



Bldg 3

435 Boulder Ct, Pleasanton, CA 94566



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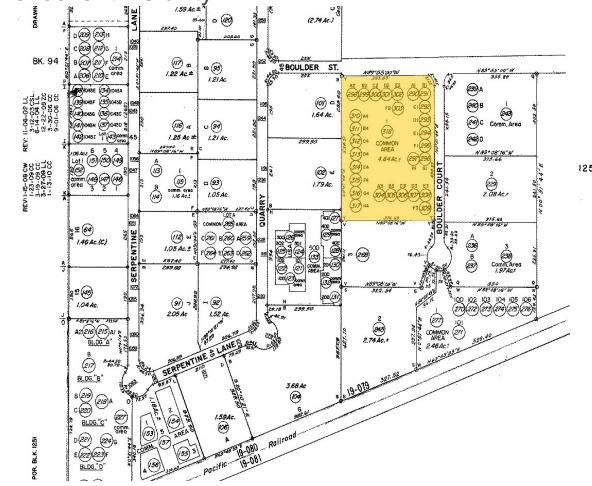


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\$700,000

Opportunity is now yours for the taking. Vision West Centre Pleasanton. Business/Condo. Excellent location in a corner unit....

- Versatile two-story layout ideal for mixed-use configurations.
- Multiple private offices complemented by dedicated conference rooms.
- Includes kitchenette and bathroom for added convenience.
- Corner unit location within Vision West Centre offering excellent visibility.



Price: \$700,000

Unit Size: 1,798 SF

No. Units: 1

Total Building Size: 14,778 SF

Property Type: Office

Sale Type: Investment or Owner User

Building Class: B

Floors: 2

Typical Floor Size: 1,798 SF

Year Built: 2009

Lot Size: 4.65 AC

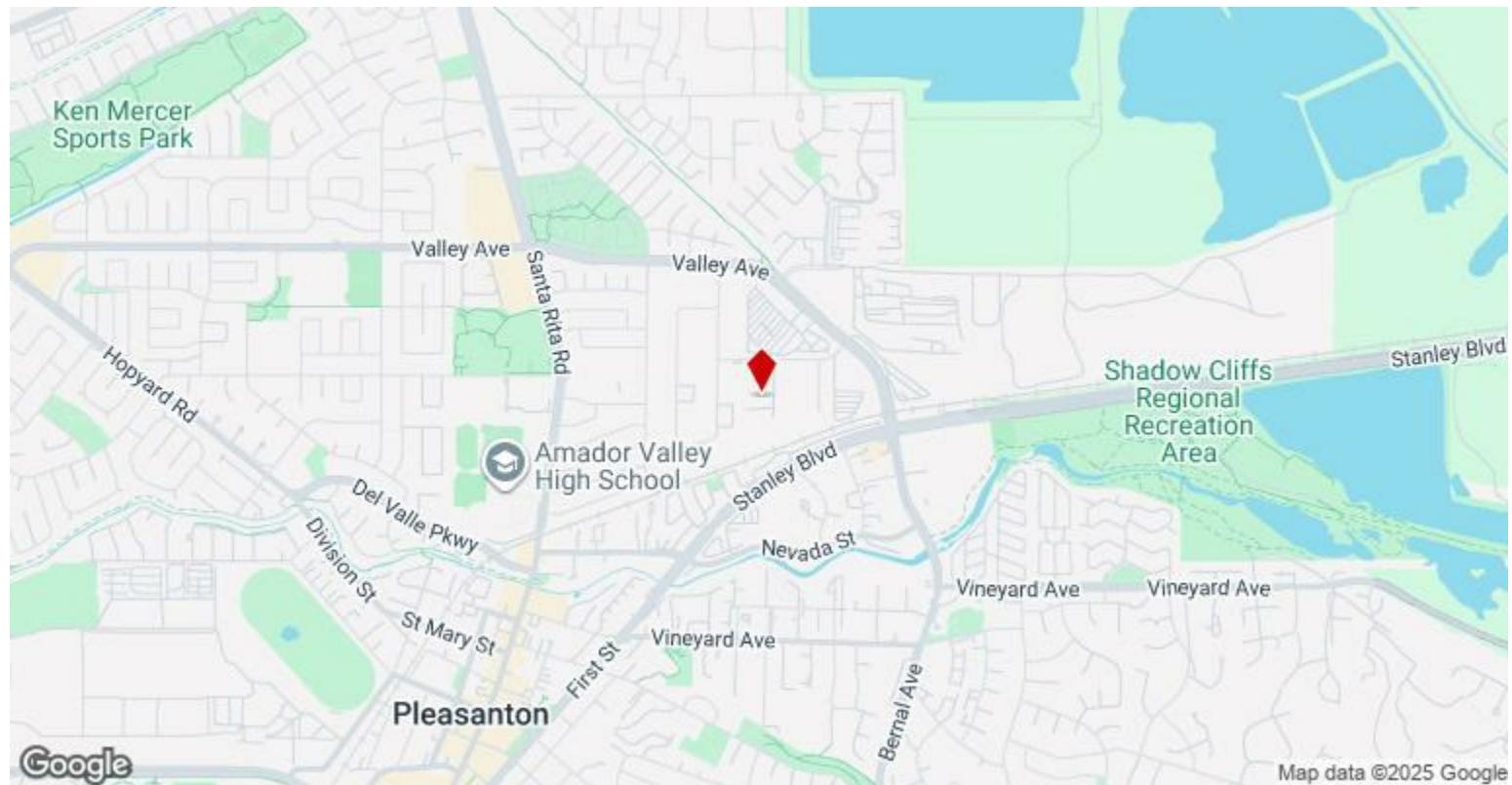
Parking Ratio: 0.47/1,000 SF

Walk Score ®: 48 (Car-Dependent)

