

Sears Haywood Development & Repositioning Opportunity

Life Sciences, Residential, Retail, Mixed-Use

660 W WINTON AVE | 29.36 Acres

2022 Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413

The Offering

JLL is pleased to offer a joint venture opportunity for redevelopment or repositioning of the former Sears Auto Center at Southland Mall. This 30-acre site currently has five 1 and 2-story buildings and represents a rare opportunity for an infill redevelopment in the growing San Francisco Bay Area community of Hayward.

Investment Highlights



Extremely rare San Francisco Bay Area 30-acre infill opportunity



Booming life sciences development market



Fronts I-880 and minutes to San Mateo - Hayward Bridge and BART



Existing structures can be repositioned for life sciences or retail use



Perpetual housing shortage spurs residential development



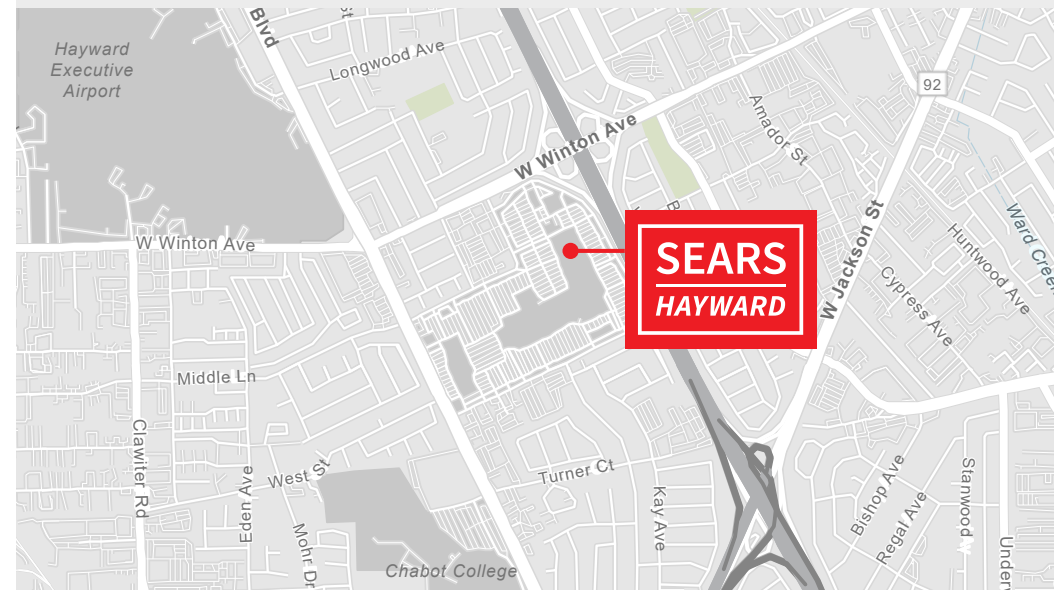
Rectangular site share allows for efficient development

