

LEASE

31080 UNION CITY BLVD., SUITE 202

31080 Union City Blvd., Suite 202 Union City, CA 94587



This is an ideal office space you can prosper with your business, whether starting out, downsizing, or growing. It offers many amenities you can appreciate; proximity to customers, vendors, and employees. The office is near Union City Landing, Costco, Kaiser Hospital, HWYs 84 and 92, and FWY 880.

LEASE RATE \$1.65 SF/month

Faz Binesh
510 608 7691
CalDRE #01116278



COLDWELL BANKER
COMMERCIAL
REALTY

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PROPERTY DESCRIPTION

Large open space with one office in the bustling section of Union City. Situated right at Union City Blvd., near Smith business district and close to Union City Landing, Costco, and Kaiser Hospital, in Addition to the industrial companies and densely populated residential areas. It is within minutes of HWYs 84, 92, and FWY 880 for an easy commute to all points of the Bay Area for customers, vendors, and employees.

PROPERTY HIGHLIGHTS

- Large Open Space with One Large Office.
- Bright and Overlooking Union City Blvd.
- Right at Union City Blvd., and Near Union City Landing.
- Suitable for a Variety of Businesses.
- Near HWYs 84 and 92, and FWY 880.
- Office Retail Building.
- Within Easy Reach of Customers, Vendors, and Employees.

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN)
Number of Units:	1
Available SF:	985 SF
Building Size:	15,752 SF
Zoning:	Office and Retail

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,462	5,068
Total Population	1,060	5,237	18,237
Average HH Income	\$125,605	\$135,653	\$139,832

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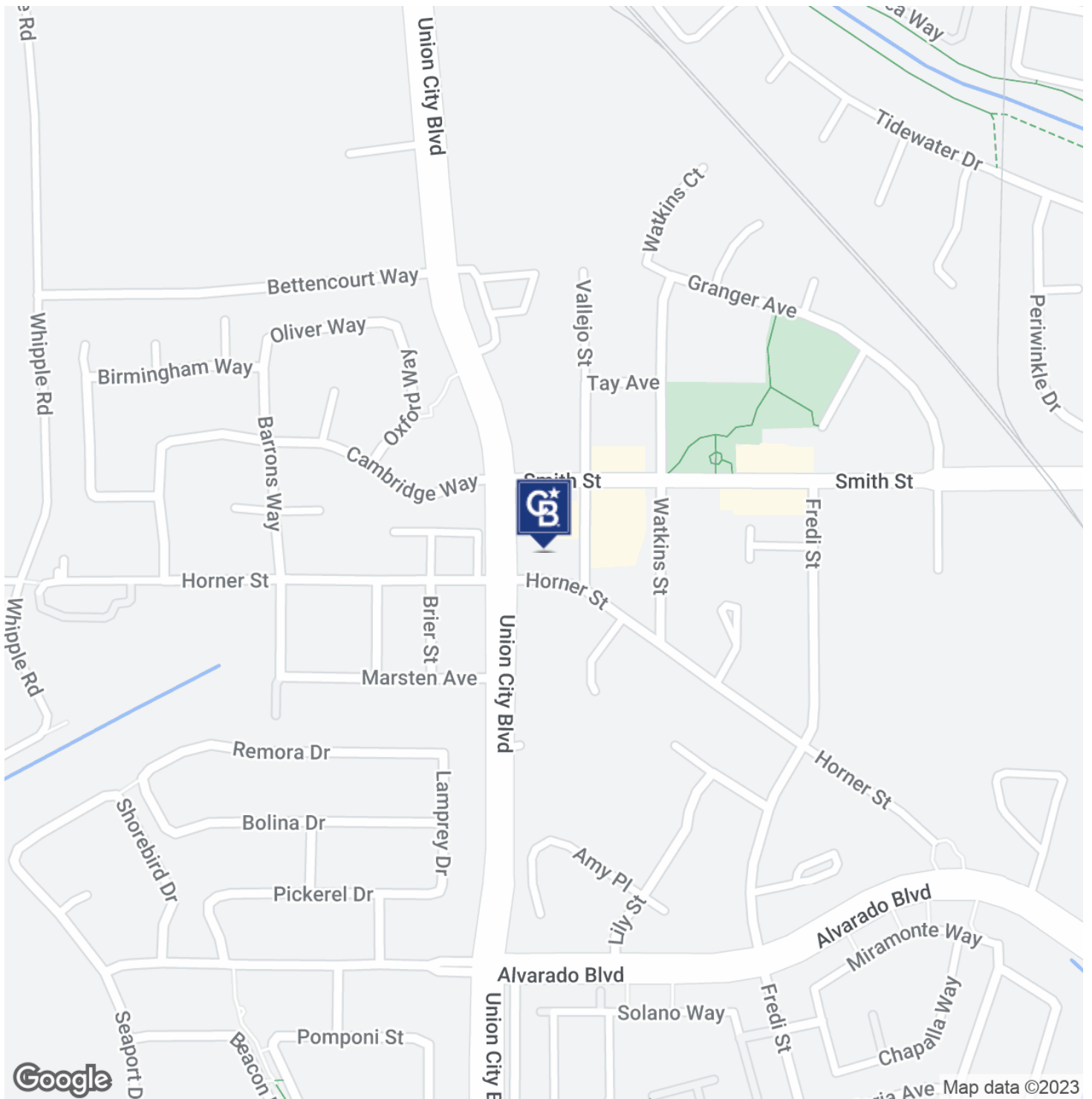


