



32951 & 32965 ALVARADO-NILES ROAD | UNION CITY, CALIFORNIA

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TABLE OF **CONTENTS**

01 PROPERTY OVERVIEW

02 AERIALS/MAPS

05 PHOTOGRAPHS

10 PARCEL MAP & FLOOR PLAN

12 DEMOGRAPHICS & TRAFFIC COUNT

PROPERTY OVERVIEW

PROPERTY

Address 32951 & 32965 Alvarado-Niles Road

APN 475-148-1

PROPERTY ATTRIBUTES

Property Type Senior Housing Facility

Lot Area ±27,067 SF (±0.62 Acres)

Building SF Senior Housing Facility: ±7,221 SF
Single Family Home: ±1,095 SF
Total SF: ±8,316 SF

Year Built 2006

Parking Nine (9) Stalls

Price To be determined by market

Zoning

- Multi-Family Residential - RM 2500 ([Link here](#))
- Zoning Links: [City of Union City, CA RESIDENTIAL DISTRICTS \(ecode360.com\)](#)
- Zoning Map: [Public Viewer \(arcgis.com\)](#)
- General Plan Designation: Residential (10-17 du/ac)
- General Plan: [General Plan | Union City, CA](#)

Investment Overview

This investment provides a rare opportunity to acquire an eight (8) room independent senior housing facility that includes three (3) upstairs apartment units and one (1) detached single-family home. The property is conveniently located on Alvarado-Niles Road a short distance off I-880. The location offers great access to retail and restaurant amenities along with health care services. The floor plan is well-designed offering ample common area space for dining and socializing. The residents also have access to the tranquil exterior garden grounds for a stroll around the peaceful property.

Please contact the Brokers to schedule a tour and do not disturb the tenants at the facility.



