

..... HAYWARD, CALIFORNIA • 94544

24952–24954 Cypress Avenue

Rare two-building community asset with
multiple value-add opportunities

±5,790 SF

2 BUILDINGS

20,100 SF RM LOT

OFFERED AT

\$2,799,800



SECTION ONE

Executive Summary

24952-24954 Cypress Avenue
Hayward, CA

Two buildings, one mission-aligned opportunity

24952 to 24954 Cypress Avenue is a two-building property totaling approximately 5,790 SF on an approximately 20,100 SF lot zoned RM in South Hayward, offered at \$2,799,800 and delivered vacant.

The rear building is a purpose-built facility of approximately 3,760 SF, previously licensed for 14 beds. It features 5 single-occupancy rooms, 5 double-occupancy rooms, a commercial-grade kitchen, spacious common and dining areas, abundant natural light, wide corridors, and an accessibility-supportive layout. The front building is a 3-bedroom, 2-bath residence of approximately 2,030 SF with an unfinished basement, refreshed with new paint, updated kitchen surfaces, and modernized lighting.

What makes this offering rare is the pairing. Hayward's RM district supports a broad range of community-serving uses, and the previously licensed 14-bed configuration supports a faster operational restart for residential care relative to ground-up development (*buyer to verify all uses and licensing requirements*). Administrative use permit pathways further extend eligible uses to educational, cultural, religious, convalescent, and nonprofit users. The front residence gives an operator the ability to live on site, house staff, or generate rental income while running a program in the rear building. Few competing properties offer this live-and-operate combination.

For investors, the property offers a value-add path anchored by rental income from the front residence and repositioning upside in the rear facility. Longer term, the RM designation allows multi-unit residential development by right within Hayward's Medium Density range of 8.7 to 17.4 units per net acre, providing durable optionality that protects the buyer's basis (buyer to verify).

The full inspection and disclosure package is available up front. The asking price reflects both the known repair scope identified in those reports and recent pricing adjustments across comparable East Bay properties, giving buyers a transparent, underwritable basis from day one.

~20,100

SF LOT

~5,790

SF BUILDING

2

BUILDINGS

6

PARKING

Why this opportunity is rare

Five characteristics separate this offering from comparable East Bay assets. The pages that follow detail each in turn.

01

Two buildings on one parcel

A purpose-built community facility and a separate residence held together on a single RM-zoned lot of approximately 20,100 SF.

02

Purpose-built commercial-grade community facility

Approximately 3,760 SF with a commercial-grade kitchen, wide corridors, spacious common and dining areas, and an accessibility-supportive layout.

03

Separate income-producing residence

A 3-bedroom, 2-bath home of approximately 2,030 SF available for rental income, staff housing, owner occupancy, or administrative offices.

04

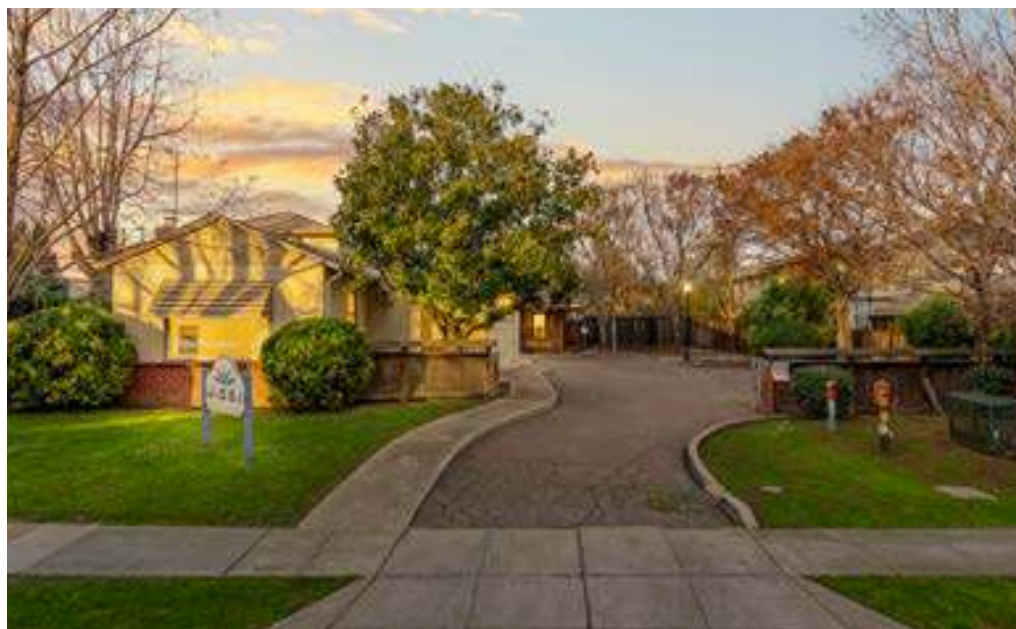
Flexible zoning and multiple operational pathways

RM zoning supports care, educational, cultural, religious, recreational, and nonprofit uses across by-right and permitted approval paths.

05

Rare East Bay location with long-standing community recognition

More than 30 years of continuous community service at this site, in a supply-constrained market with strong regional access.



Five Drivers Behind the Opportunity

Five distinct advantages position the property for near-term operation, flexible occupancy, and long-term investment optionality.

01

Additional Income Opportunity

The separate single-family residence provides flexibility from day one. An owner may generate immediate rental income, house staff on site, occupy the home directly, or use the space for administrative offices while operating a program in the rear building.

02

Faster Licensing Restart

Previously licensed for 14 beds, the purpose-built rear facility may support a faster operational restart than ground-up development, subject to buyer verification and licensing approval.

03

A Rare Live-and-Operate Configuration

The front residence and rear facility function as a coordinated two-building property. An owner-operator may live in the three-bedroom home while operating a licensed program nearby, or use the residence for staff housing, administrative offices, or rental income.

04

Priced with Full Transparency

Professional property, roof, and termite inspections have been completed for both buildings, with reports available to qualified buyers. The \$2,799,800 asking price reflects both the identified repair scope and recent comparable pricing activity in the area, allowing buyers to underwrite from a more informed basis at the outset.

05

RM Development Optionality

Beyond its operational potential, the RM designation allows multi-unit residential development by right within Hayward's Medium Density range of approximately 8.7 to 17.4 units per net acre. This provides a longer-term redevelopment path that can help preserve flexibility and protect the buyer's basis, subject to City review and buyer verification.

Permitted and Conditional Uses in the RM District

The RM zoning designation supports a wide range of community-serving and residential uses. Summary below per City of Hayward use regulations. Buyer to verify all uses, permits, and licensing requirements with the City of Hayward and applicable state agencies.

APPROVAL PATH	USES
Permitted by Right	Home day care — state-licensed, 14 or fewer children or adults
	Small unlicensed and licensed group home
	Public agencies
	Multi-unit residential — 4 or more units
	Duplex and triplex
	Accessory dwelling units
Administrative Use Permit	Day care center — 15 or more children or adults
	Medium licensed group home
	Educational facility
	Cultural facility
	Religious facility
	Recreational facility
	Convalescent facility
Conditional Use Permit	Dormitory
	Large unlicensed and licensed group home

How this property can work for you

The two-building configuration supports a range of operators, organizations, and investors. The pathways below are illustrative and subject to applicable permitting and licensing.

