



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

UNION LANDING

RETAIL AND RESTAURANT OPPORTUNITY

CENTURY 25

Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER  
LIC # 01459190 (415) 461-1010, EXT 114  
VESA@KEEGANCOPPIN.COM



# RETAIL SPACE FOR LEASE



UNION LANDING

UNION CITY, CA

## PROPERTY INFORMATION

### HIGHLIGHTS

- Rarely available restaurant and retail spaces
- Central location, next to Interstate 880, between Whipple Road and Alvarado-Niles Road
- Over 100 acres of high-profile entertainment, retail and recreational opportunities
- Union Landing is one of the Bay Area’s most active shopping centers.

### DESCRIPTION OF AREA

Union Landing is one of the Bay Area’s premier lifestyle shopping destinations. Its nearly 1,000,000 square feet are home to more than 70 stores, restaurants, entertainment venues and other services. Its Century 25 movie theater consistently ranks in the top twenty five theaters nationwide for box office sales, and its diverse retail landscape provides shoppers and diners a wide range of exciting options. Its monument sign, clearly visible from Interstate 880, is a recognized local icon.

Union City is located in Alameda County, almost equidistant from San Francisco, Oakland and San Jose. Major employers include major healthcare centers, the network of UC Berkeley affiliated entities, research institutions, and laboratories, Bayer and Tesla. The robust businesses, steady employment growth, and strong household income levels reinforce the county’s fundamental strengths and allow service and retail businesses to flourish.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	22,993	175,553	335,706
Median Household Income:	\$107,888	\$111,504	\$110,768
Average Age:	39	38	38
Median Home Value:	\$726,128	\$763,169	\$775,406

### LEASE TERMS

#### Rate

\$4.50 psf monthly /  
\$54.00 psf annually

#### Terms

NNN  
Annual CPI increases

#### Parking

Abundant on-site

#### Zoning

CUL: Union Landing Commercial

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

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# 32109 UNION LANDING



UNION LANDING

UNION CITY, CA



## HIGHLIGHTS

### 32109 Union Landing

- Highly visible end cap space
- 3,500+/- sq ft
- Perfect for fitness, medical uses and service retail



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# 32175 UNION LANDING



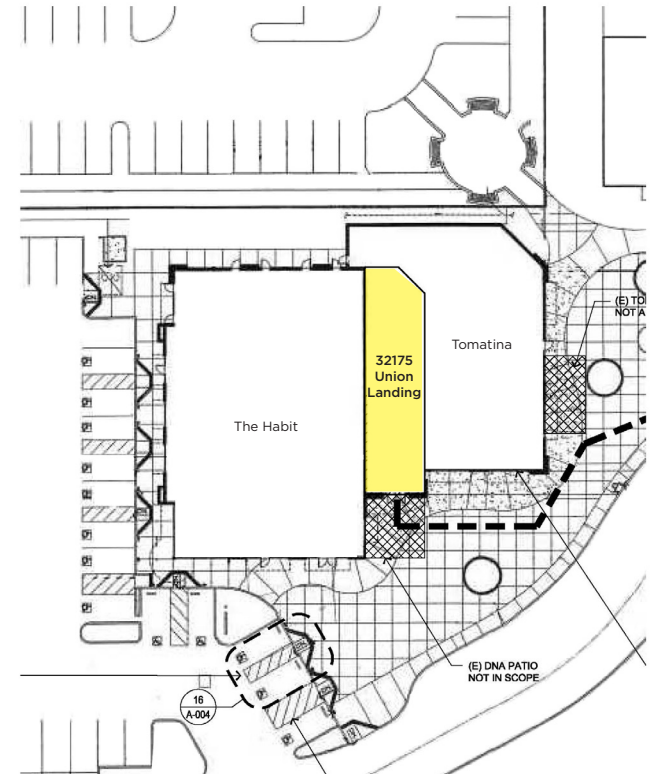
UNION LANDING  
UNION CITY, CA



## HIGHLIGHTS

### 32175 Union Landing

- Existing restaurant infrastructure
- Outside seating area
- High visibility across from the theater