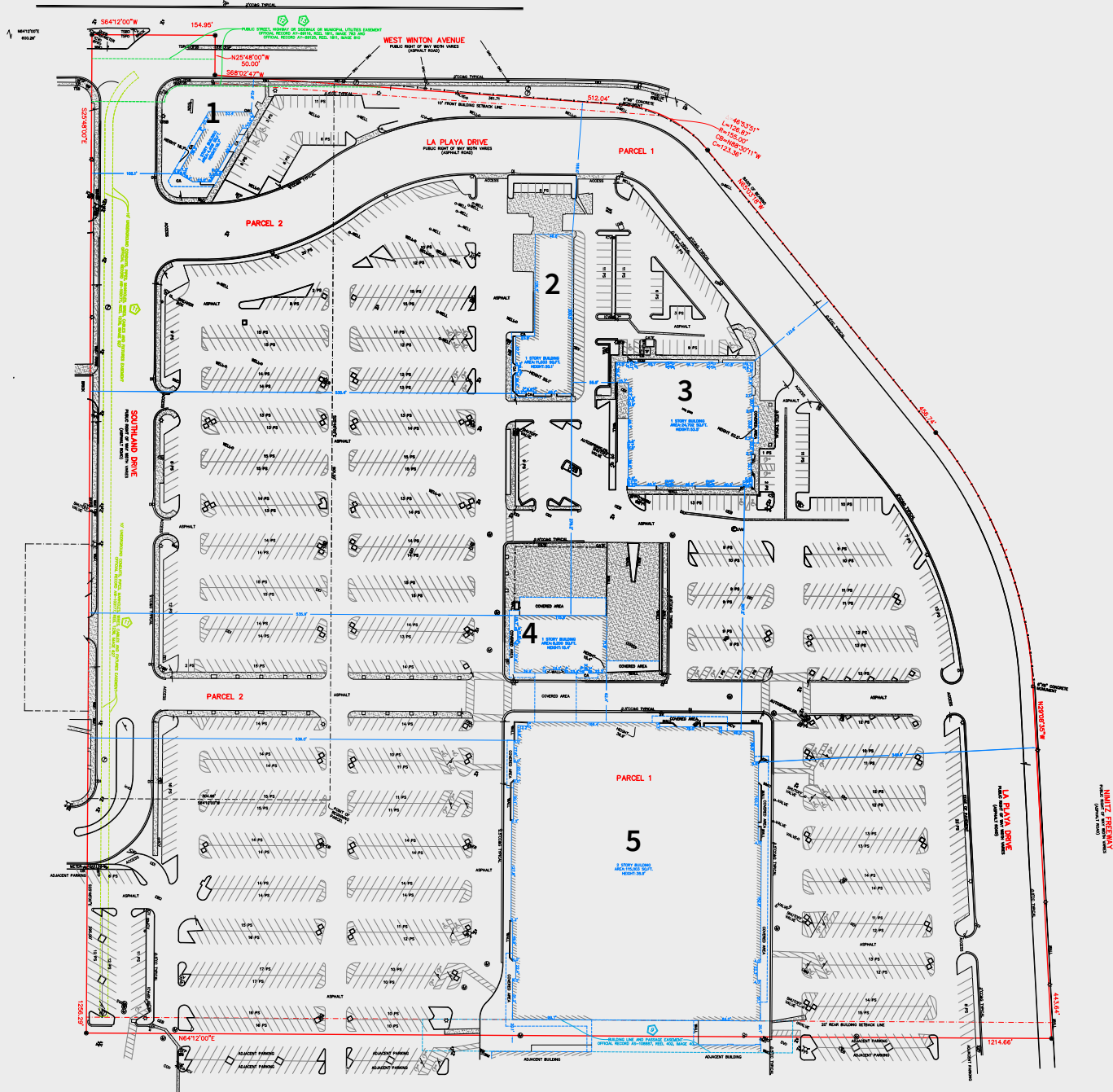
PROPERTY DETAILS

Name	Southland Mall		
Address	660 W Winton Ave, Hayward, CA, 94545		
Site (Ac)	29.36		
APN	442-0010-003-02		
Use	Former Sears Auto Center		
Building	SF	Stories	Height
1	4,409	1	18.7'
2	11,033	1	20.1'
3	24,702	1	53.5'
4	8,200	1	15.4'
5	115,003	2	38.9'
Total SF	163,347		
Parking Spaces	1,488		

DEVELOPMENT PARAMETERS

Zoning	Central Business - Minimum Lot Size 20,000 SF (CBB20)
Permitted Uses	Commercial & Residential
General Plan	Retail and Office Commercial
Density Maximums	
Mixed Use	17.4 Dwelling Units / Ac
Commercial	FAR 0.6





Property Overview

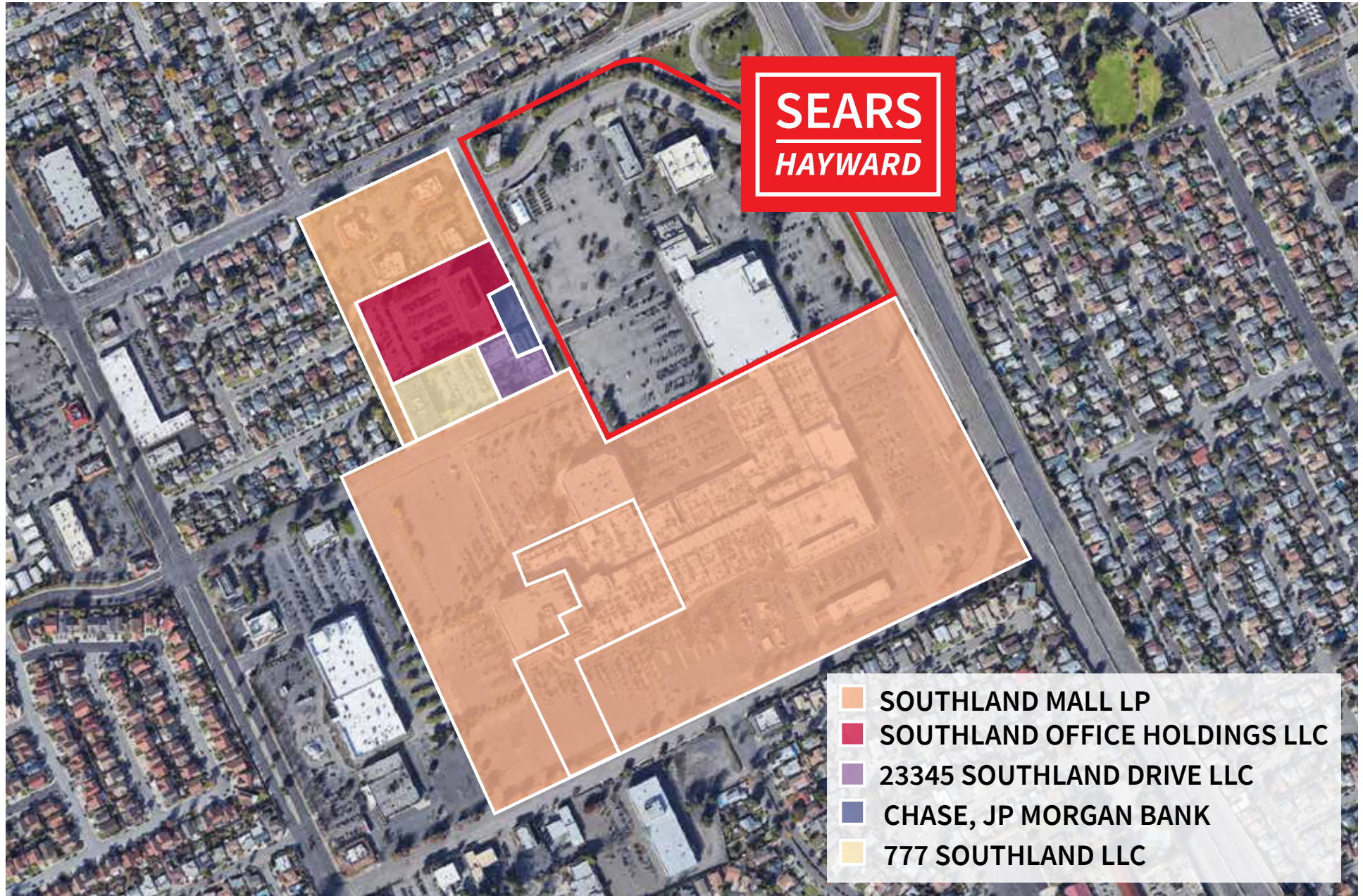
The Sears Site sits within the Southland Mall, a Super Regional Mall in the inner East Bay. National tenants within the mall range from home improvement to apparel to dining. Situated on the I-880 Corridor in the San Francisco East Bay, the mall attracts shoppers throughout the East Bay.