Community Care Operator

- Reopen a licensed-capacity care facility more quickly than developing from the ground up.
- Utilize the front residence for staff housing, management offices, or rental income.
- Expand services over time as community needs evolve.

Child Care & Education Provider

- Establish a child care center, subject to applicable permitting.
- Operate after-school programs, enrichment classes, tutoring, or youth development programs.
- Utilize the separate residence for administrative offices, staff housing, or additional operational flexibility.

Nonprofit or Community Organization

- Establish a permanent community campus.
- Combine administrative offices, program space, gathering areas, and staff housing.
- Continue serving the local community from a purpose-built facility with an established history.

Behavioral Health / Youth Services

- Operate residential or transitional housing.
- Deliver counseling, educational, and supportive programs in one location.
- Separate administrative and residential functions between the two buildings.

Investor / Developer

- Generate immediate rental income from the front residence.
- Lease or operate the rear facility.
- Preserve long-term redevelopment potential while benefiting from existing improvements.

All uses are subject to City of Hayward review, applicable permitting, and state licensing. Buyer to verify independently.



SECTION TWO

Building / Floor Plan

24952-24954 Cypress Avenue
Hayward, CA



..... BUILDINGS DETAILS

At a glance

APN	443-0080-019-02
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Building Area	~5,790 SF total
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Total Lot Area	~20,100 SF
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Zoning	RM
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Buildings	2
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Parking	6
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PRICE	\$2,799,800
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REAR BUILDING

Previously Licensed Care Facility

~3,760 SF · built 1993

FRONT BUILDING

Flexible Income Property

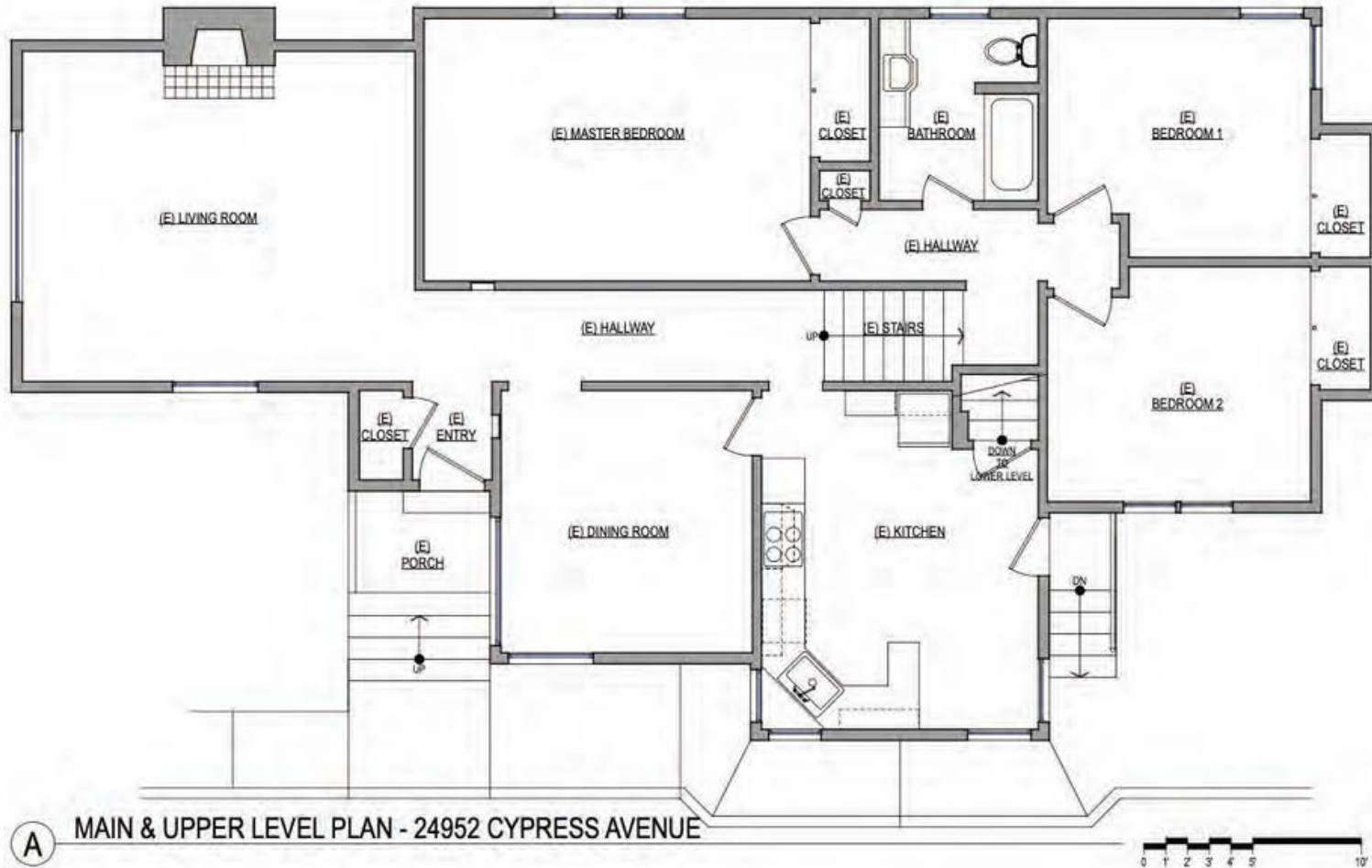
3 bd / 2 ba · ~2,030 SF

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.



