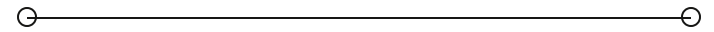


FOR LEASE

Alvarado Plaza

32611-32655 ALVARADO BLVD

Union City, CA 94587



PRESENTED BY:

SEAN DINH

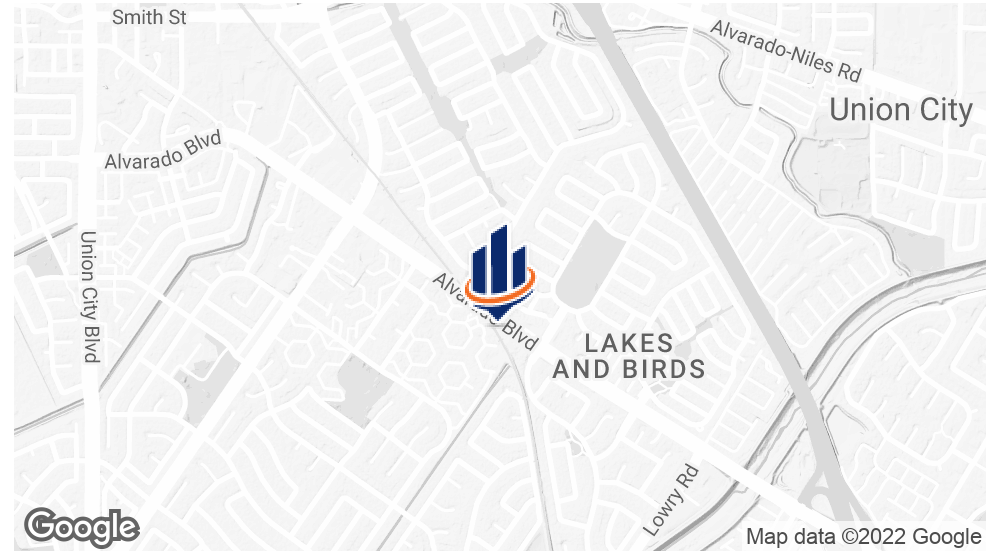
O: 510.846.4649

sean.dinh@svn.com

CalDRE #01839424



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| LEASE RATE: | \$2.25 SF/month (NNN) |
| BUILDING SIZE: | 17,372 SF |
| AVAILABLE SF: | 1,640 SF |
| LOT SIZE: | 58,806 SF |

PROPERTY OVERVIEW

Seeking retail, personal services, commercial office, labcorp and medical uses.

Approximately 1,640 square feet retail space, with heavy daily traffic count and easy access to I-880 on and off ramp. Excellent signage visibility and convenient surface parking.

PROPERTY HIGHLIGHTS

- Asking: \$2.25 NNN
- Parking: 2.24/1,000 SF
- Traffic Counts:
 - 28,451 Alvarado Blvd x Falcon Dr
 - 21,798 Dyer St x Alvarado Blvd

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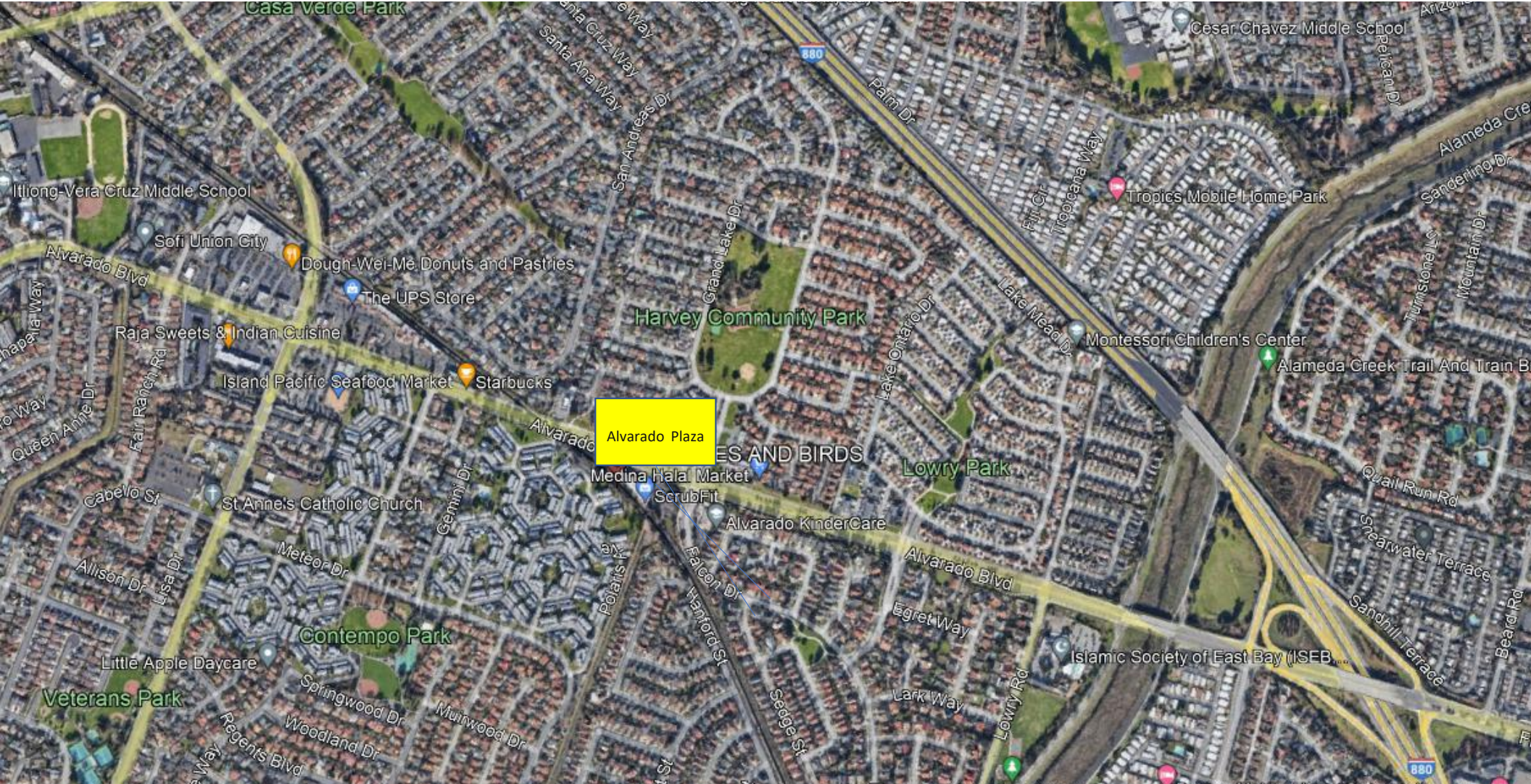
CalDRE #01839424

