040 Lincoln St  
Fremont, CA  
94538**

Bldg SF	21,520
Lot SF	51,836
Sale Date	12/17/24
Sale Price	\$10,000,000



**6**

**825 E 18th St  
Antioch, CA  
94509**

Bldg SF	30,974
Lot SF	46,522
Sale Date	2/18/25
Sale Price	\$8,750,000



**7**

**4617 Bear Creek Rd  
Lodi, CA  
95240**

Bldg SF	2,410
Lot SF	30,433
Sale Date	3/24/25
Sale Price	\$630,000



**8**

**466-469 E North St  
Manteca, CA  
95336**

Bldg SF	14,483
Lot SF	67,500
Sale Date	12/10/24
Sale Price	\$7,000,000

# Comparables



**9** **21255 Stevens Creek Blvd, Cupertino, CA 95014**

Bldg SF	0
Lot SF	111,078
Sale Date	9/26/24
Sale Price	\$2,740,000



**10** **22424 Charlene Way Castro Valley, CA 94546**

Bldg SF	12,910
Lot SF	47,916
Sale Date	9/30/25
Sale Price	\$4,500,000



**11** **16095 Church St Morgan Hill, CA 95037**

Bldg SF	6,000
Lot SF	26,500
Sale Date	2/28/25
Sale Price	\$5,000,000



**12** **16515 Butterfield Blvd Morgan Hill, CA 95037**

Bldg SF	60,890
Lot SF	75,446
Sale Date	7/29/25
Sale Price	\$23,821,000

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# LOCATION & DEMOGRAPHICS

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24952 - 24954 Cypress Ave

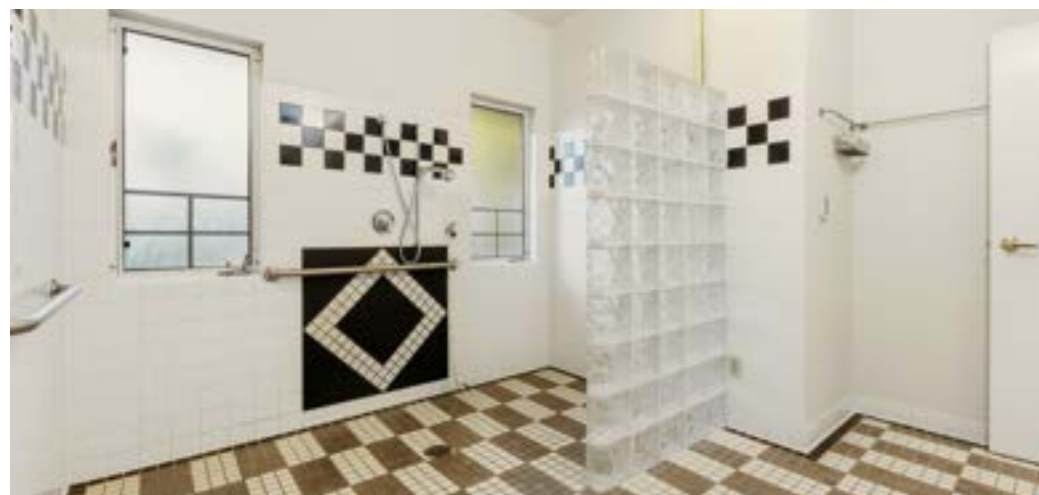


Located in South Hayward, the property at 24952-24954 Cypress Avenue benefits from a central East Bay location with convenient access to Interstate 880, State Route 92, and State Route 238, providing connectivity to Oakland, the Peninsula, and Silicon Valley. The surrounding area features established residential neighborhoods, nearby medical services, retail amenities, and public transit options, supporting strong long-term demand for senior care and community-oriented uses in a supply-constrained market.



## J-Sei Home Legacy

The rear property was most recently operated as J-Sei Home, a senior housing community established in 1994 to address a critical need for culturally responsive elder care in the East Bay. For more than 30 years, the facility served the Japanese American community by providing a trusted environment rooted in dignity, familiarity, and cultural connection, reflecting J-Sei's broader mission of caring for elders with respect and understanding. Over decades of continuous operation, the property developed strong recognition and goodwill within the local community, earning an outstanding reputation among families, service providers, and regional organizations. The closure of J-Sei Home received coverage from multiple media outlets, underscoring the meaningful role the property has played in the East Bay and the lasting visibility and credibility associated with the site — an intangible asset that future operators may benefit from as they reintroduce senior care services at this location.



