

**AVISON  
YOUNG**

**For Sale**

**31014 Union City Boulevard, Union City, CA**  
**±4,896 SF Veterinarian/Medical/Dental/Retail Use Building**  
**Owner User or Investment**







## Presented by:

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**AVISON  
YOUNG**



# Property Details

Asking Price	\$1,525,000
Current Occupancy	Vacant
Building Condition	Interior Under Construction
Building Type	Free Standing Office or Retail
Building Size	±4,896 sf (1st floor ±2,880 sf - 2nd floor ±2,016 sf)
Land Size	±5,205 Square Feet
Parking Stalls	4 on site, plus adjacent City parking lot
Parcel Number	483-0010-047-00
Zoning	VMU Zoning
Year Built	N/A
Ceiling Height	20' Clear Height
Roll Up Doors	None
Electrical Meters	1 meter
Power	N/A
Gas in Building	Yes
Fire Sprinklers	No
Security System	N/A
Floors	Two story building
Opportunity Zone	No

\* The interior of the building is in construction stage for a veterinarian hospital. The project is about 25% complete including framing of exam rooms and the addition of an interior 2nd floor.



The above photo is a rendering based on completion of the current plans and permits.

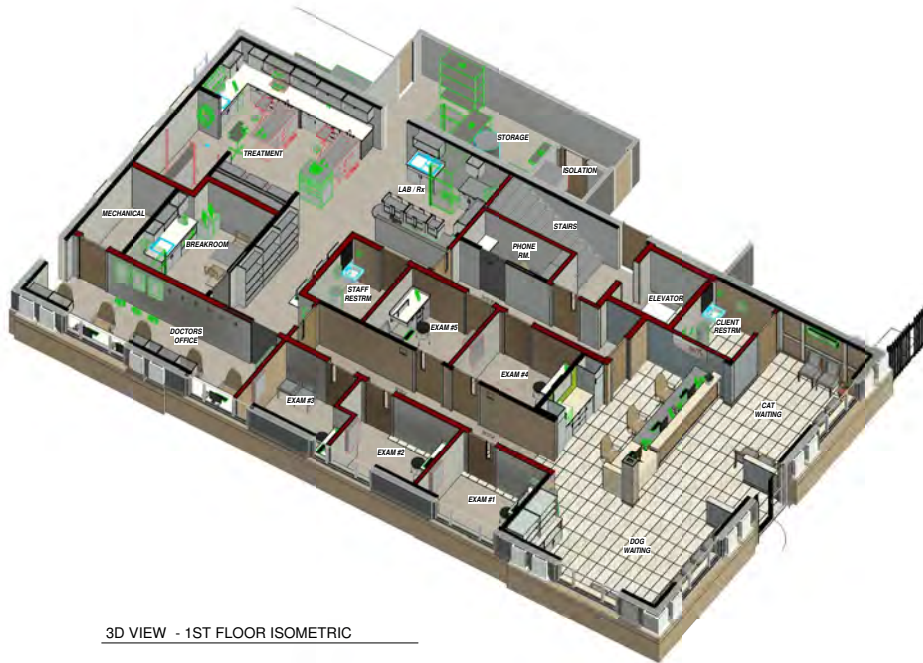






# About the Investment

The building was purchased by a group of veterinarians in November 2022. The owners obtained a zoning variance from Union City Planning which would allow a veterinarian use in the building. Upon receipt of the CUP, the owners had full architectural and construction drawings drafted and all plans were approved and permits were issued. The interior which was previously used as a restaurant was demolished and the new construction began. The ground floor has been framed per the floor plan below, and the infrastructure for the 2nd floor is in place. The plans call for an interior stairwell to the 2nd floor as well as an elevator. The construction has stopped as the owners have decided to focus their efforts on another East Bay building which they have purchased for a similar use. The build-out is approximately 25% complete. Though the current design is for a veterinarian hospital, the layout would also be ideal for both dental or medical use which is allowed per Union City zoning code. The interior improvements could also be demolished to create an open floor plan with, or without, the 2nd floor.



