



FIABCI
Motel/Hotel Specialists, Inc.

8050 N. Palm Avenue, Suite 300
Fresno, CA 93711

EXECUTIVE SUMMARY

1. Property Type: Commercial land for hotel site.
2. Address & Location: 25656 Mission Blvd. Hayward, CA
(Alameda County; APN 445-0220-16)
3. Parcel Size: Approx. 1.36 acres; or approx. 59,241 SF
4. Zoning & Usage: Commercial designation. Owner represents he has approval to construct an 82 room Holiday Inn Express. (Bldg. plans are included in purchase price)
5. Other Hotels/Motels In area
There are presently 3 other hotels on Mission Blvd. near the subject property; (a Hampton, Comfort Inn, and a Days Inn)
6. Services & Utilities: (Per Alex Ameri, Utilities Department
"Belmont Avenue and Torrano Avenue both have 6" water mains. There is an 8" sewer main in Torrano Avenue. There is no sewer main in the section of Belmont Avenue that fronts the property. There is an 8" sewer easement along the north property line, connecting the sewer main in Belmont Avenue to the sewer main in Mission Blvd. The approved plan for this project has all water services tapped off of the water main in Mission Blvd., which includes a 4" service line with 3" domestic meter, 6" fire service line with 2" service line and 2" irrigation meter. There shouldn't be a problem with the water services for the property to be tapped off the water mains in either Belmont Avenue or Torrano Avenue and the sewer lateral to be connected to either the sewer main in Torrano Avenue or to the sewer main located along the north property line.")
7. Existing Buildings: There is an existing building on the subject property that previously was a car agency. This building will have to be demolished.

8. Price:

\$2,250,000

Remarks: The property is located in a very busy, high-traffic area. Seller is very motivated and will cooperate with buyer to deliver the site for the construction of a hotel. Submit all offers for consideration.

Contact:

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