# Demographics (1 mile radius)

## DEMOGRAPHIC SUMMARY

24952 Cypress Ave, Hayward, California, 94544  
Ring of 1 mile

### KEY FACTS

39,578

Population



11,997

Households

36.2

Median Age

\$87,904

Median Disposable Income

### EDUCATION

17.8%

No High School Diploma



27.5%  
High School Graduate



22.1%  
Some College/  
Associate's Degree



32.5%  
Bachelor's/Grad/  
Prof Degree

### INCOME



\$108,146

Median Household Income



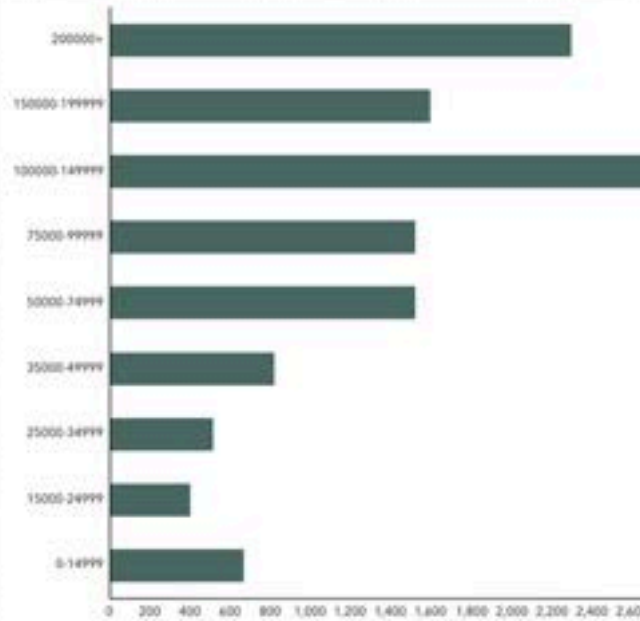
\$39,932

Per Capita Income



\$181,335

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

55.8%



Blue Collar

28.4%



Services

21.8%

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Demographics (3 mile radius)