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# 32160 & 32170 DYER STREET



UNION LANDING

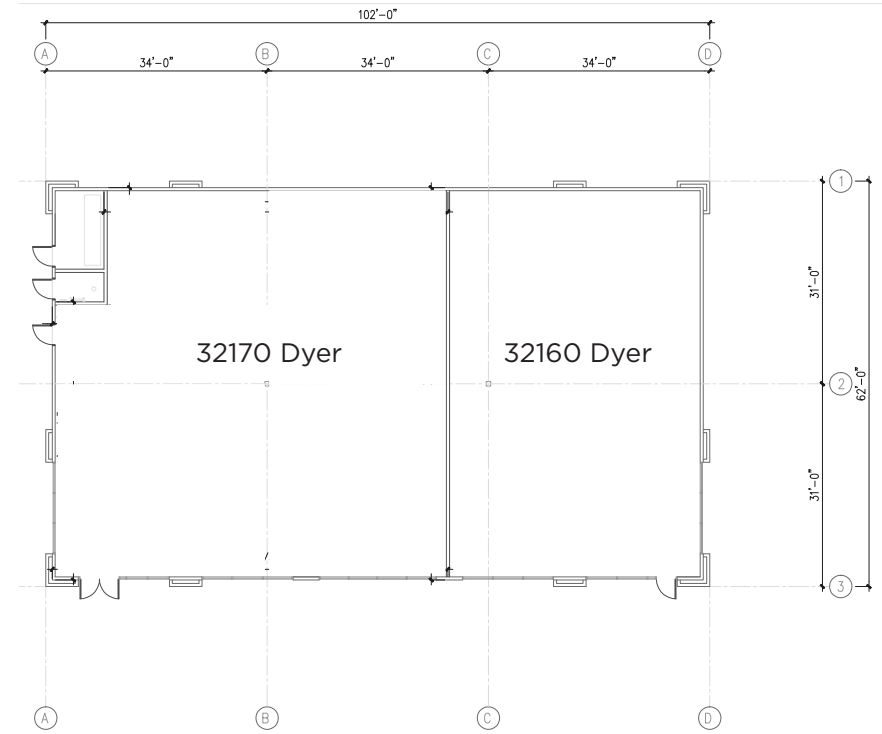
UNION CITY, CA



## HIGHLIGHTS

### 32160 Dyer Street & 32170 Dyer Street

- **32160 Dyer:** 2,000+/- sq ft
- **32170 Dyer:** 3,507+/- sq ft
- Full pad building opportunity
- Signage on three sides along a major thoroughfare
- Current restaurant buildout in 32170 Dyer
- First time available in over ten years



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32216 DYER STREET



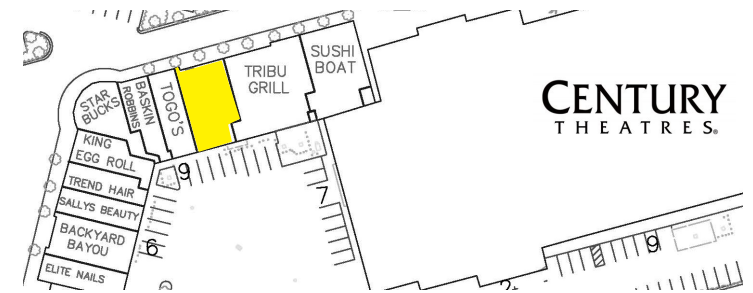
UNION LANDING

UNION CITY, CA

HIGHLIGHTS

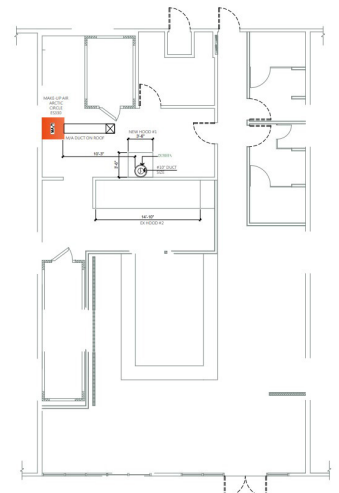
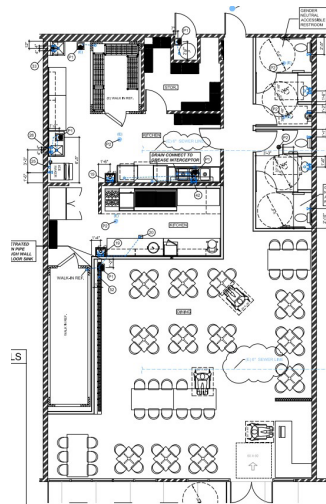
32216 Dyer Street

