

# Grocery Anchored Shopping Center – 31,000 SF Space For Lease

Soon to be Vacant RITE AID @ Union Square Marketplace

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**1650 Decoto Road Union City, CA**



**Subject Site**



**DOLLAR TREE**

**SAFEWAY**

**CITIBANK**

**CHASE**

**BANK OF AMERICA**

**Chevron**

# Property OVERVIEW



**Rental Rate:** \$1.75 PSF plus NNN

**Space SF:** 31,000+ SF

**Zoning:** (MMU) – Marketplace Mixed Use

**Shopping Center SF:** 200,000+

**Co-Tenants:** Safeway, Dollar Tree, Chevron, Bank of America, Citi Bank, Chase Bank

**# of Parking Spaces:** 1,000+

# 31,000 SF Anchor Space For Lease

Soon to be Vacant  @ Union Square Marketplace

- Co-tenants include Safeway, Dollar Tree, Chevron, Bank of America, Citi Bank, and Chase Bank.
- 31,000 SF soon to be vacant Rite Aid for lease
- Rent is \$1.75 PSF plus NNN charges.
- Zoning: (MMU) – Marketplace Mixed Use.
- Strong demographics with average household incomes of \$180,316 in a 1-mile radius.
- Dense population with 348,981 people in a 10-mile radius .
- Easy access to HWY 880.
- 1,000 ± parking spots available.
- Exposure to over 50,000 vehicles per day.
- Close proximity to Mission Boulevard.





 RITE AID

thrifty

PHARMACY

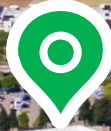




**Mission Boulevard**

**Decoto Road**

**Alvarado-Niles Road**







**Alvarado-Niles Road**

**Decoto Road**



**Subject Site**



2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	25,473	153,430	348,981
Households	8,065	48,569	109,984
Average Household Size	3.10	3.12	3.13
Owner Occupied Housing Units	4,275	30,617	66,192
Renter Occupied Housing Units	3,790	17,952	43,792
Median Age	36.4	38.6	37.8
Median Household Income	\$138,782	\$148,842	\$138,253
Average Household Income	\$180,316	\$187,980	\$180,051

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