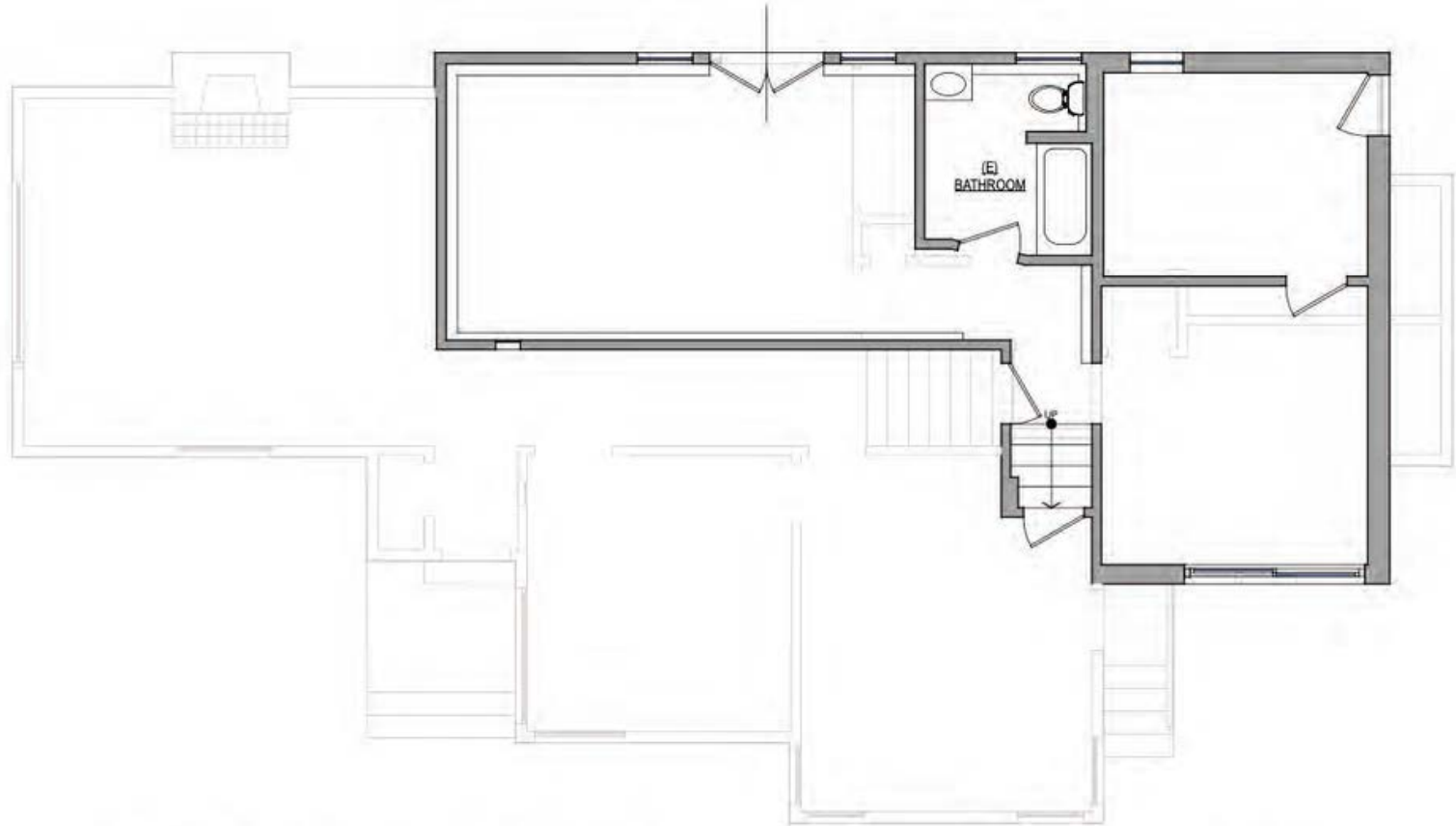
Front Building layout

MAIN & UPPER LEVEL PLAN



Front Building layout

LOWER LEVEL PLAN



B LOWER LEVEL PLAN - 24952 CYPRESS AVENUE



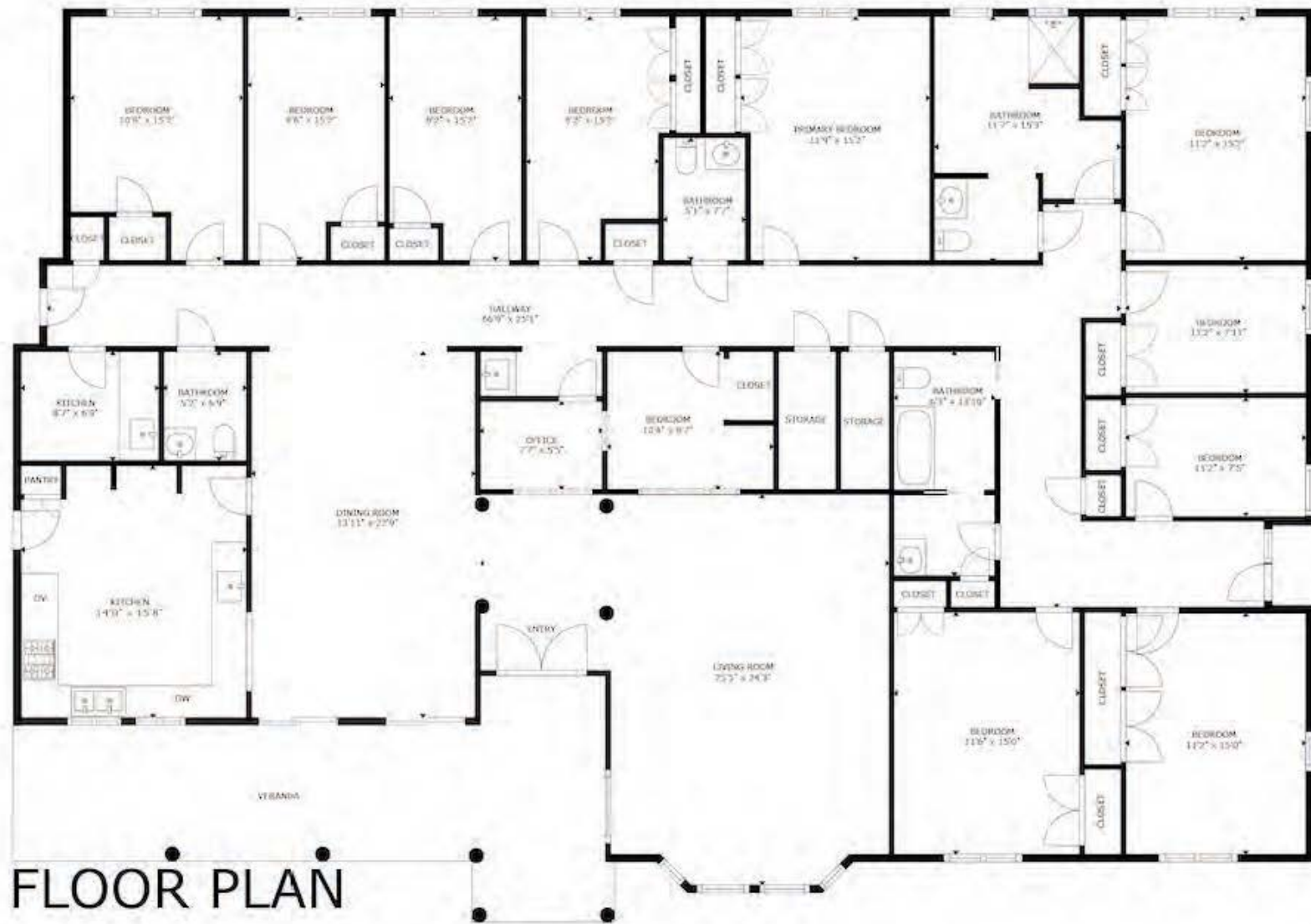


..... REAR BUILDING

Purpose-Built Community Care Facility

~3,760 SF, built 1993 and designed for accessibility — with a previously licensed 14-bed configuration.

