



June 2, 2026

RE: UPDATE - NOTICE OF AVAILABILITY AND INTENT TO DISPOSE OF SURPLUS PROPERTY PURSUANT TO GOVERNMENT CODE SECTION 54220 et seq

To All Interested Parties:

As required by Government Code Section 54220 *et seq.* of the State of California, the City of Hayward (hereinafter, “City”) is providing this Notice of Availability that it intends to sell or lease the surplus property listed below (hereinafter, “Property”):

Property: Cinema Place

Address: 22631 Foothill Boulevard, Hayward, CA 94541

APNs: 428-0066-085 & 428-0066-086-00

Description: Approximately 1.54-acre mixed-use retail and entertainment property improved with a two-story building totaling approximately 52,928 square feet, located in Downtown Hayward.

The City intends to dispose of the Property at **Fair Market Value (FMV)**, which may include either a fee simple sale or a long-term ground lease.

Please note: The Hayward Economic Development Corporation (HEDC) currently holds a ground lease interest in the Property, which commenced on May 1, 2007 with an initial term of fifty (50) year and includes the right to extend the term for two (2) additional five (5) year periods. The ground lease is currently set to terminate April 30, 2057. As part of any transaction, HEDC would consider selling its ground lease interest or coordinating with the City on a disposition of the Property.

In accordance with Government Code Section 54222, you have up to sixty (60) days from the original notice date of May 1, 2026 to notify the City of your interest in acquiring or leasing the Property. This notice does not obligate the City to sell or lease the Property to any responding party.

Instead, the City will enter into at least ninety (90) days of good faith negotiations with any responding entity pursuant to Government Code Section 54223. If no agreement is reached, the City may proceed to market the Property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

If your agency or organization is interested, written notice must be received within sixty (60) days of this notice. Such response may be provided in writing or by email. Responses and inquiries should be directed to:

Tracy Irvin
Real Property Manager
City of Hayward
777 B Street, 4th Floor
Hayward, CA 94541
Tracy.irvin@hayward-ca.gov
510-583-5369

Entities are encouraged to review the Surplus Land Act (Government Code Section 54220–54234) prior to submitting a response.

Respectfully,

A handwritten signature in black ink, appearing to read "C. Tracy Irvin". The signature is fluid and cursive, with the first name "C." and last name "Irvin" clearly distinguishable.

C. Tracy Irvin
Real Property Manager
Office of City Manager, City of Hayward

ATTACHMENT A
RESPONSES TO QUESTIONS – NOTICE OF AVAILABILITY SENT MAY 1ST, 2026

Property: Cinema Place
Address: 22631 Foothill Boulevard, Hayward, CA 94541
APNs: 428-0066-085 & 428-0066-086-00

This attachment provides responses to questions received regarding the Notice of Availability for the above-referenced site.

1. Fair Market Value (FMV) / Pricing Expectations

The City is not establishing a predetermined Fair Market Value (FMV) or specific pricing expectation for either a fee simple sale or a long-term ground lease.

Respondents are requested to submit an offer price supported by an appraisal prepared by a California-licensed MAI appraiser.

Offers will be due June 30, 2026 (sixty (60) days from May 1, 2026), and all proposals will be subject to review and approval by the City Council.

2. Due Diligence Materials

The city will provide available due diligence materials, including environmental, title, and survey information, through an online data room.

Below is the link to access these documents.

https://drive.google.com/drive/folders/1NEKzEtKWEYyNbI_sgOxAvAAcJWU4Ai5?usp=drive_link

3. Affordable Housing Component

At this time, the City has not established specific goals, requirements, or priority criteria related to an affordable housing component for the site.

Respondents are encouraged to propose concepts they believe are appropriate, feasible and in accordance to the Notice of Availability; however, no formal preference or weighting has been assigned to affordable housing in the evaluation process other than listed in the Notice Availability.