BUILDING AERIAL

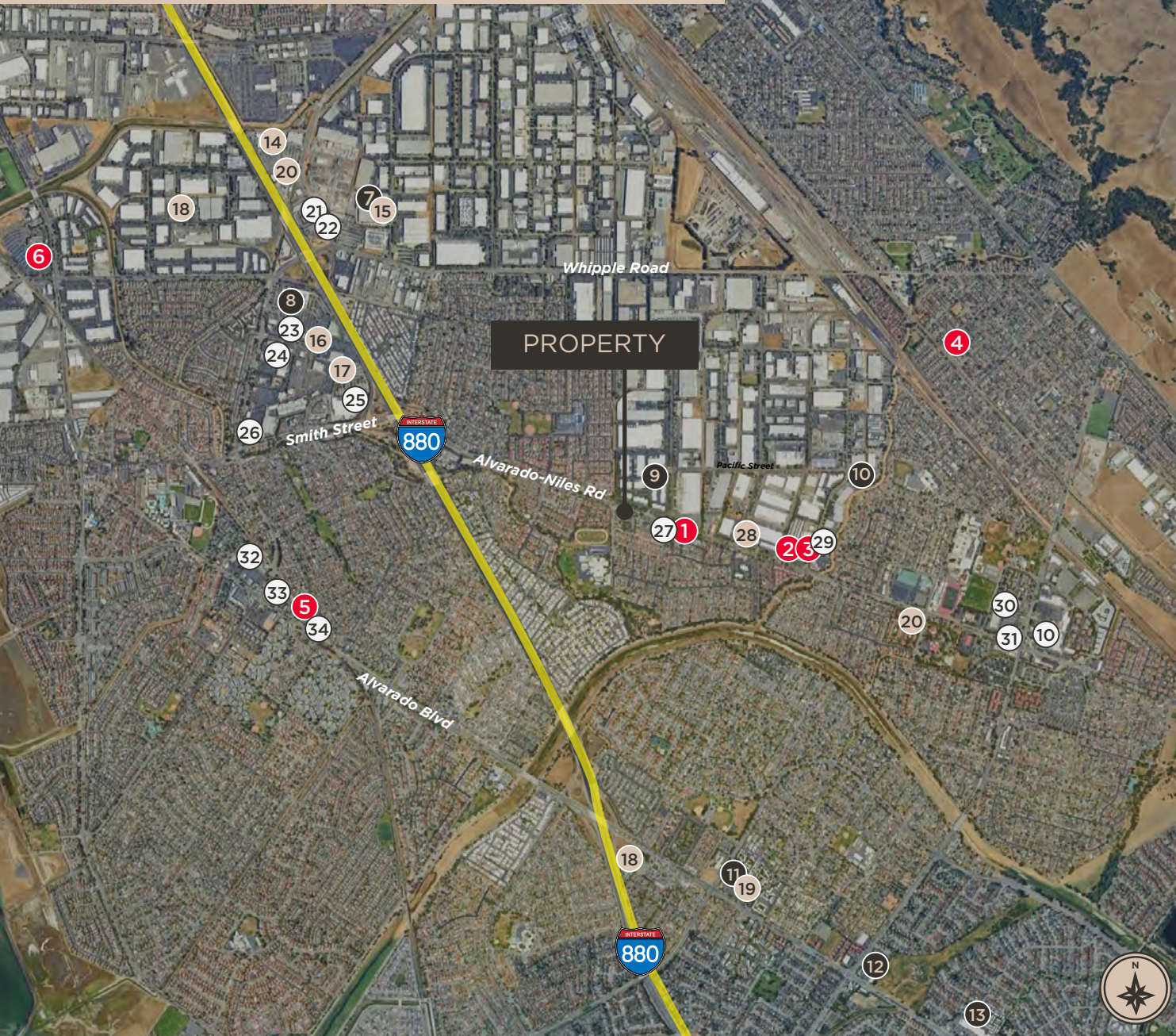


32951 & 32965 ALVARADO-NILES ROAD

BUILDING AERIAL



AMENITIES AERIAL



HOSPITALS/CLINICS

1. Nakamura Clinic
2. RealOptions Obria Medical Clinics
3. Concentra Urgent Care
4. Tiburcio Vasquez Health Center
5. Alvarado Medical Clinic
6. Kaiser Permanente

PHARMACIES

7. CVS Pharmacy
8. Walmart Pharmacy
9. PharMerica
10. Safeway Pharmacy
11. Jade Pharmacy
12. Walgreens Pharmacy
13. CVS Pharmacy

RETAIL

14. Home Depot
15. Target
16. Ross Dress for Less
17. Best Buy
19. Lucky Supermarkets
20. 99 Ranch

RESTAURANTS

21. McDonald's
22. Denny's
23. Texas Roadhouse
24. I-HOP
25. In-n-Out Burger
26. Jollibee
27. Mexico Tipico
28. Los Mariscos, Mexico Lindo, Rose Garden
29. Domino's Pizza, K Kitchen & Fish Day
30. Din Ding Dumplings
31. Happy Lamb Hotpot
32. Popeyes Louisiana Kitchen
33. New York Pizza & Kebab
34. Simply Pasta