Rear Building layout



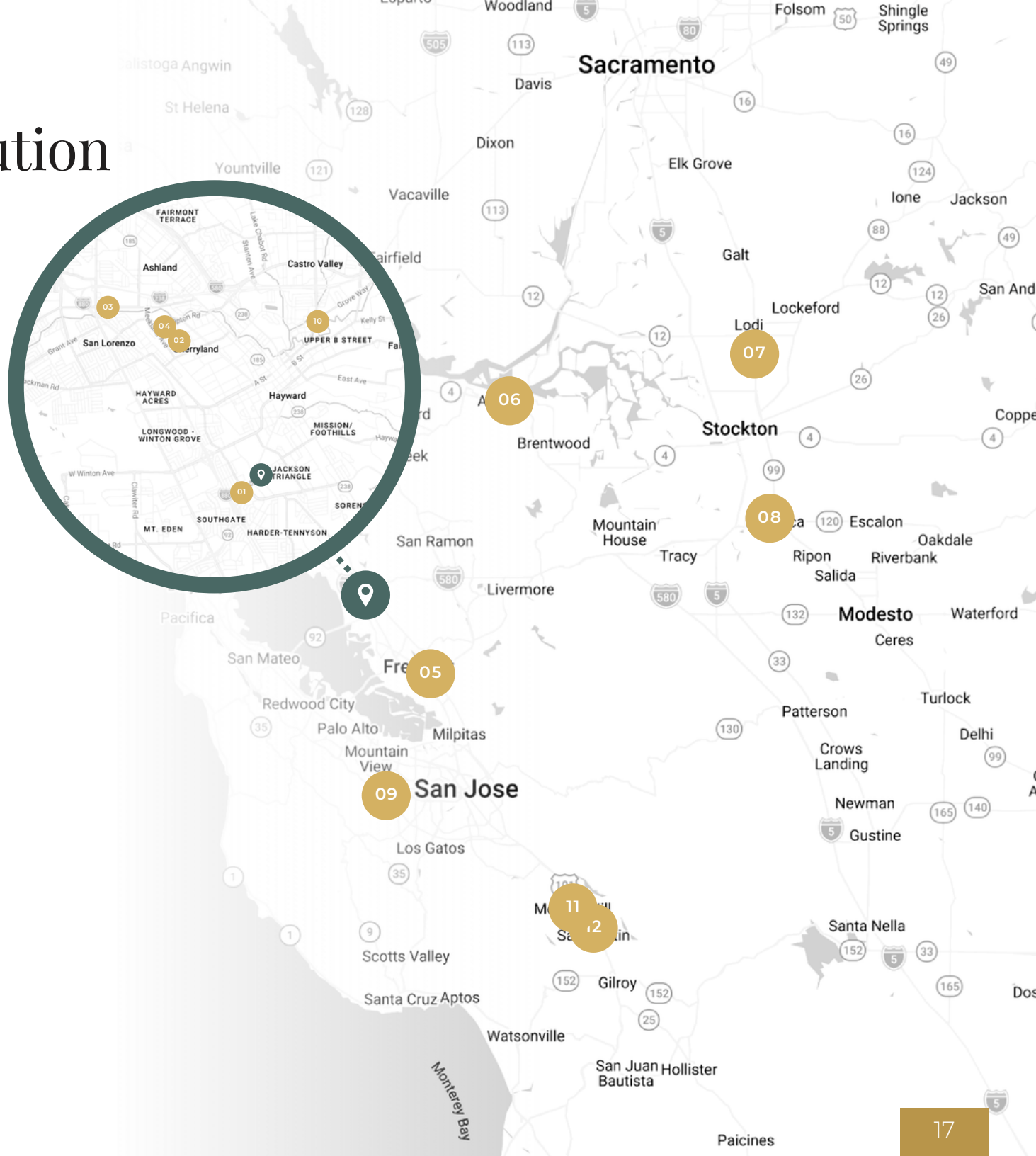
SECTION THREE

Market Comparables

24952–24954 Cypress Avenue
Hayward, CA

03

Regional distribution



- 01 512 TEASDALE PL
- 02 261-265 MEDFORD
- 03 268 LEWELLING BLVD
- 04 18905 STANDISH AVE
- 05 41040 LINCOLN ST
- 06 825 E 18TH ST
- 07 64617 BEAR CREEK RD
- 08 466-469 E NORTH ST
- 09 21255 STEVENS CREEK BLVD
- 10 22424 CHARLENE WAY
- 11 16095 CHURCH ST
- 12 16515 BUTTERFIELD BLVD

Sales & listings · 1–8



512 Teasdale Pl
Hayward, CA · 94544

2,395 Bldg · 9,558 Lot SF

\$1,200,000



261–265 Medford
Hayward, CA · 94541

6,656 Bldg · 27,318 Lot SF

\$3,300,000



268 Lewelling Blvd
San Lorenzo, CA · 94580

5,831 Bldg · 11,782 Lot SF

\$2,650,000



18905 Standish Ave
Hayward, CA · 94541

7,415 Bldg · 17,550 Lot SF

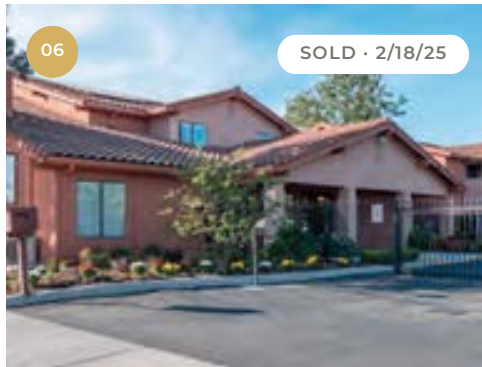
\$3,100,000



41040 Lincoln St
Fremont, CA · 94538

21,520 Bldg · 51,836 Lot SF

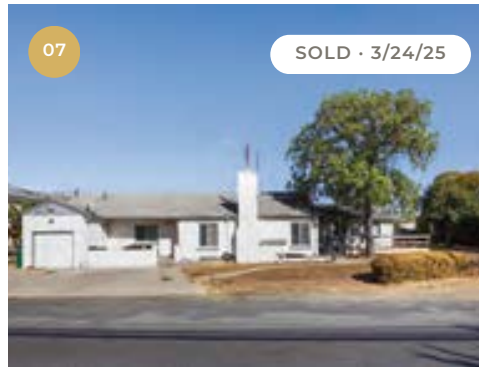
\$10,000,000



825 E 18th St
Antioch, CA · 94509

30,974 Bldg · 46,522 Lot SF

\$8,750,000



64617 Bear Creek Rd
Lodi, CA · 95240

2,410 Bldg · 30,433 Lot SF

\$630,000



466–469 E North St
Manteca, CA · 95336

14,483 Bldg · 67,500 Lot SF

\$7,000,000

Sales & listings · 9–12



21255 Stevens Creek Blvd
Cupertino, CA · 95014

— Bldg · 111,078 Lot SF

\$2,740,000



22424 Charlene Way
Castro Valley, CA · 94546

12,910 Bldg · 47,916 Lot SF

\$4,500,000



16095 Church St
Morgan Hill, CA · 95037

6,000 Bldg · 26,500 Lot SF

\$5,000,000



16515 Butterfield Blvd
Morgan Hill, CA · 95037

60,890 Bldg · 75,446 Lot SF

\$23,821,000

SECTION FOUR

Location & Demographics

24952–24954 Cypress Avenue
Hayward, CA

04

..... LOCATION

A central East Bay position

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.

