



For Sale

440 Boulder Court, Pleasanton, CA
±7,500 SF Office/Warehouse Building
Owner User or Investment

**AVISON
YOUNG**



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Property Details

Asking Price:	\$2,700,000 (\$360/sf)
Current Occupancy:	Delivered vacant or Partial Seller Lease-Back
Building Condition:	Excellent
Building Type:	Flex-Office-Warehouse
Building Size:	±7,500 Square Feet
Ceiling Height:	24' clear warehouse- 10' drop ceiling office
Solar:	Rooftop solar in place
Parking Stalls:	38 vehicle parking
Parcel Number:	946-4547-239
Zoning:	I-G-40; General Industrial
Year Built:	2001
Roll Up Doors:	One (1)
Electrical Meters:	2 electrical meters
Power:	800 amps - 277/480 - 3 phase
Gas in Building:	Yes
Fire Sprinklers:	Yes
Security System:	Yes
Floors:	Single Story Building
Opportunity Zone:	No







Investment Highlights

- High profile end cap unit
- **Seller will modify the space to meet buyer's layout needs**
- All office, all warehouse, partial office/warehouse (Buyers choice)
- Owner would be willing to lease-back up to 2,500 sf
- Earthquake reinforced structure
- Rooftop solar in place

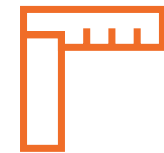
HOA fees cover the following

- Building Insurance
- Roof repair and replacement
- Painting the buildings
- Parking lot maintenance
- Landscaping/Water