Transit Score ®: 33 (Some Transit)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Charms Academy	-	
Gurukul Pleasanton Academy	-	
Love Art Kids	-	
Luitporia Inc	-	
Nature Caps Inc	-	
Odi Diagnostics	-	
Pacific Infrastructure Corp	-	
The Garage Band Academy	-	



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Property Photos



Building Photo



Building Photo

Property Photos

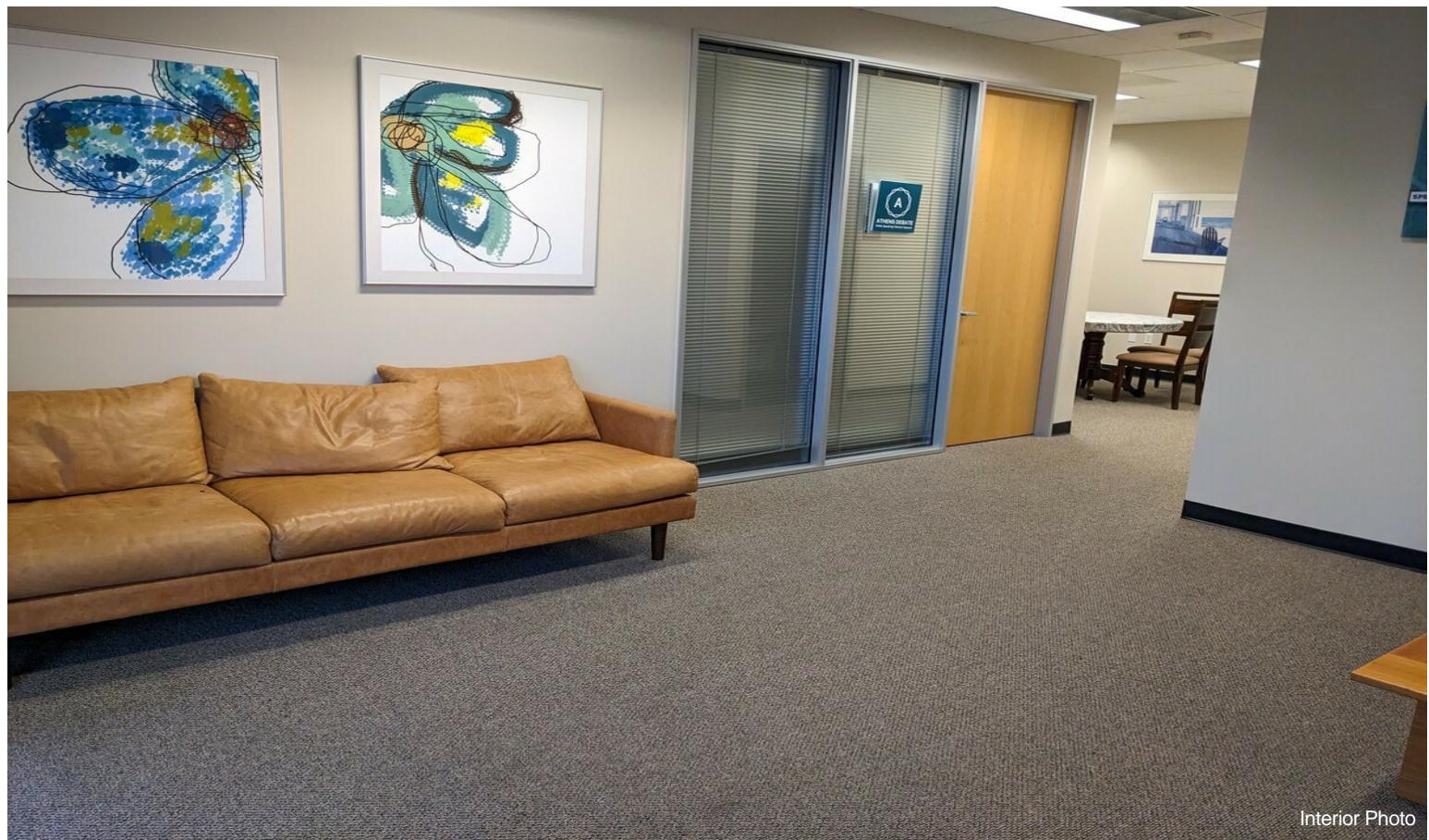


Building Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Building Photo