JLL

Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

30526 SAN ANTONIO

HAYWARD, CA

148,935 SF I 100% LEASED I 2.25 YEAR WALT I INFILL EAST BAY LOCATION

INVESTMENT SUMMARY

JLL

THE OFFERING

Jones Lang LaSalle America's Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 30526 San Antonio Street (the "Property") - a distribution facility totaling 148,935 SF (As-Leased) on 6.01 acres (0.57 FAR), located in Hayward. The Property is 100% leased to Outform Group, Inc. with 2.25 years of remaining term (as of July-26). Built/renovated in 1977/2015, the Property features 21' clear heights, 8 dock-high doors, and 5 grade-level doors. The Property's infill location coupled with the market's extreme supply constraints and high barriers to entry, provides an attractive opportunity to invest in a functional asset below replacement cost.

Property Overview

ADDRESS	30526 San Antonio Street
CITY	Hayward
AS LEASED SF	148,935
OCCUPANCY	100%
WALT	2.25 Years
YEAR BUILT/ RENOVATED	1977 / 2015
ZONING	Industrial Park (IP)

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148K
TOTAL RSF

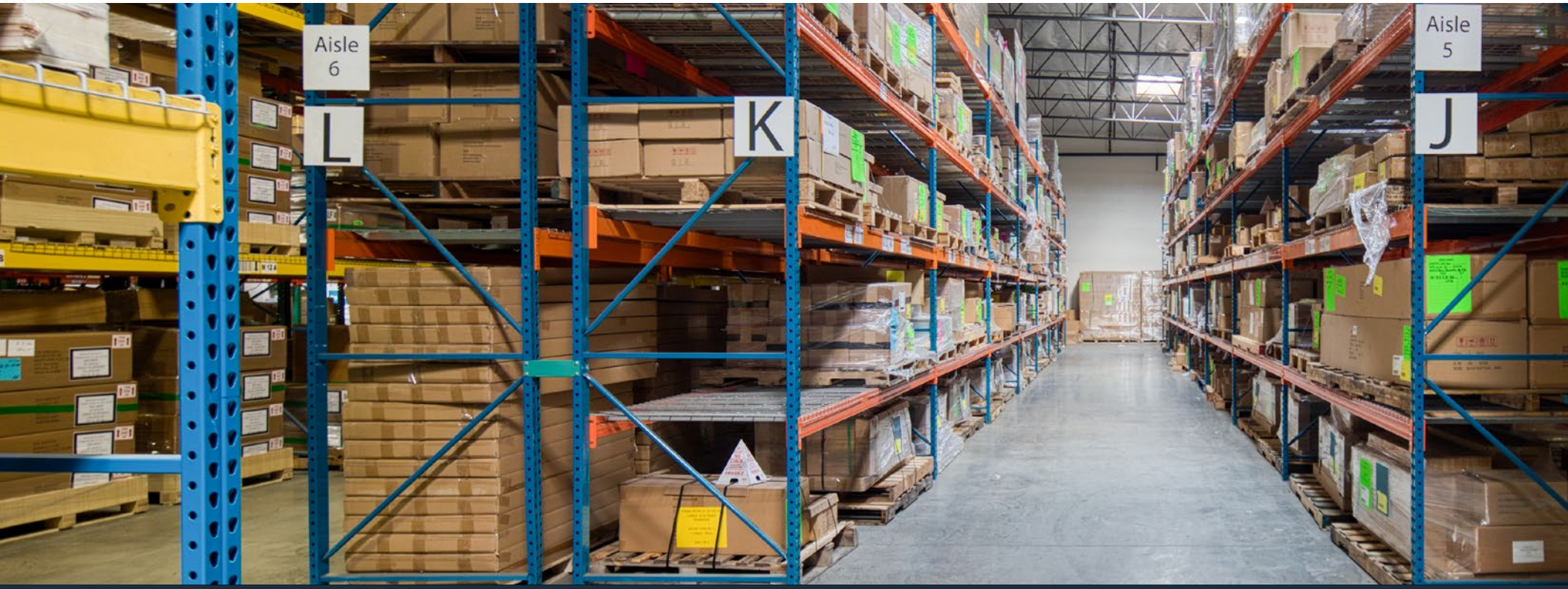
6.01
ACRES

100%
OCCUPANCY

2.25 YEAR
WALT

1,600 AMPS
POWER

$2,023,857
IN-PLACE NOI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INVESTMENT HIGHLIGHTS

- STRATEGIC INFILL EAST BAY LOCATION
- CENTRAL I-880 CORRIDOR POSITIONING
- EXCELLENT BUILDING CONDITION
- HIGH BARRIERS TO ENTRY
- ESTABLISHED REGIONAL TENANT
- 21' CLEAR HEIGHT & 8 DH / 5 GL
- STRATEGIC ACCESS TO GREATER BAY AREA VIA I-880 (1 MILE AWAY)
- AMPLE BUILDING POWER WITH 1,600 AMPS @480V
- BUSINESS PLAN OPTIONALITY - LOGISTICS/ADVANCED MANUFACTURING

EAST BAY MARKET OVERVIEW

The East Bay market boasts a thriving and dynamic economy, supported by a population exceeding two million residents. This region encompasses major cities such as Oakland, Berkeley, and Richmond, making it one of the largest metropolitan areas in California and the fifth largest in the United States. Positioned centrally across the Bay Bridge from San Francisco, the East Bay offers excellent proximity to key regions such as the North Bay, Silicon Valley, Sacramento, and the Central Valley. Additionally, the East Bay lies at the convergence of major interstate highways, including I-880, I-580, I-80, and I-280, providing seamless connectivity to various rail lines, international airports, and significant deep-water ports like the Port of Oakland, Richmond, and Stockton. This strategic advantage, combined with its proximity to the San Francisco Bay Area's workforce of over one million highly educated and skilled professionals, positions the East Bay as an attractive destination for investors. Additionally, the region's connectivity to renowned universities like the University of California Berkeley, and Stanford University further amplifies its appeal, granting easy access to a highly skilled and educated labor pool.

EAST BAY / 880 CORRIDOR BY THE NUMBERS

7.1%	6.5%	$1.32 NNN	$1.23 NNN	+1M SF	618,730 SF
880 Corridor Vacancy Rate	East Bay Vacancy Rate	880 Corridor Asking Rents	East Bay Asking Rents	Q4 Leasing Activity	Of New Industrial Development (0.5% of Total Supply)

HAYWARD KEY STATISTICS

0 SF	+1.5%	8.2%	$1.33 NNN
Of New Industrial Development	QoQ Average Market Rent Growth	Total Vacancy %	Hayward Asking Rents

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