Asking Price

\$2,700,000



Building Size

±7,500 sf



Parking

38 Car Parking

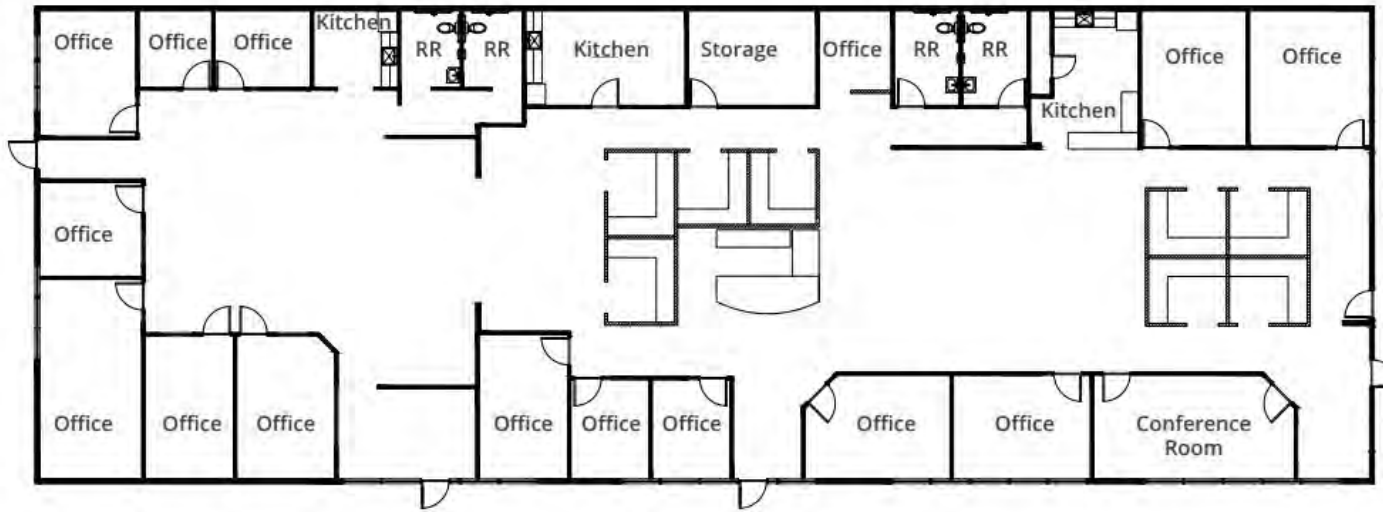


HOA

\$1,892.00/month

Floorplan

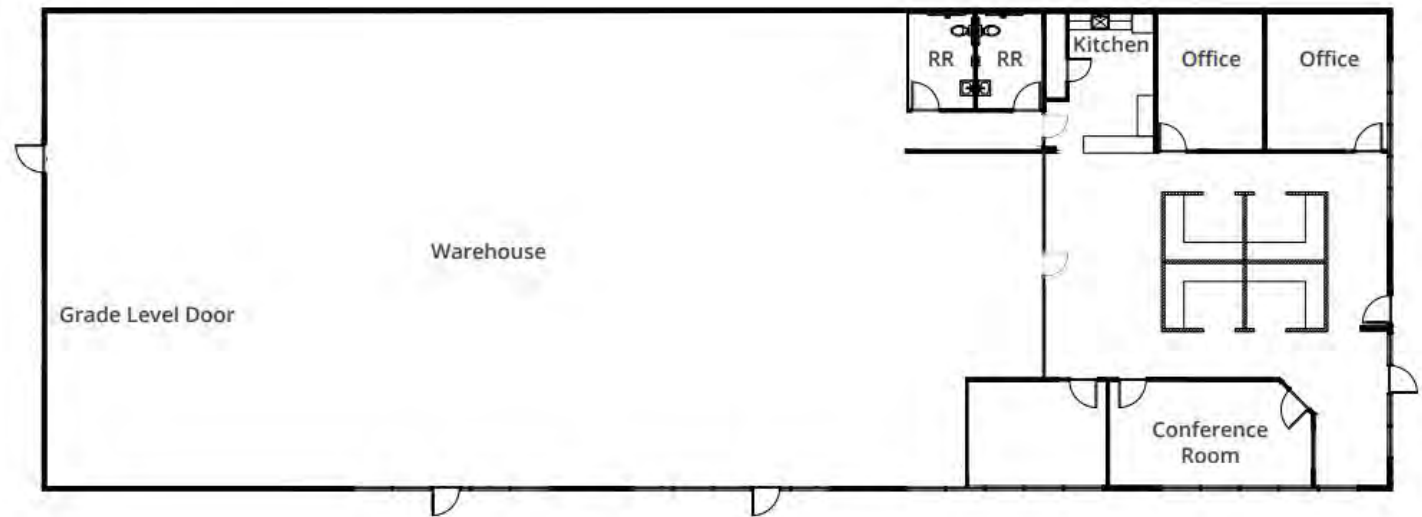
Current Floor Plan



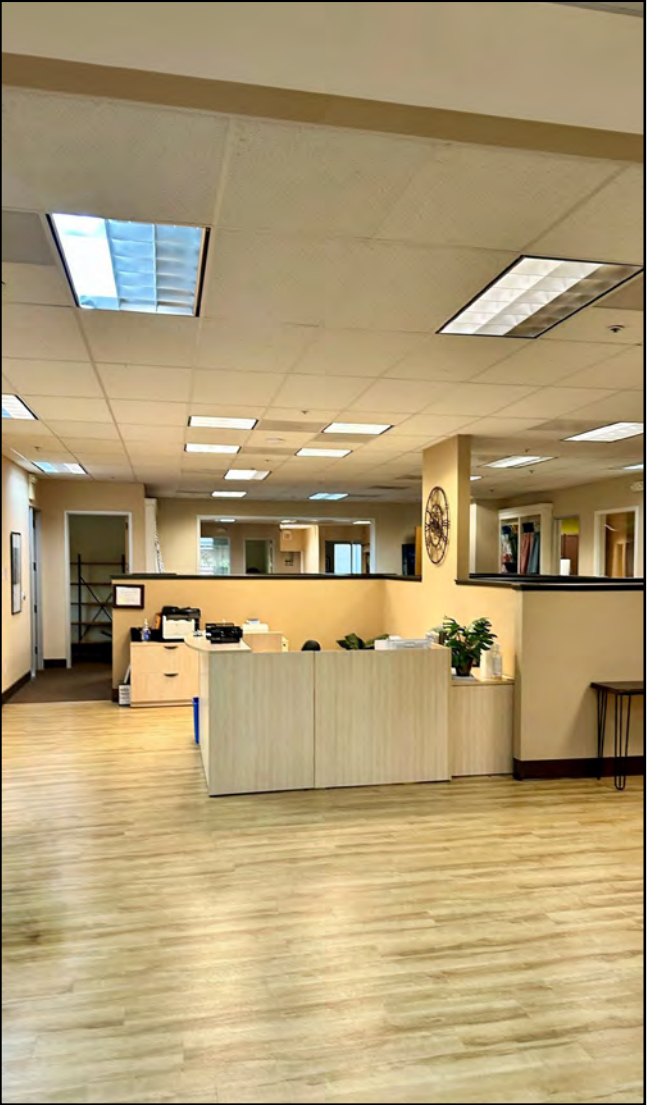
Current layout is 100% nicely built out office space with Class A finishes. The owner will deliver vacant at the close of escrow or would consider leasing back 2,500 square feet at a market rate.