## DEMOGRAPHIC SUMMARY

24952 Cypress Ave, Hayward, California, 94544

Ring of 3 miles

### KEY FACTS

211,621

Population



66,681

Households

37.7

Median Age

\$87,969

Median Disposable Income

### EDUCATION

16.1%

No High School Diploma



25.5%

High School Graduate



25.6%

Some College/  
Associate's Degree



32.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$107,573

Median Household Income



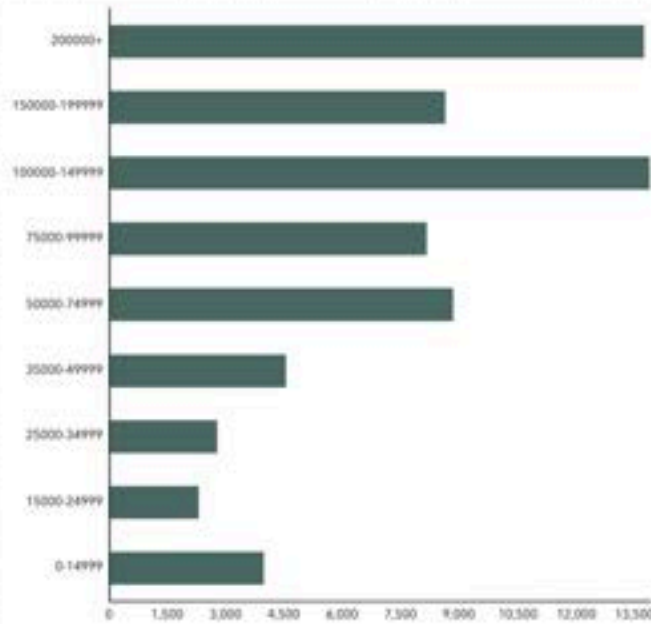
\$42,547

Per Capita Income

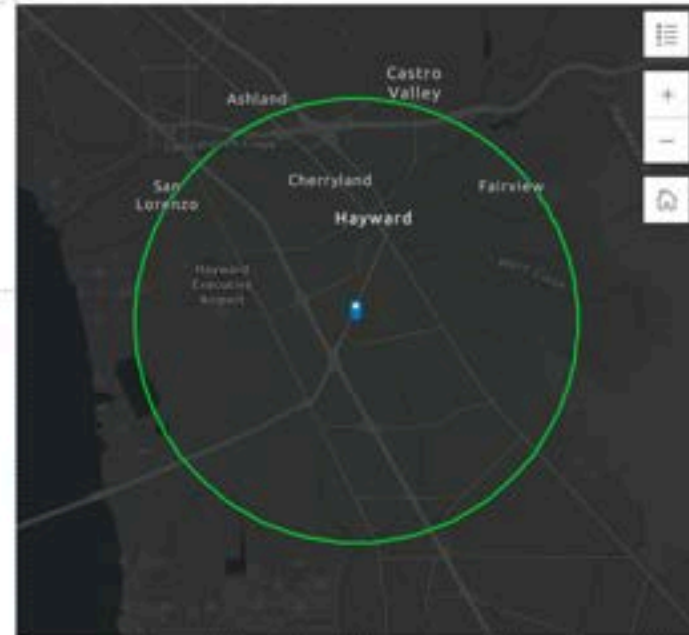


\$219,085

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

59.8%



Blue Collar

25.5%



Services

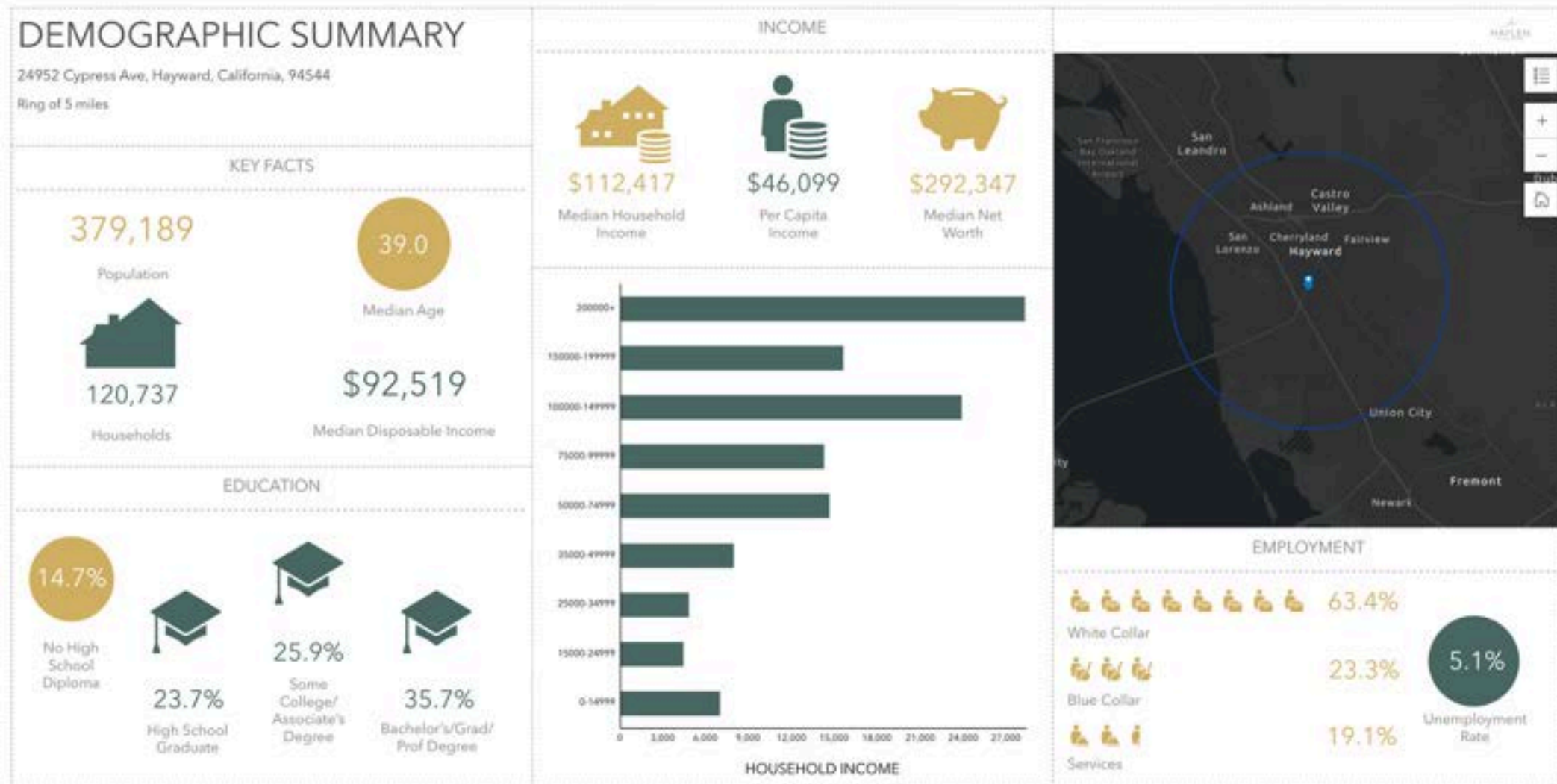
20.3%

5.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# Demographics (5 mile radius)



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

## Senior Population Depth & Growth

	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
2025 Population Ages 75 to 84	1,365	9,336	18,674
2030 Population Ages 75 to 84	1,736 <b>(+27.2%)</b>	11,834 <b>(+26.8%)</b>	23,527 <b>(+26.0%)</b>
2025 Population Ages 85+	454	3,372	6,418