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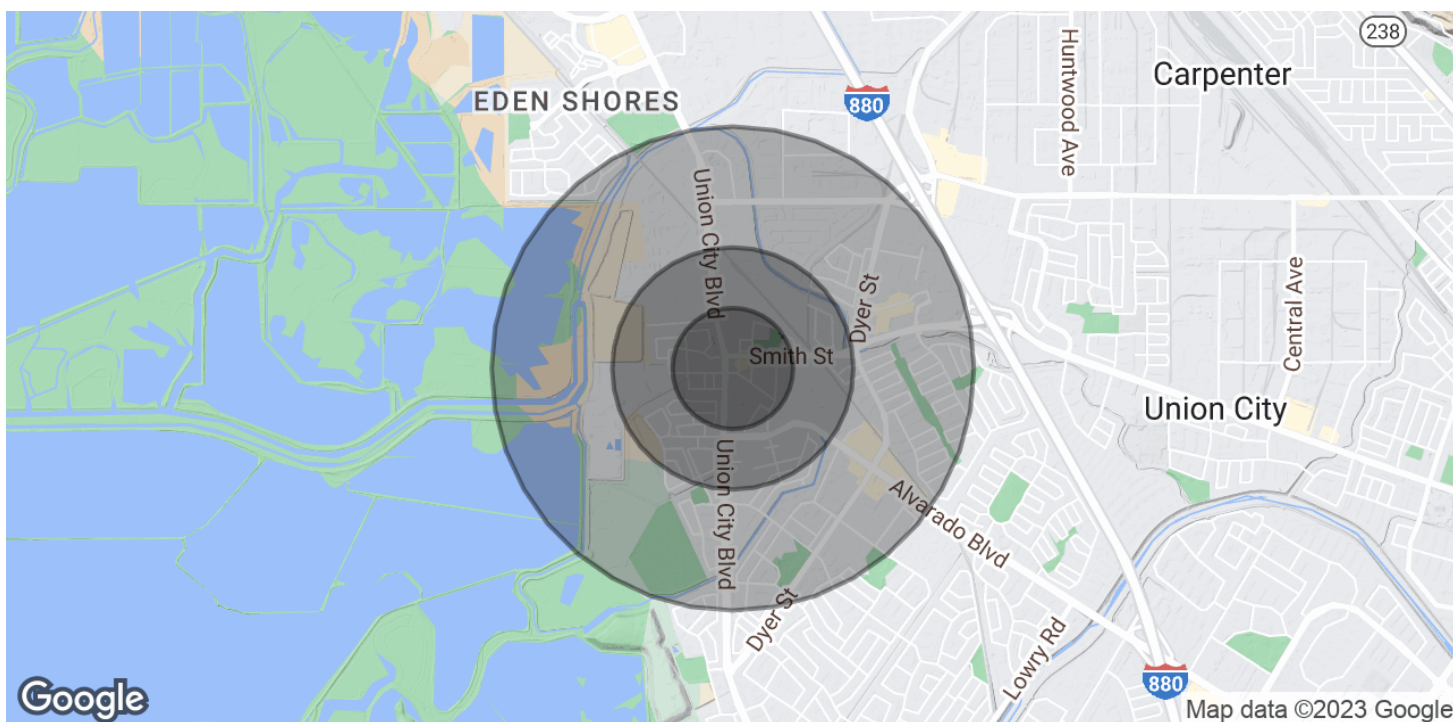


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,060	5,237	18,237
Average Age	37.3	38.6	41.6
Average Age (Male)	35.7	36.2	39.3
Average Age (Female)	40.5	42	44.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	323	1,462	5,068
# of Persons per HH	3.3	3.6	3.6
Average HH Income	\$125,605	\$135,653	\$139,832
Average House Value	\$795,752	\$798,674	\$815,505

* Demographic data derived from 2020 ACS - US Census

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