



UNION SQUARE MARKETPLACE

1 Union Square, Union City, CA



Highlights

- Located at the intersection of Decoto & Alvarado-Niles Rd in Union City, CA. Built in 1989.
- Walking distance to/from Union City BART station (.2 mi), Union City City Hall (.5 mi), Union City Library (.5 mi), and James Logan High School (.6 mi).
- 190,000 sf rentable area across 9 buildings, 99% occupancy.
- Existing tenants: Safeway, Rite-Aid, Dollar Tree, Tomi Buffet, Starbucks, Happy Lemon, Round Table Pizza, UPS Store, Wingstop, Chase Bank, and more.
- 1,010 striped and marked on-site spaces (5 spaces per 1,000 sf of building area). BART av.g. weekday ridership (entries & exits) of ~9,500.
- Rent: ~\$4.00/sf with triple net expenses of ~\$0.80/sf.



For leasing information, please contact:

Edmond Wong

Office: 650-318-6793

Cell: 408-828-8877

Email: edmondwong@prfc.com

Pacific Rim Financial Corporation
30 Baywood Ave.
San Mateo, CA 94402
www.prfc.com



Union Square Marketplace Site Plan

Contact us for details on current and upcoming availabilities. Photos and floor plans of specific units are available upon request.

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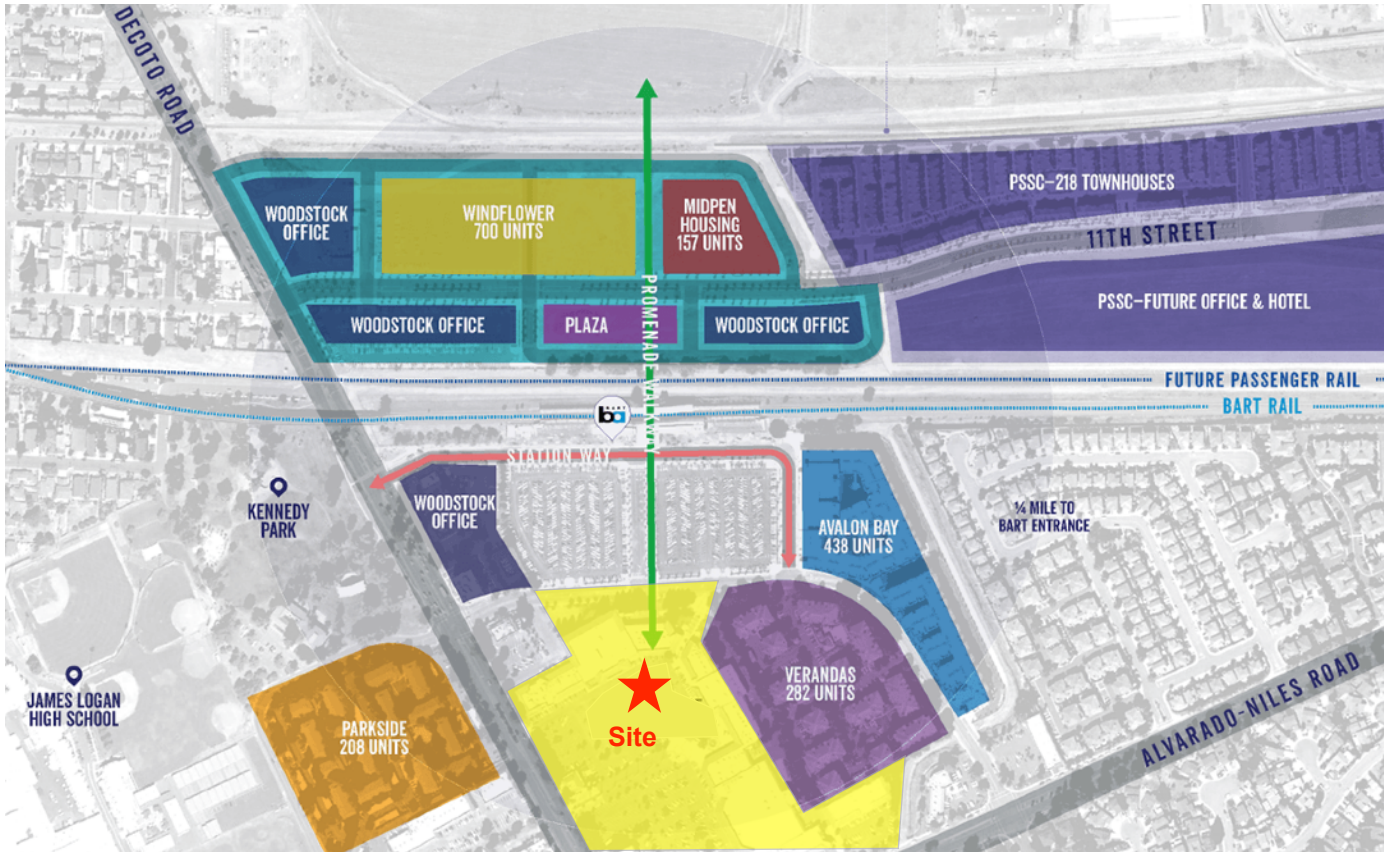
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Prime Location In Union City Station District

Union Square Marketplace is situated in the heart of Union City's Station District, a 90-acre mixed-use community with easy access to transportation, jobs, and retail. Major public and private ongoing investment includes BART Station improvements, funding and construction of the East-West Connector project, and new residential and office developments (1700 housing units next to BART, 1.2M sq ft office space under contract).