2030 Population Ages 85+	505 <b>(+11.2%)</b>	3,879 <b>(+15.0%)</b>	7,429 <b>(+15.8%)</b>

Within 1, 3, 5-mile radius of the subject property, the population age 75+ is projected to grow materially over the next five years, outpacing overall population growth and supporting sustained demand for assisted living and senior care services.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

# Age-Qualified & Income-Qualified Households

	<b>Ring of 1 mile</b>	<b>Ring of 3 miles</b>	<b>Ring of 5 miles</b>
Household Income \$75,000+ with HHR Age 65+	1,090	7,698	15,524
Household Income \$100,000+ with HHR Age 65+	844	5,967	11,971

The surrounding trade area contains a substantial number of senior households with incomes exceeding \$75,000 annually, supporting private-pay and family-supported care models.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

## The “Decision-Maker” Cohort (Ages 45–64)

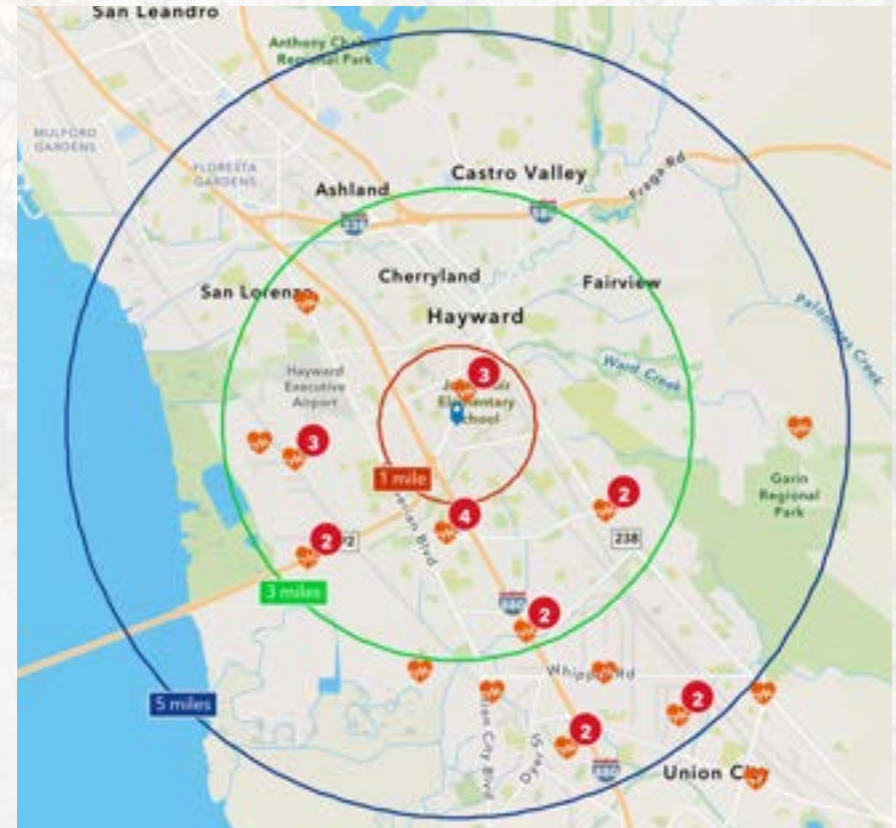
	<b>Ring of 1 mile</b>	<b>Ring of 3 miles</b>	<b>Ring of 5 miles</b>
2025 Median Household Income House Holder Age 45-64	\$231,096	\$241,081	\$265,100
2025 Average Household Income House Holder Age 45-64	\$280,440	\$299,456	\$330,144