- 2,500+/- sq ft
- Existing restaurant
- Exterior seating



FLOOR PLAN OPTION 1

FLOOR PLAN OPTION 2



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32360 DYER STREET



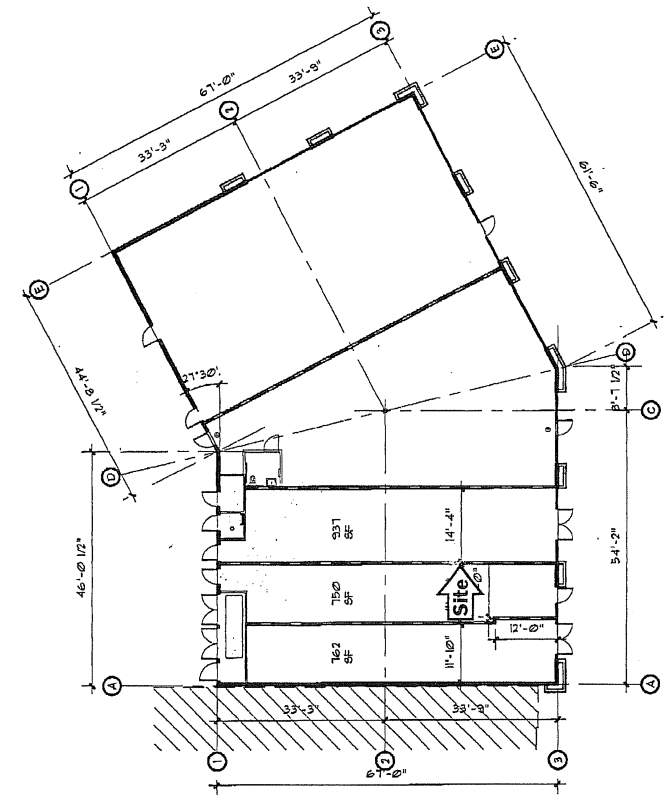
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HIGHLIGHTS

32360 Dyer Street

- Rare small space
- 927+/- sq ft
- Perfect for a variety of uses



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# SITE PLAN



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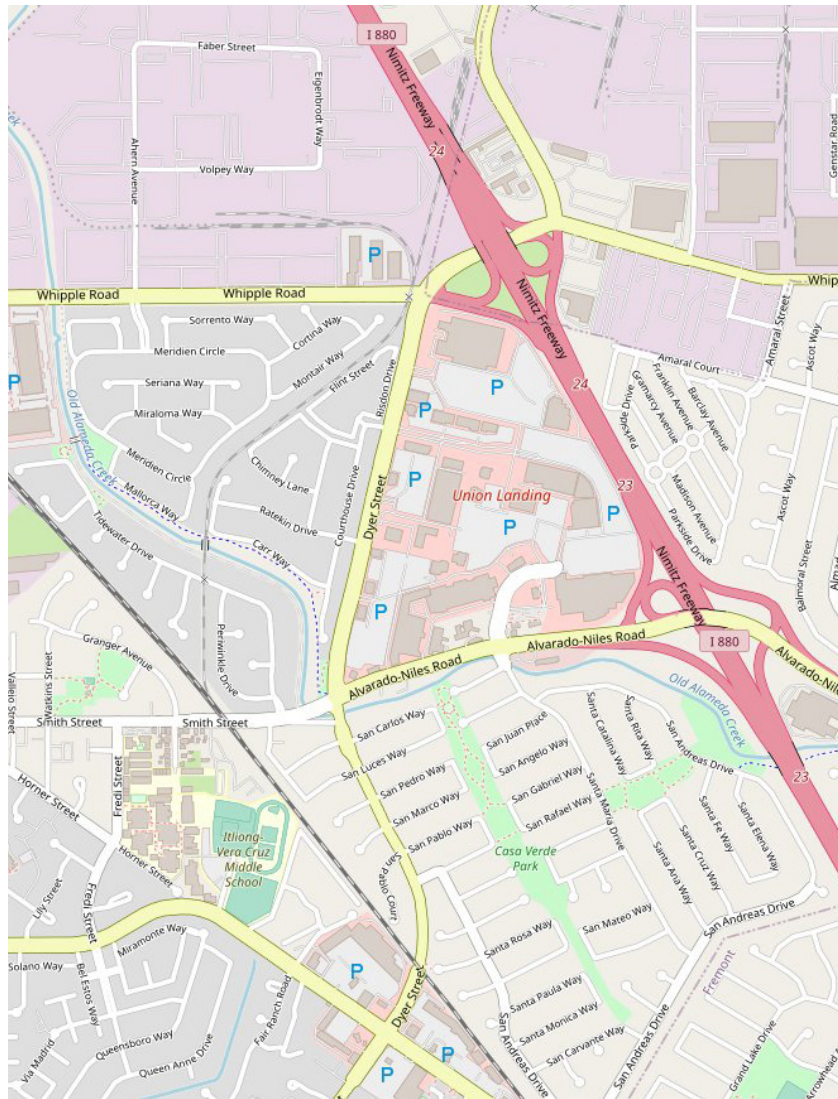