3D VIEW - 1ST FLOOR ISOMETRIC



3D VIEW - 2ND FLOOR ISOMETRIC

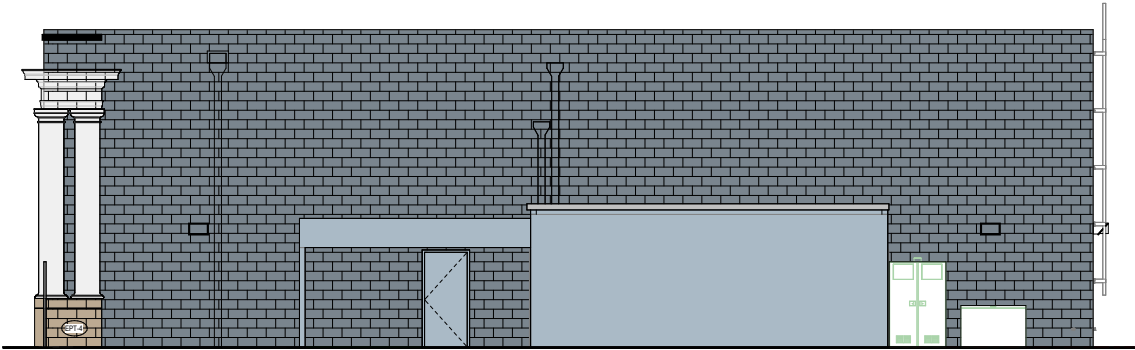


An aerial photograph of Union City, California, showing a mix of residential and commercial buildings. A large, multi-story industrial building with a white roof is prominent in the upper left. The surrounding area is filled with smaller houses and apartment buildings. A callout circle with an orange background and white border points to a specific location on Union City Blvd. The text inside the circle reads "31014 Union City Blvd Union City, CA".

31014 Union City Blvd  
Union City, CA



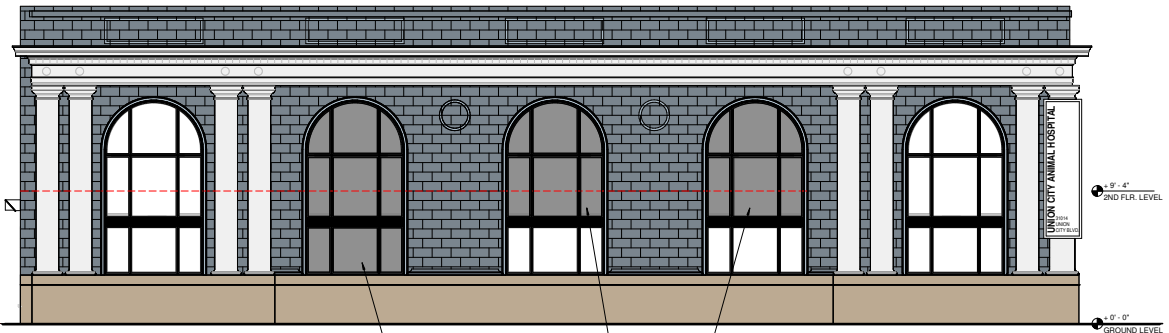
# Renderings



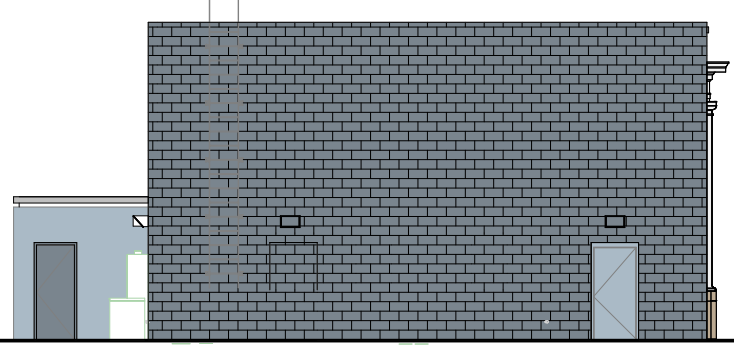
EXTERIOR ELEVATION - SOUTH VIEW  
1/4" = 1'-0"



