



Bldg 3

435 Boulder Ct, Pleasanton, CA 94566



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Bldg 3

\$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



Property Photos



Building Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



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