More info on our neighborhood can be found here: <https://www.unioncity.org/280/Station-District>



Station Center



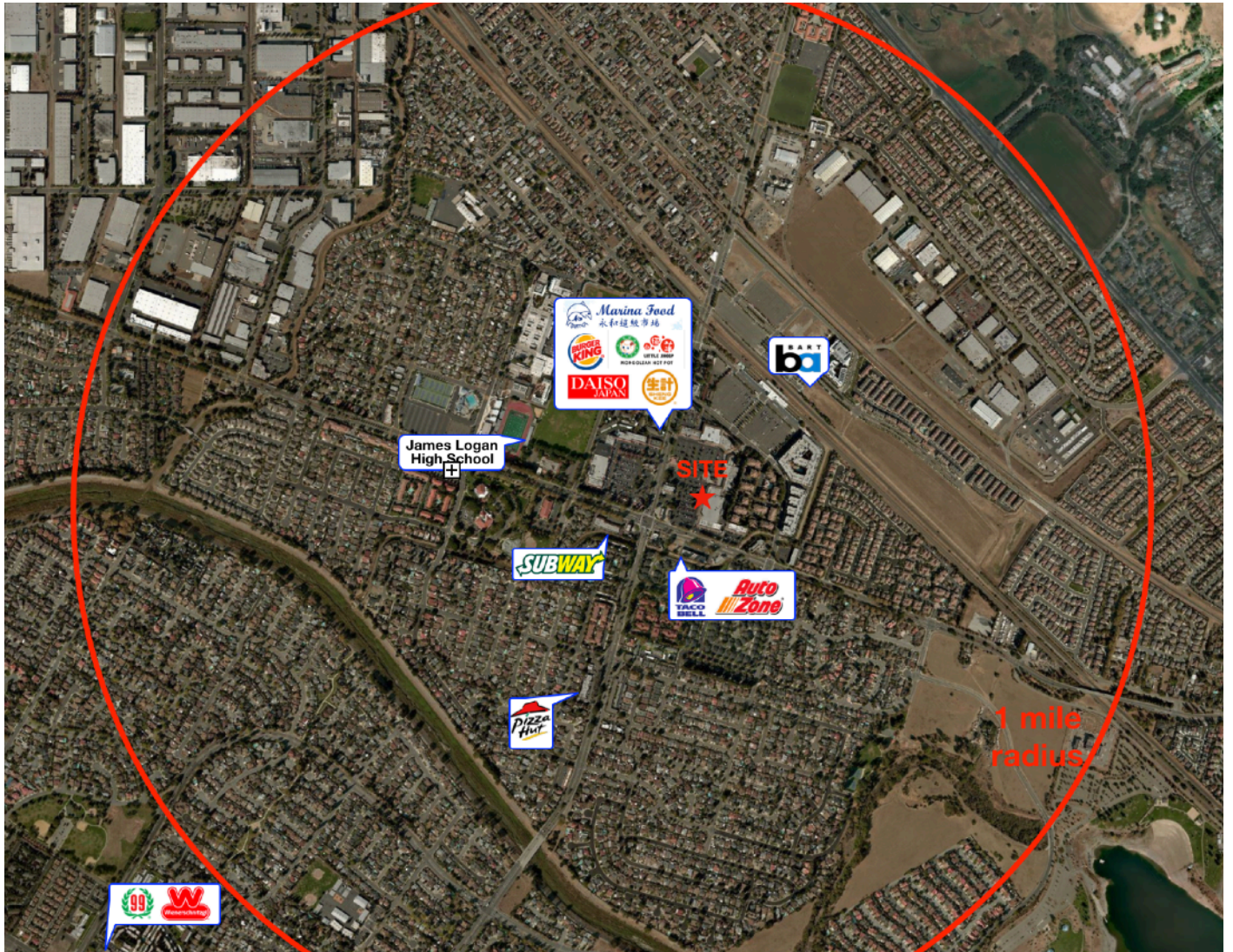
BART Station



Union 1.2 @ BART



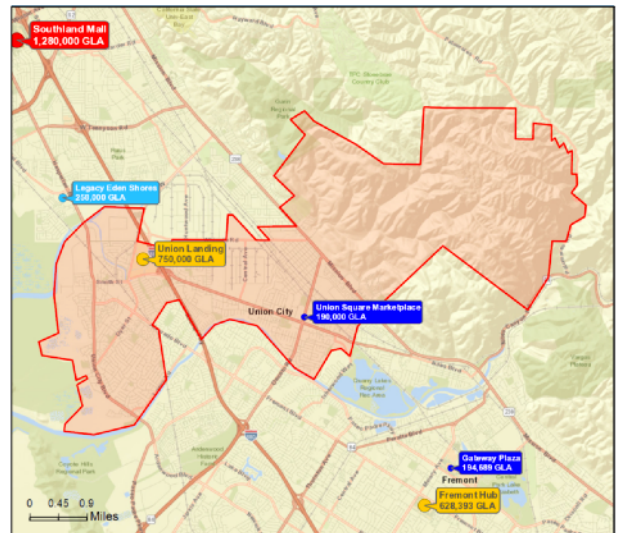
Union Flats



Union City Demographics (2018)

Population	73,662
Daytime population	60,045
Average HH income	\$120,224
Housing units	22,253
Median age	37.3
Bachelor's Degree or Higher	38.4%

Source: ESRI



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