EXTERIOR ELEVATION - WEST VIEW (MAIN ENTRY)  
1/4" = 1'-0"

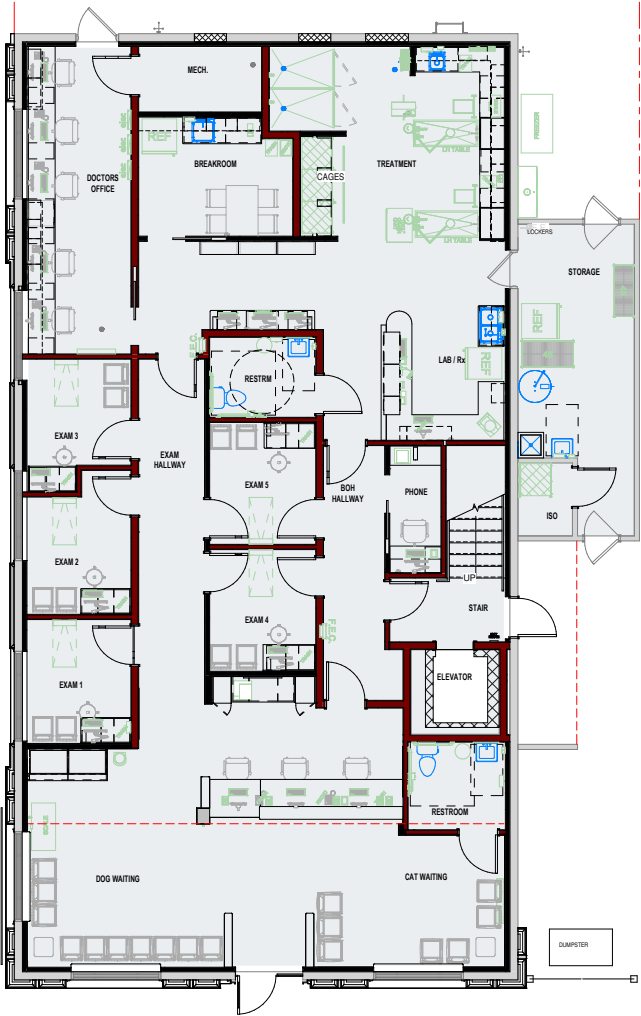


EXTERIOR ELEVATION - NORTH VIEW  
1/4" = 1'-0"



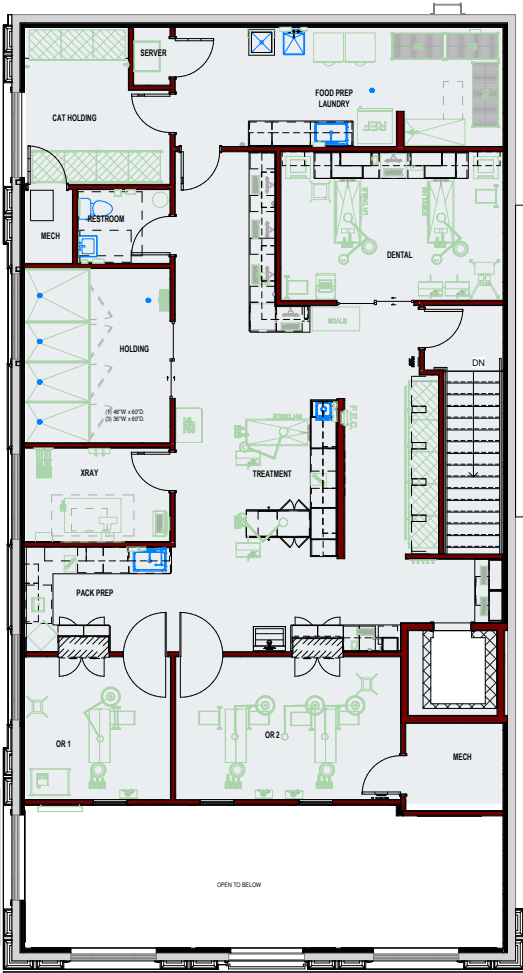
EXTERIOR ELEVATION - EAST VIEW  
1/4" = 1'-0"