I-880

INTERSTATE

SR-92

SAN MATEO BRIDGE

SR-238

FOOTHILL CORRIDOR



J-Sei Home

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.

Over decades of continuous operation, the property developed strong recognition and goodwill, earning an outstanding reputation among families, service providers, and regional organizations — an intangible asset that future operators may benefit from as they reintroduce senior care services at this location.





..... DEMOGRAPHICS • 1 MILE RADIUS

KEY FACTS



39,578
POPULATION



11,997
HOUSEHOLDS

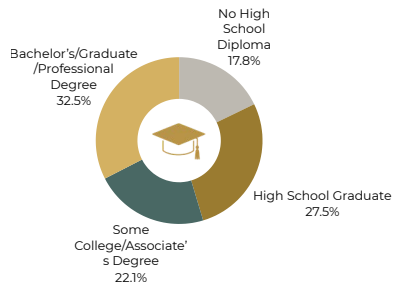


36.2
MEDIAN AGE

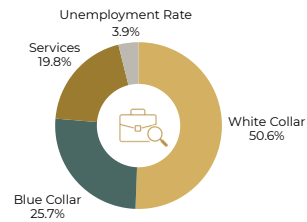


\$87,904
MEDIAN DISPOSABLE INCOME

EDUCATION



EMPLOYMENT



INCOME



\$108,146
MEDIAN HOUSEHOLD INCOME

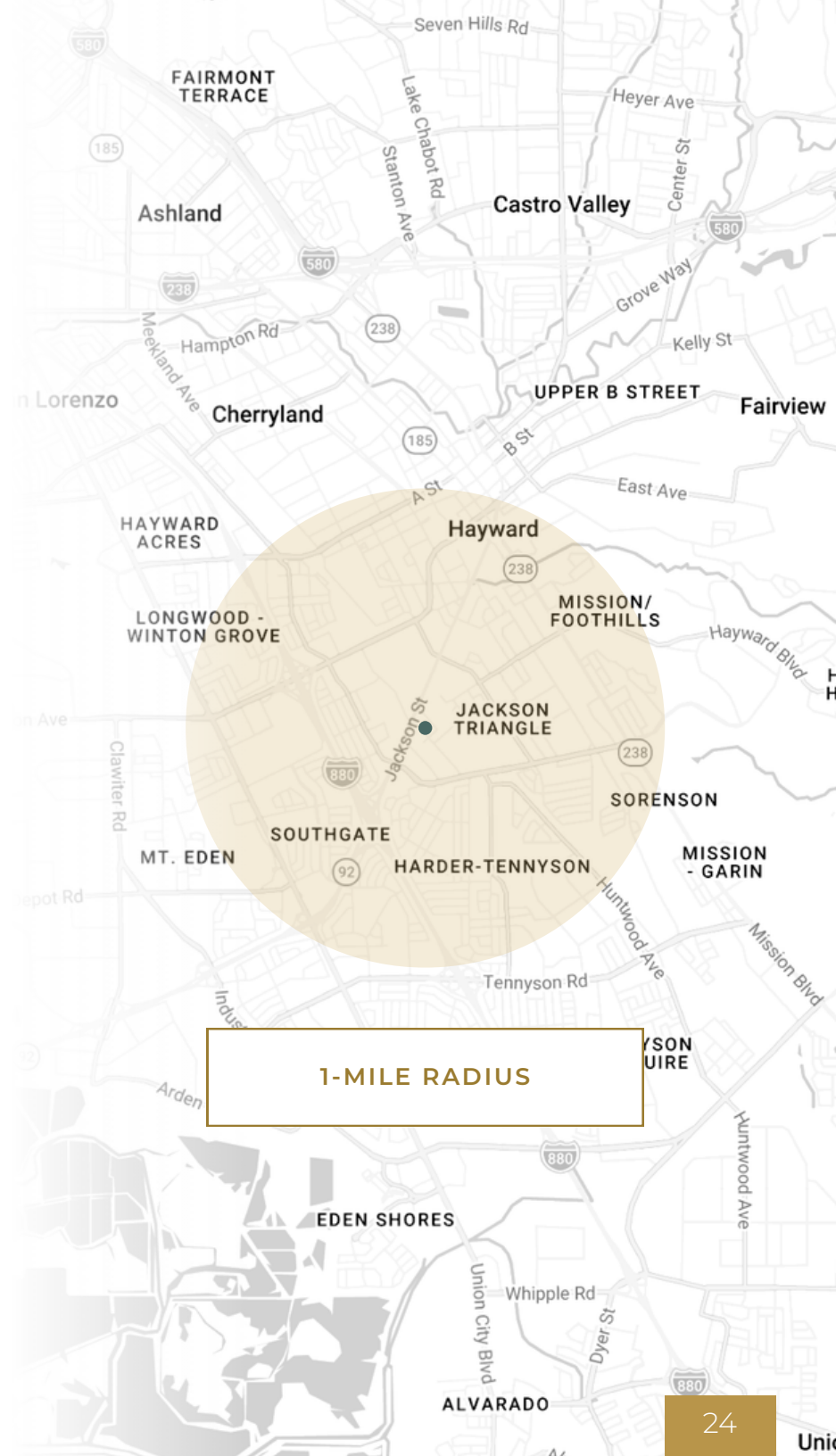
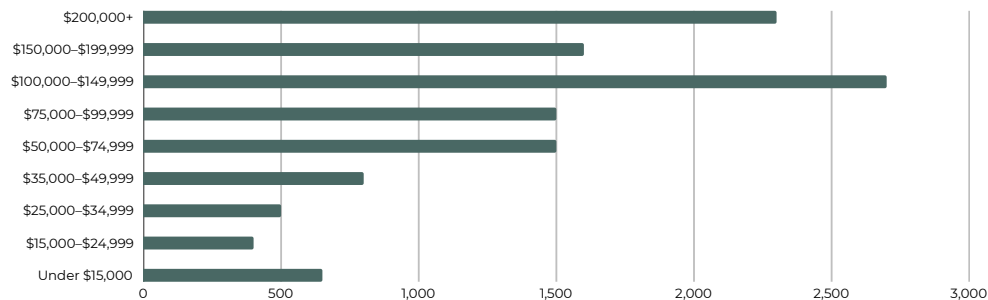