EXTERIOR PHOTOS





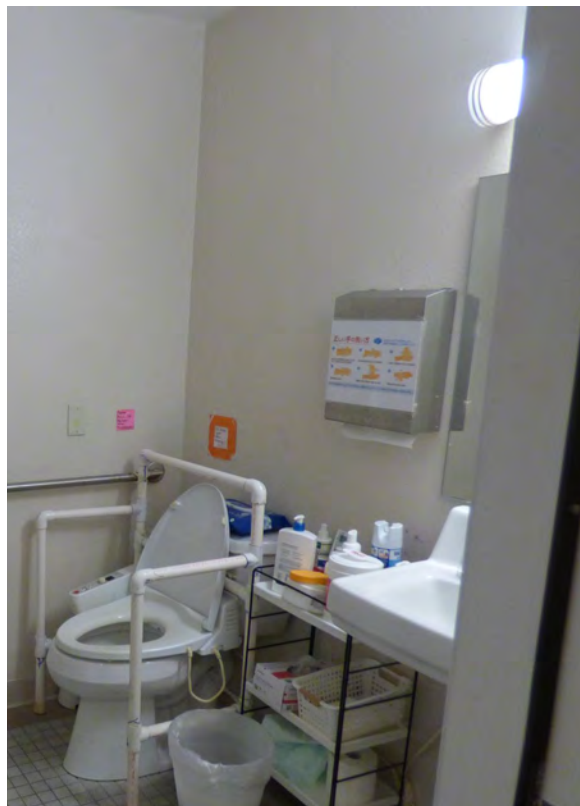
EXTERIOR PHOTOS



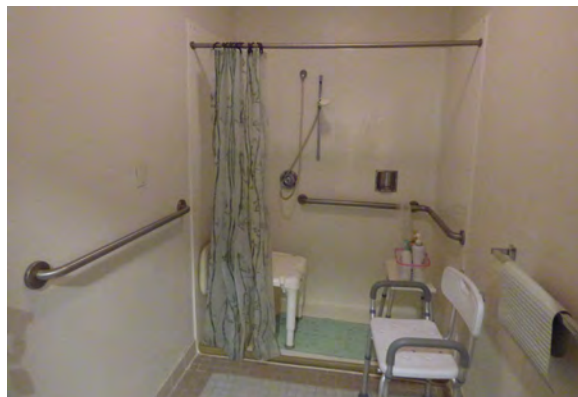
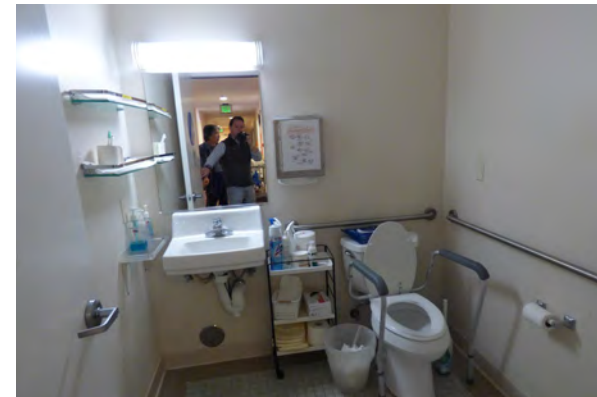
INTERIOR PHOTOS