MAPS

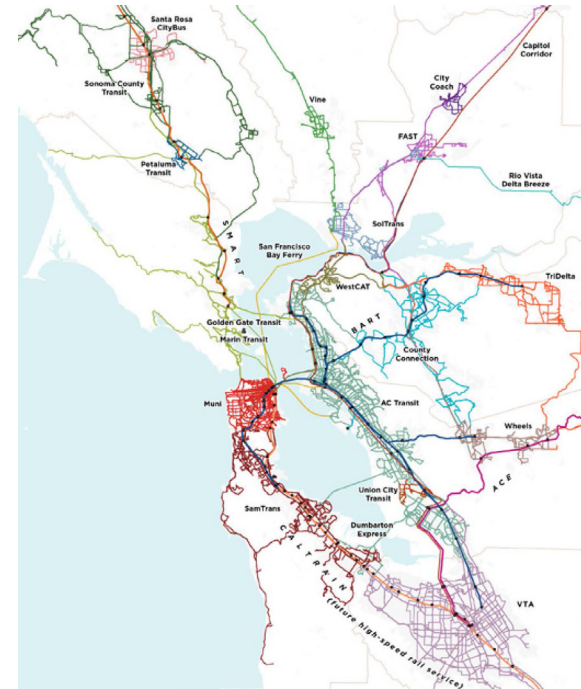


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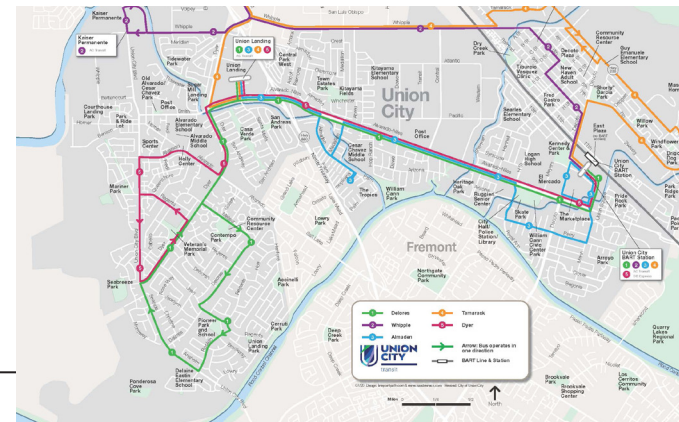
### UNION LANDING VICINITY MAP



### BAY AREA TRANSIT MAP



### UNION LANDING TRANSIT MAP



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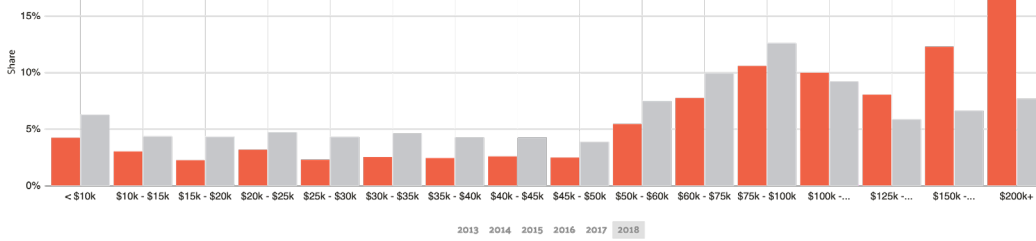