\$39,932
PER CAPITA INCOME



\$181,335
MEDIAN NET WORTH

HOUSEHOLD INCOME



1-MILE RADIUS

..... DEMOGRAPHICS • 3 MILE RADIUS

KEY FACTS



211,621
POPULATION



66,681
HOUSEHOLDS

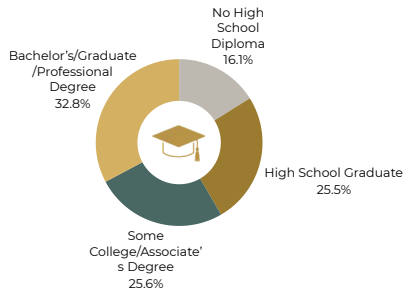


37.7
MEDIAN AGE

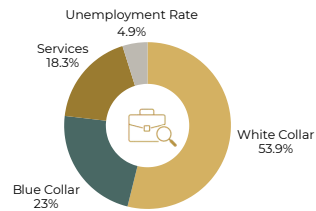


\$87,969
MEDIAN DISPOSABLE INCOME

EDUCATION



EMPLOYMENT



INCOME



\$107,573
MEDIAN HOUSEHOLD INCOME

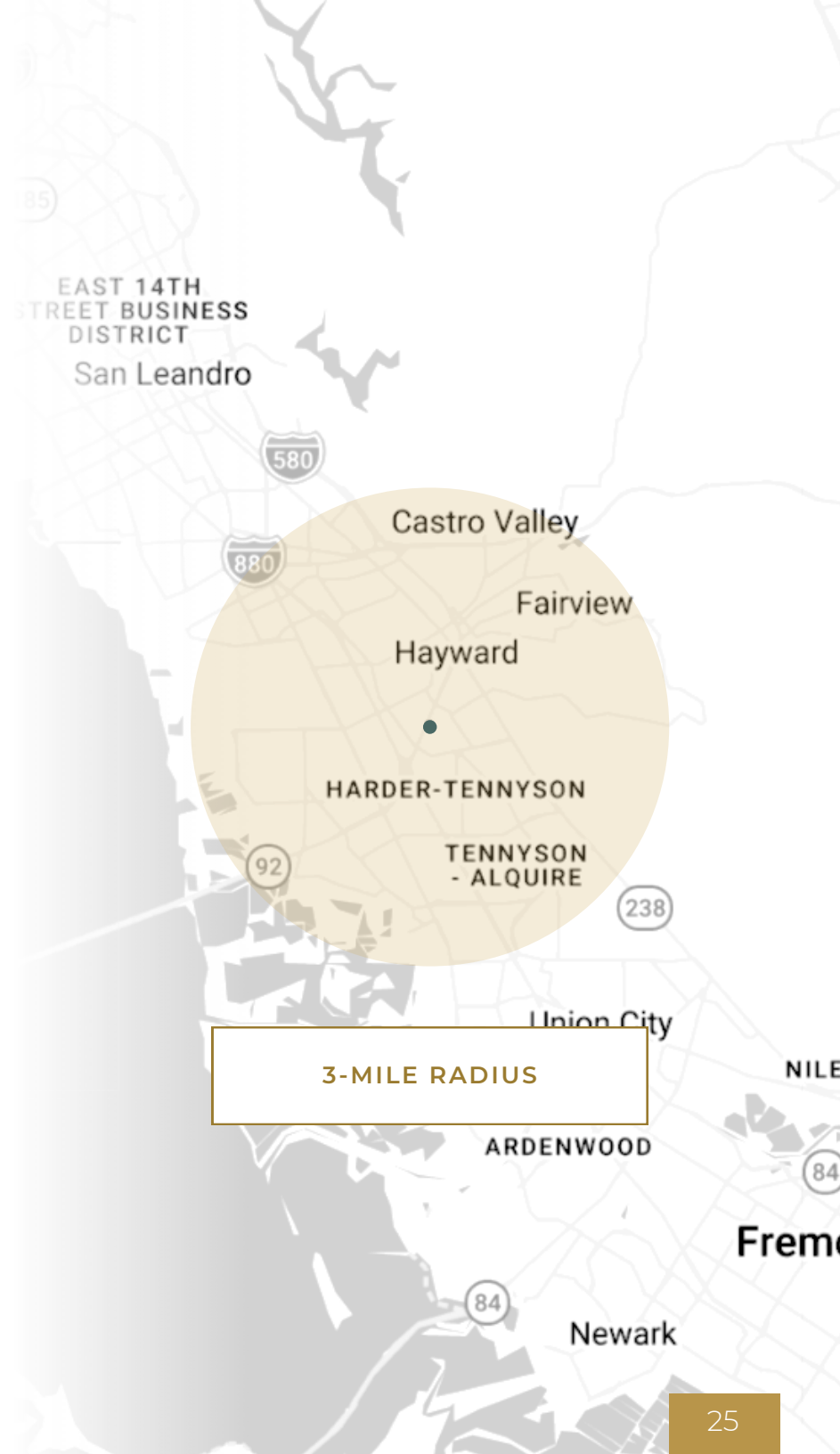
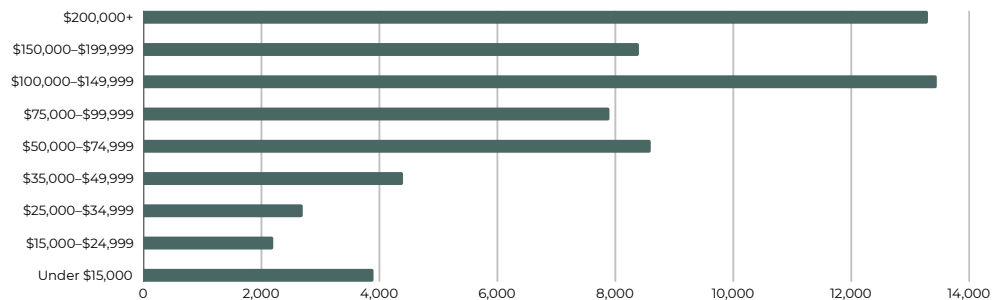