SOUTHLAND MALL

Address	1 Southland Mall, Hayward, CA
Submarket	Hayward / Castro Valley
Land (Ac)	29.36
Bldg SF	163,347
Built	1964, renovated 1991
Annual Visits	5.6 Million
Sample Tenants	H&M, Macys, GameStop,



OWNERSHIP MAP



PROPERTY DETAILS

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Commercial	FAR 0.6
Airport Land Use Commission	Safety Zones 2 & 6

AIRPORT SAFETY ZONES



Development Potential

The Subject Site presents a rare opportunity for large scale development in the inner Bay Area.

- Flexible underlying zoning and municipality supportive of a mixed-use redevelopment.
- Rectangular site shape allows for efficient development plan.
- Major infrastructure investment ongoing to improve Highway 880 Winton Ave interchange.

PATH TO DEVELOPMENT

Given the size of the Subject Site development will likely be viewed holistically.

- If development was in alignment with the current zoning, City processes would likely be site plan review and a tentative map.
- Development via the Planned Development allows for changes to development standards.
- Life Sciences development would likely occur under a rezone to Light Industrial and General Plan designation change to Industrial. A General Plan amendment could also be considered.
- California Environmental Quality Act requirements are likely to be met through an Initial Study / Mitigated Negative Declaration, or an Environmental Impact Report.

The above summary of entitlements is provided as a convenience to investors. Investors should rely upon their own analysis.

OAKLAND
INTERNATIONAL
AIRPORT

INTERSTATE
CALIFORNIA
880

BAY FAIR
BART STATION 

INTERSTATE
CALIFORNIA
238

HAYWARD
EXECUTIVE
AIRPORT

**BRIDGEVIEW
TECHNOLOGY PARK**
BioMed
+/- 252,000 SF | 80% Occupancy

**SEARS
HAYWARD**

MT. EDEN RESEARCH PARK
GI Partners
+/- 370,000 SF | 81% Occupancy


HAYWARD
STATION

HAYWARD
BART STATION 

BRITANNIA POINT EDEN
Healthpeak
+/- 530,000 SF | 93% Occupancy

HAYWARD LABS
Tarlton / Harrison Street
+/- 119,000 SF | 50% Occupancy

CALIFORNIA
92

INTERSTATE
CALIFORNIA
880

SANMATEO-HAYWARD BRIDGE

SEARS

HAYWARD



Investment Contacts

TATIANA HODAPP

Director
+1 415.562.4268
tatiana.hodapp@am.jll.com
CA Lic. #02016779

ERIC KATHREIN

Senior Director
+1 415.510.6961
eric.kathrein@am.jll.com
CA Lic. #01896107

GEOFF TRANCHINA

Managing Director
+1 310.694.3180
geoff.tranchina@am.jll.com
CA Lic. #01435512

MICHAEL MANAS

Director
+1 415 395 4969
michael.manas@am.jll.com
CA Lic #02010118

Life Sciences Leasing

Jones Lang LaSalle Brokerage, Inc. California License #01856260

GRANT YEATMAN

Senior Vice President
+1 510.465.9406
grant.yeatman@am.jll.com
CA Lic. #01972905



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Ambitions*

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