

FOR SALE OR LEASE

5050

HOPYARD ROAD

Marcus & Millichap is pleased to market for sale or lease 5050 Hopyard Road, a Class-A, multi-tenant suburban office building in the Heart of Pleasanton's business center at the intersection of Hopyard and Gibraltar Drive. The building sits .6-miles from the Dublin/Pleasanton BART station – a 12 minute walk with many food amenities nearby. There is tremendous upside with the flexible nature of the floor plates to re-lease the vacancy with one or multiple tenants.

135,021

RENTABLE
SQUARE FEET

4

OFFICE
FLOORS

12 Minute

WALK TO THE NEAREST
BART STATION

Class-A

BUILDING
TYPE



| INVESTMENT HIGHLIGHTS

- Class A multi-tenant suburban office building in the heart of Pleasanton's business center at the intersection of Hopyard and Gibraltar Drive
- Located 0.6 miles from the Dublin/Pleasanton BART station, a 12-minute walk
- Steel frame construction allowing for the building to be repositioned to other uses
- The building's location enjoys being in a center of tech entrepreneurship. Per the Innovation Tri-Valley Leadership Group, the number of tech businesses in the Bay Area's Tri-Valley region has increased more than 60% in the last four years, with strong innovation coming out of Danville, Pleasanton, and Dublin

BUILDING TENANCY VALUE-ADD OPPORTUNITY:

- 5050 is currently occupied by two tenants – Patelco Credit Union has vacated the building, but is paying rent on 62,251 square feet and MRC, on the first floor, recently renewed their lease for suite 100 at their previous 2022 rate
- There is tremendous upside with the flexible nature of the floor plates to re-lease the vacancy with one or multiple tenants
- Year 2 stabilized unleveraged return of 11%
- 10-year leveraged IRR of 20.14%

EXCLUSIVELY
LISTED BY

Marcus & Millichap

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