# Floorplans



FIRST FLOOR SPACE PLAN

3/16" = 1'-0"



SECOND FLOOR SPACE PLAN

3/16" = 1'-0"



# Developments in the Area







## Investment Highlights

- High profile signalized corner at Union City Blvd. & Smith Street
- Ideal Owner-User Veterinarian Clinic
- Medical & Dental Uses Allowed
- 2nd floor infrastructure installed
- Full Construction Drawings Included

\* Please note that all building measurements stated herein are approximations based on third party findings. Buyer shall be responsible to confirm all building measurements per their own investigation.



**Asking Price**

\$1,525,000



**Building Size**

\* ±4,896 sf



**Land Size**

±5,205 sf



**Traffic Count**

±25,000 + VPD



# Site Plan





# Allowed Uses Under VMU Zoning

- Residential Uses that do not have frontage on Smith Street, Union City Blvd, or Horner Street
- Office Mixed Use Developments with ground floor commercial uses
- Art Studios
- Body Art
- Bank/savings and loans
- Civic facilities
- Educational and instruction uses
- Entertainment and recreation uses
- Fitness uses with an occupant load of less than 50 through Uniform Building Code
- Florists
- Food Service
- Food Stores
- General Merchandise
- Health Services
- Live music
- Miscellaneous small repair services
- Office uses
- Outdoor dining areas
- Personal services, such as laundry, dry cleaning, beauty parlor, barbershop, nail salon, shoe repair, travel agency
- Pet grooming (no overnight boarding of animals)
- Home occupations subject to the conditions listed in Section 18.32.02 (G)

[\(Click here for all permitted and conditional uses\)](#)









# Demographics



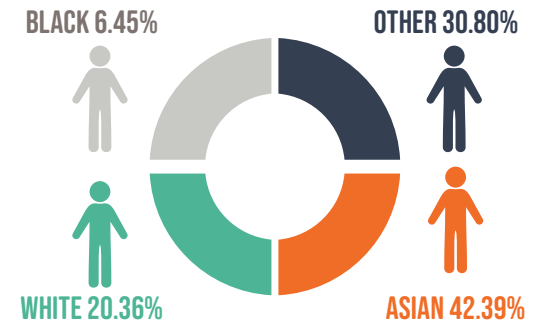
**MEDIAN AGE**

**40**

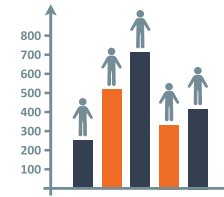
**MEDIAN HOME VALUE**

**\$906,755**

**POPULATION BY RACE**



**HOUSEHOLDS 231,055**



**AVERAGE HH INCOME**  
**\$148,269**

Average Household Size: **3.50**

Owner Occupied Housing Units: **131,486**

Renter Occupied Housing Units: **99,570**

Median Household Income: **\$118,878**

	1 Mile	3 Mile	10 Mile	
<b>Population</b>	2028 Projection	15,223	279,999	699,645
	2024 Estimate	15,806	289,569	723,379
	2010 Census	16,991	305,591	759,247
	Growth 2020-2025	-3.69%	-3.30%	-3.28%
	Growth 2010-2020	-6.97%	-5.24%	-4.72%



## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 31014 Union City Blvd, Union City, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

### EXCLUSIVE ADVISORS

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