A large and economically stable population of adults aged 45–64 resides within five miles of the property, representing the primary decision-makers for senior housing placement.

Source: Data provided by Esri (2025, 2030), © 2026 Esri

# Health Needs & Essential-Use Indicators

	Ring of 1 mile	Ring of 3 miles	Ring of 5 miles
2025 Health Care Spending (Avg)	7,447	7,716	8,278
2030 Health Care Spending (Avg)	8,384	8,683	9,323



Source: Data provided by Esri (2025, 2030), © 2026 Esri

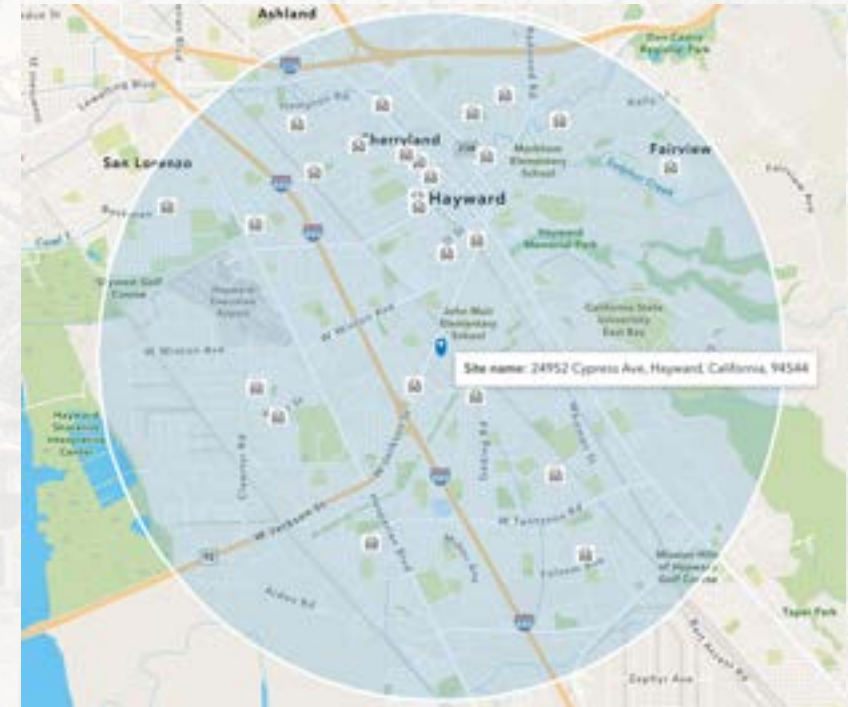
Hospitals within 1, 3, 5 mile radius

# Validated Demand & Fragmented Competitive Landscape

	<b>Ring of 3 miles</b>
2025 Nursing/ Residential Care Businesses	25

- ~25 **licensed care facilities** within 3 miles
- Market dominated by **small residential care homes**
- **Limited** institutional-scale competition
- 14-bed layout enables **efficient mid-scale operations**

*Fragmented supply reflects established demand rather than market saturation.*



Nursing/Residential Care within 3 mile radius

Source: Data provided by Esri (2025, 2030), © 2026 Esri



**24952 - 24954 CYPRESS AVE, HAYWARD, CA 94544**



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