This conceptual floor plan shows the ability to convert all but 2,000 sf into high bay warehouse and keep a small office area. The unit has 24' clear height ceilings with a roll-up door. For the right deal terms, the seller will deliver the space at the close of escrow to match the conceptual drawing, or as all warehouse space if preferred.

Conceptual Floor Plan



Photos



Photos



Zoning/ Allowed Uses

- Schools with nor more than 20 students
- Schools with more than 20 students (administrative permit)
- Battery and/or small fuel cell facility
- Light Industrial
- Innovation based business
- Microbreweries
- Warehousing not including storage of flammable liquids
- Wineries
- Medical offices
- Office, professional and administrative
- Dispatch facility for ambulance, limousine service, tow trucks
- Sport Facilities, gyms and health club, no more than 20 students
- Sport, gym and health club with more than 20 students requires administrative permit.
- Community facility and conference centers fewer than 100 attendees requires a minor conditional use permit (more than 100 attendees requires a conditional use permit)
- Wholesale establishments



[Click Here For All Allowed Uses](#)

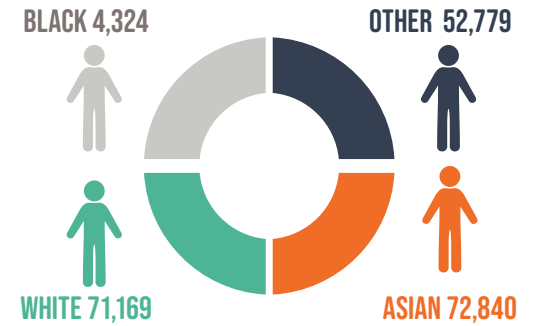
Demographics



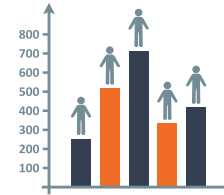
MEDIAN AGE
40

MEDIAN HOME VALUE
\$1,094,501

POPULATION BY RACE



HOUSEHOLDS 61,468



AVERAGE HH INCOME
\$193,496

Average Household Size: **3.00**

Owner Occupied Housing Units: **38,907**

Renter Occupied Housing Units: **22,477**

Median Household Income: **\$177,674**

	1 Mile	3 Mile	5 Mile	
Population	2020 Projection	5,669	93,545	181,803
	2025 Estimate	15,430	90,194	177,703
	2030 Projection	15,446	89,833	177,574
	Growth 2020-2025	-0.3%	-0.7%	-0.5%
	Growth 2010-2020	0%	-0.1%	0%

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This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at **440 Boulder Court, Pleasanton, CA** (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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EXCLUSIVE ADVISORS

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