\$42,547
PER CAPITA INCOME



\$219,085
MEDIAN NET WORTH

HOUSEHOLD INCOME



3-MILE RADIUS

..... DEMOGRAPHICS • 5 MILE RADIUS

KEY FACTS



379,189
POPULATION



120,737
HOUSEHOLDS

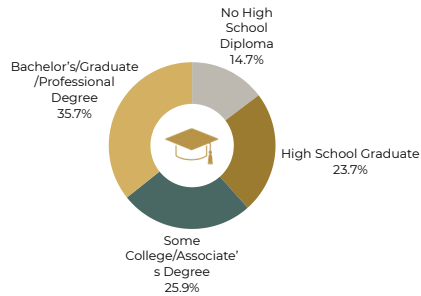


39.0
MEDIAN AGE

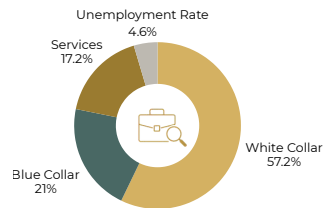


\$92,519
MEDIAN DISPOSABLE INCOME

EDUCATION



EMPLOYMENT



INCOME



\$112,417
MEDIAN HOUSEHOLD INCOME

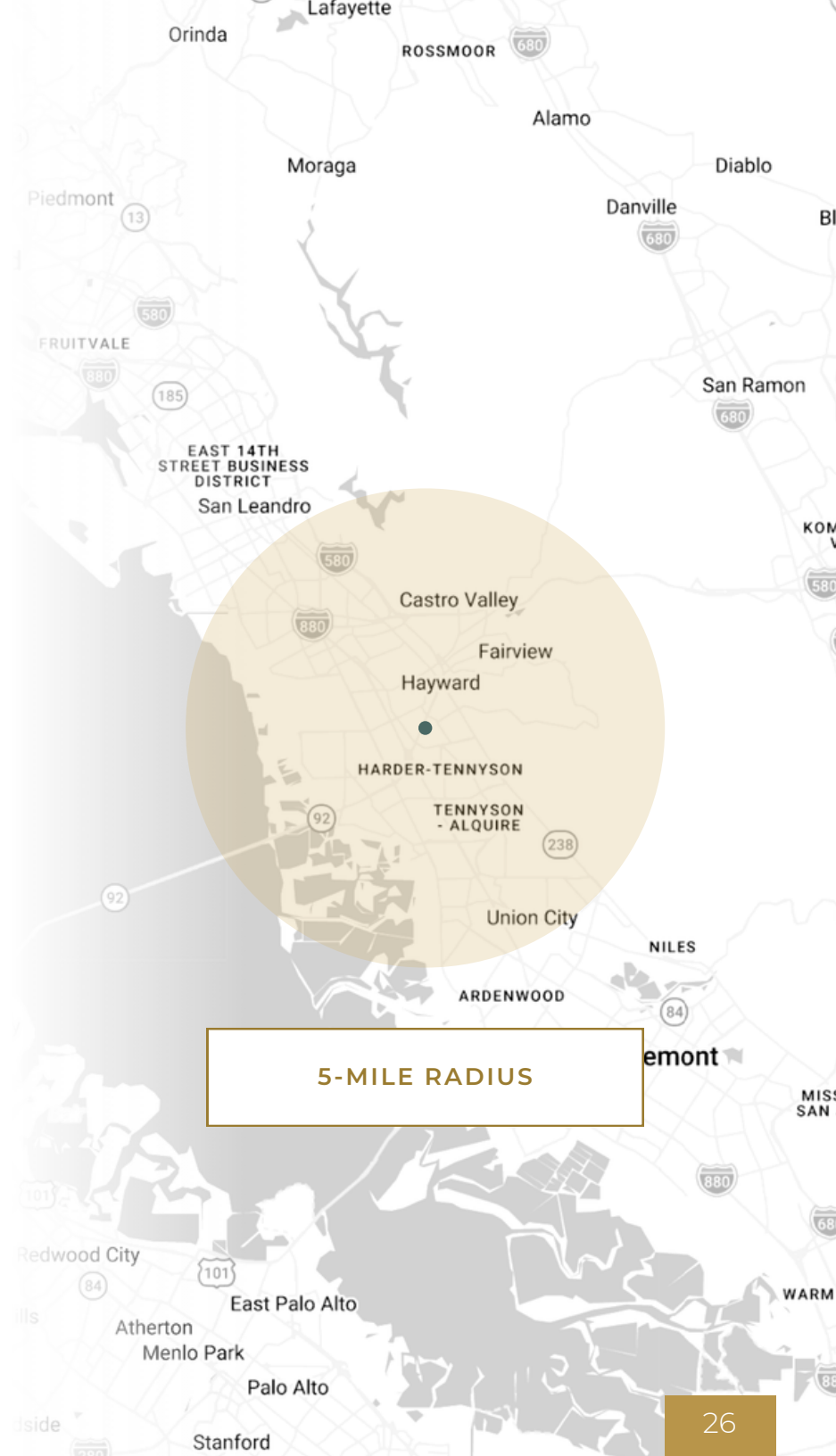
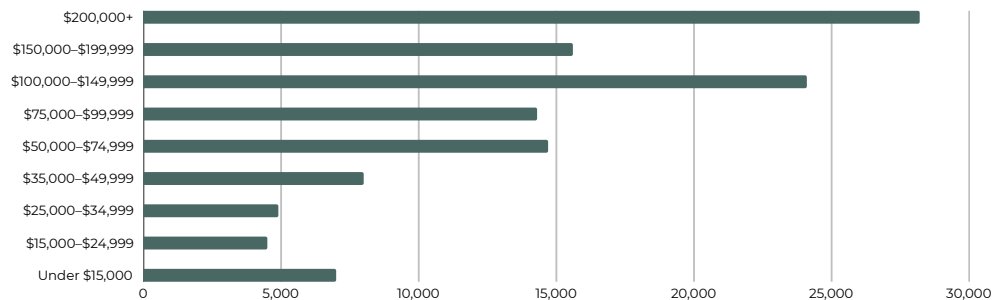


\$46,099
PER CAPITA INCOME



\$292,347
MEDIAN NET WORTH

HOUSEHOLD INCOME



5-MILE RADIUS

Senior population depth & growth

	1 MILE	3 MILES	5 MILES
2025 · Ages 75–84	1,365	9,336	18,674
2030 · Ages 75–84	1,736 +27.2%	11,834 +26.8%	23,527 +26.0%
2025 · Ages 85+	454	3,372	6,418
2030 · Ages 85+	505 +11.2%	3,879 +15.0%	7,429 +15.8%

+26.8%

GROWTH · AGES 75–84 · 3-MILE RING

Within 1, 3, and 5-mile radii 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.

Age- & income-qualified households

	1 MILE	3 MILES	5 MILES
HH Income \$75,000+ with HHr Age 65+	1,090	7,698	15,524
HH Income \$100,000+ with HHr Age 65+	844	5,967	11,971

7,698

HH \$75K+ · AGE 65+ · 3-MILE RING

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.

..... DEMOGRAPHICS

The “decision-maker” cohort, ages 45–64

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.

2025 MEDIAN HOUSEHOLD INCOME · AGE 45–64

1 Mile	\$231,096
3 Miles	\$241,081
5 Miles	\$265,100

2025 AVERAGE HOUSEHOLD INCOME · AGE 45–64

1 Mile	\$280,440
3 Miles	\$299,456
5 Miles	\$330,144

Health needs & essential-use indicators

Average per-capita health care spending is projected to rise across all three trade-area rings through 2030, reinforcing sustained, essential-use demand for senior care and health-adjacent services proximate to the subject property.