ADDITIONAL PHOTOS



SEAN DINH
O: 510.846.4649
sean.dinh@svn.com
CalDRE #01839424

AERIAL MAP



SEAN DINH
O: 510.846.4649
sean.dinh@svn.com
CalDRE #01839424

DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

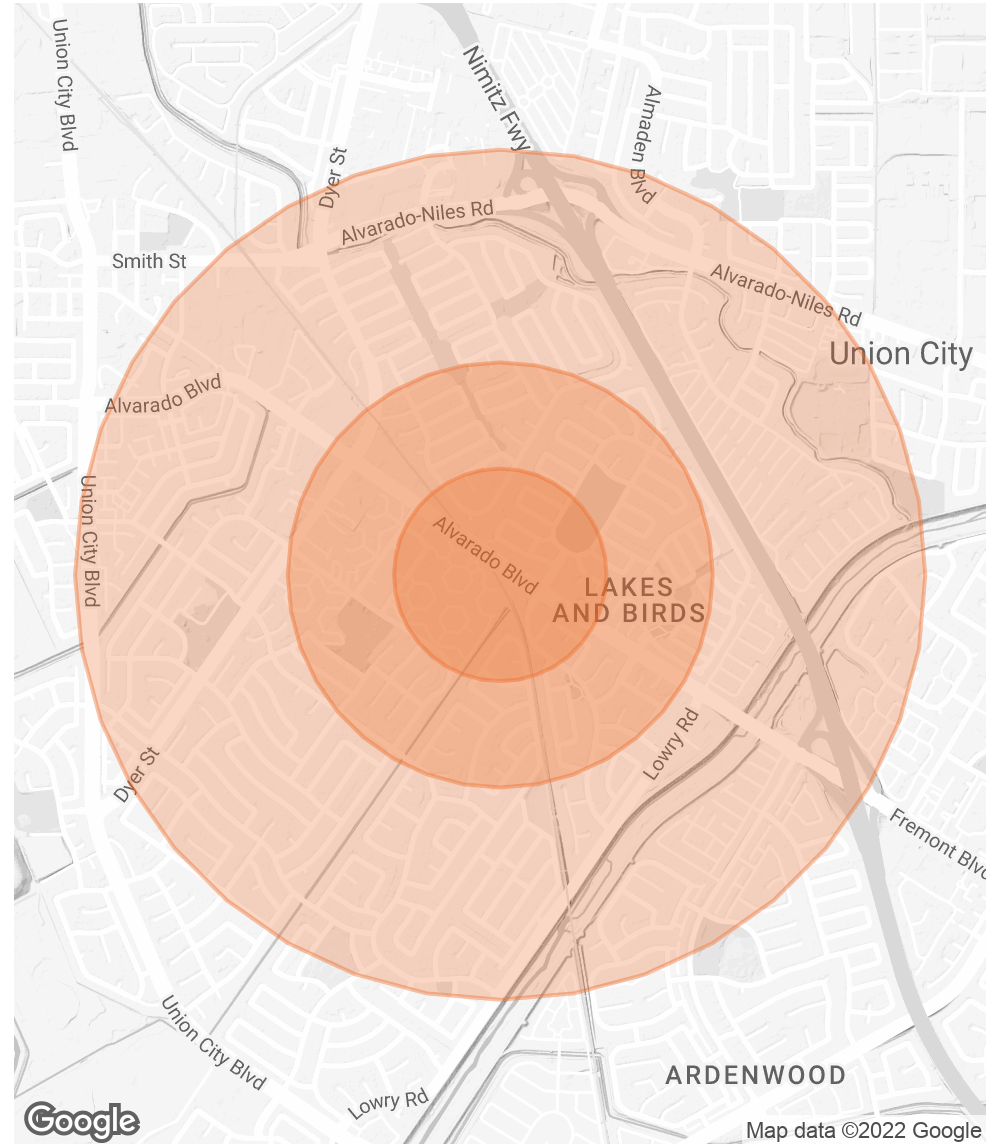
| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 2,305 | 9,809 | 33,274 |
| AVERAGE AGE | 37.7 | 39.4 | 42.3 |
| AVERAGE AGE (MALE) | 37.3 | 39.1 | 41.9 |
| AVERAGE AGE (FEMALE) | 37.2 | 38.8 | 42.7 |

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 617 | 2,620 | 9,499 |
| # OF PERSONS PER HH | 3.7 | 3.7 | 3.5 |
| AVERAGE HH INCOME | \$149,937 | \$153,729 | \$146,280 |
| AVERAGE HOUSE VALUE | \$778,271 | \$805,087 | \$758,911 |

* Demographic data derived from 2020 ACS - US Census



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