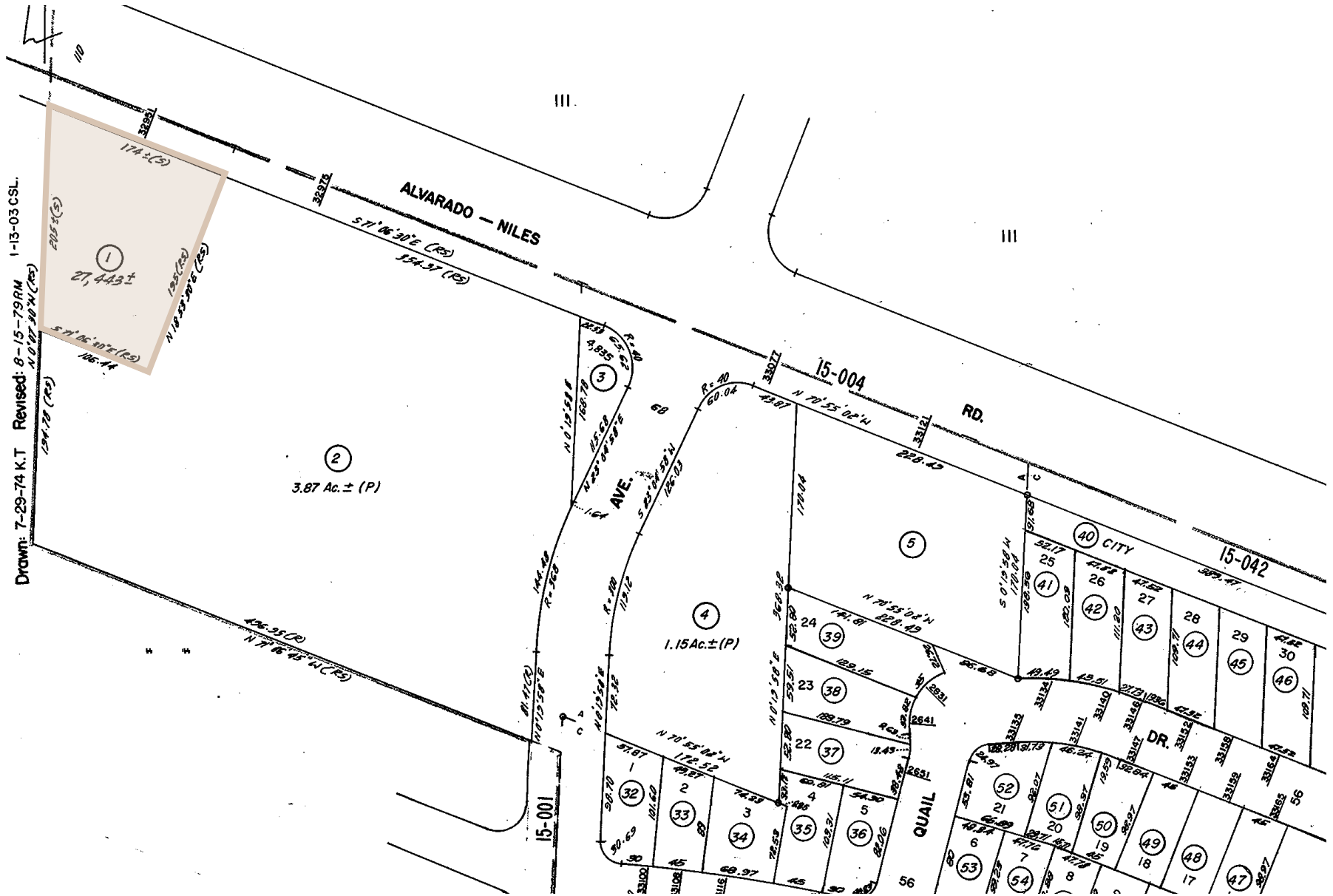
INTERIOR PHOTOS



INTERIOR PHOTOS



PARCEL MAP





FLOOR PLAN

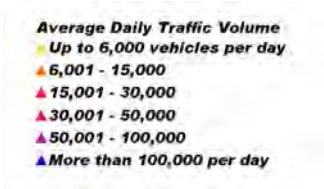
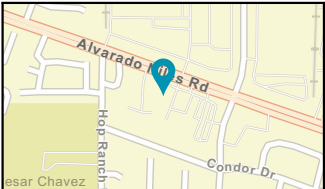
Disclaimer: This floor plan is for illustration purposes only and is not a scaled drawing. Cushman & Wakefield makes no representations or warranties as to the accuracy of this floor plan.

DEMOGRAPHICS & TRAFFIC

2024 SUMMARY	1-MILE	3 -MILE	5-MILE
Population	19,351	165,901	348,755
Households	6,086	50,601	107,754
Families	4,832	40,160	82,971
Average Household Size	3.14	3.25	3.19
Owner Occupied Housing Units	4,579	33,799	63,736
Renter Occupied Housing Units	1,507	16,802	44,018
Median Age	43.0	40.1	38.6
Median Household Income	\$161,300	\$160,725	\$144,726
Average Household Income	\$197,899	\$205,012	\$188,055

2029 SUMMARY	1-MILE	3 -MILE	5-MILE
Population	19,301	166,041	351,035
Households	5,994	49,987	107,100
Families	4,770	39,771	82,679
Average Household Size	3.18	3.30	3.23
Owner Occupied Housing Units	4,561	33,602	63,675
Renter Occupied Housing Units	1,433	16,385	43,425
Median Age	44.6	41.5	40.1
Median Household Income	\$185,593	\$185,903	\$167,414
Average Household Income	\$226,173	\$233,393	\$216,009

TRENDS: 2024-2029 ANNUAL RATE	1-MILE	3 -MILE	5-MILE
Population	-0.05%	0.02%	0.13%
Households	-0.30%	-0.24%	-0.12%
Families	-0.26%	-0.19%	-0.07%
Owner Households	-0.08%	-0.12%	-0.02%
Median Household Income	2.85%	2.95%	2.96%





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