HEALTH CARE SPENDING • AVERAGE	1 MILE	3 MILES	5 MILES
2025	\$7,447	\$7,716	\$8,278
2030	\$8,384	\$8,683	\$9,323

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



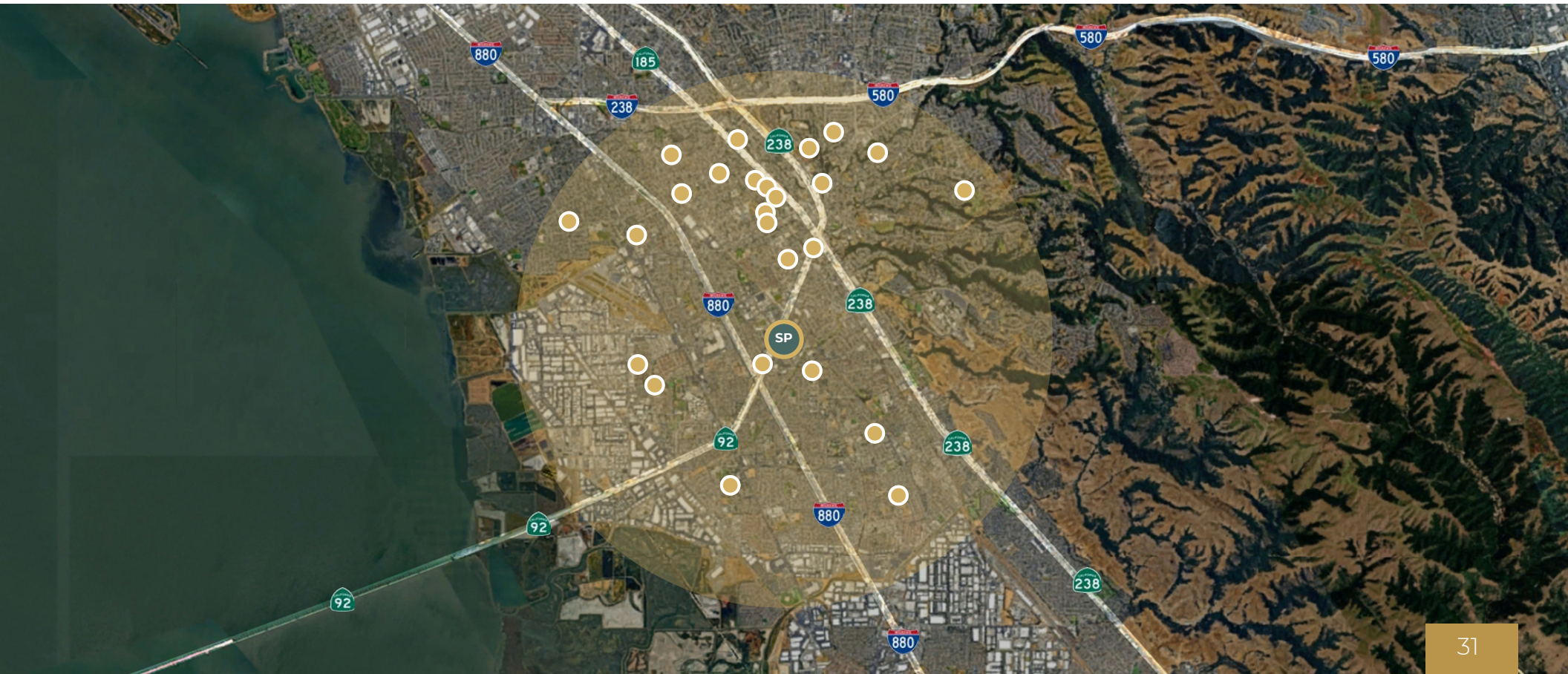
Validated demand, fragmented competition

~25

Nursing & residential care businesses
within a 3-mile radius (2025).

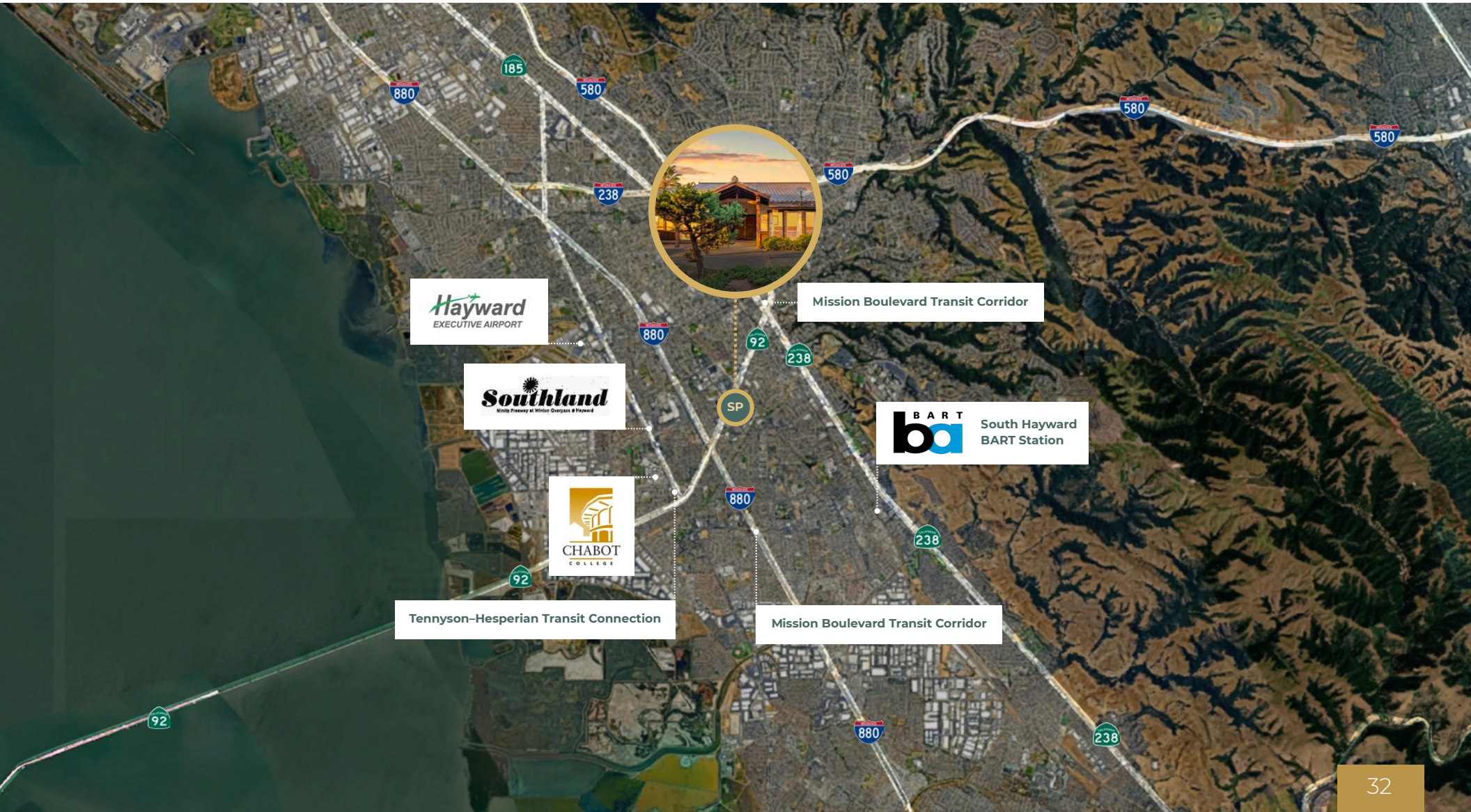
- Market dominated by small residential care homes
- 14-bed layout enables efficient mid-scale operations
- Limited institutional-scale competition
- Fragmented supply reflects established demand, not saturation

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



Transit Access Supports Workforce Recruitment

South Hayward BART and nearby AC Transit routes strengthen access to the regional labor pool, supporting caregiver and staff recruitment across Hayward and the East Bay.



Community Anchors Support Multiple Use Pathways

Adjacent schools, nearby parks, residential neighborhoods, and employment centers reinforce the property's suitability for care, child care, educational, and community-serving uses.



24952–24954 Cypress Avenue

Rare Two-Building Community Asset with Multiple Value-Add Opportunities



FOR MORE INFORMATION

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