# REGIONAL SNAPSHOT



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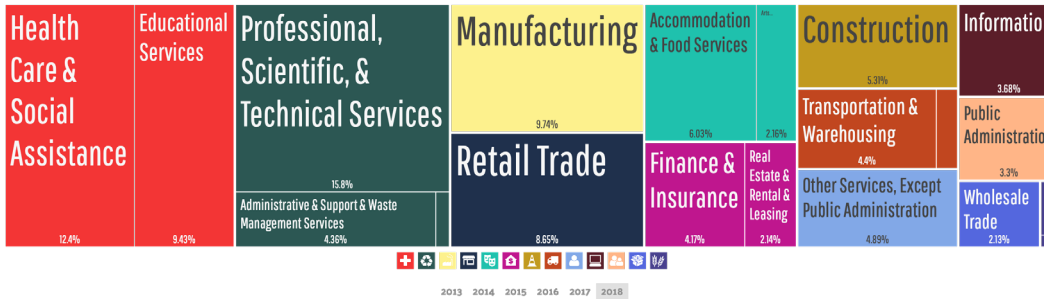
## HOUSEHOLD INCOME



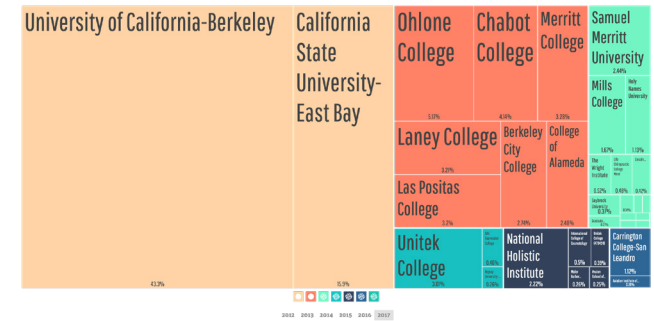
## MAJOR EMPLOYERS



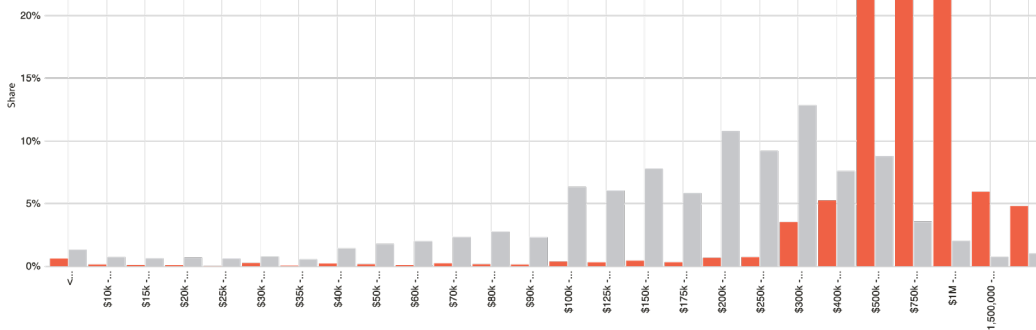
## EMPLOYMENT BY INDUSTRY



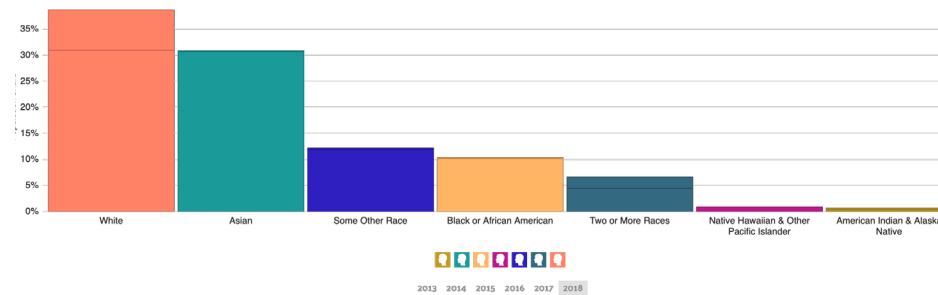
## MAJOR UNIVERSITIES



## PROPERTY VALUE



## DIVERSITY



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# PHOTOS



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