

FOR SALE \$3,699,999



33366 Croatian Way, Union City, CA 94587

APN 475-0181-009

* Buyer encouraged to contact City for cannabis uses

* Property delivered vacant at close of escrow

PROPERTY OVERVIEW

www.CroatianIndustrialPark.com



± 11,416
square feet building



± 28,693
square feet lot



parking
22 surface spaces



1987
year built



zoning
ML - Light Industrial



vicinity
restaurants, post office

FOR SALE...COMING SOON



33366 Croatian Way, Union City, CA 94587

* ML (Light Industrial) Zoning: buyer encouraged to contact the City of Union City for cannabis uses

* Property delivered vacant at close of escrow

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property.

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective tenants. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or TIG.

PROPERTY HIGHLIGHTS

The Property is a stand alone light industrial building located within the Croatian Industrial Park. It is strategically positioned in the Light Industrial (ML) zoning district which has the potential to support cannabis cultivation, manufacturing, testing and medical uses.

The City of Union City (“City”) is seeking to award up to 3 permits in each cannabis category: cultivation, manufacturing, distribution, testing, medical dispensary. Preference will be given to vertically integrated applications that include two or more uses in one location. Prospective buyers are encouraged to contact the City to learn more about cannabis opportunities. The application process to apply for permit(s) closes **November 19, 2020.**

Building Size: ± 11,416 square feet, or 0.26 acres

4 separate units each with its own grade level roll up door (12 ft x 14 ft)

Each unit has its own electric meter

Full sprinklered, HVAC units, restrooms, skylights, insulated ceiling

800 amps, 120/280 volts power, 3 Ø

Lot Size: ± 28,693 square feet, or 0.66 acres

Height:

± 18 to 20 feet in warehouse

± 8 feet in office

Year Built: 1987

Roof: ± 6 years new (November 2014)

Zoning: Light Industrial (ML) zoning district

Accessibility: close to freeways 84, 92, 580, 880 and Oakland International Airport



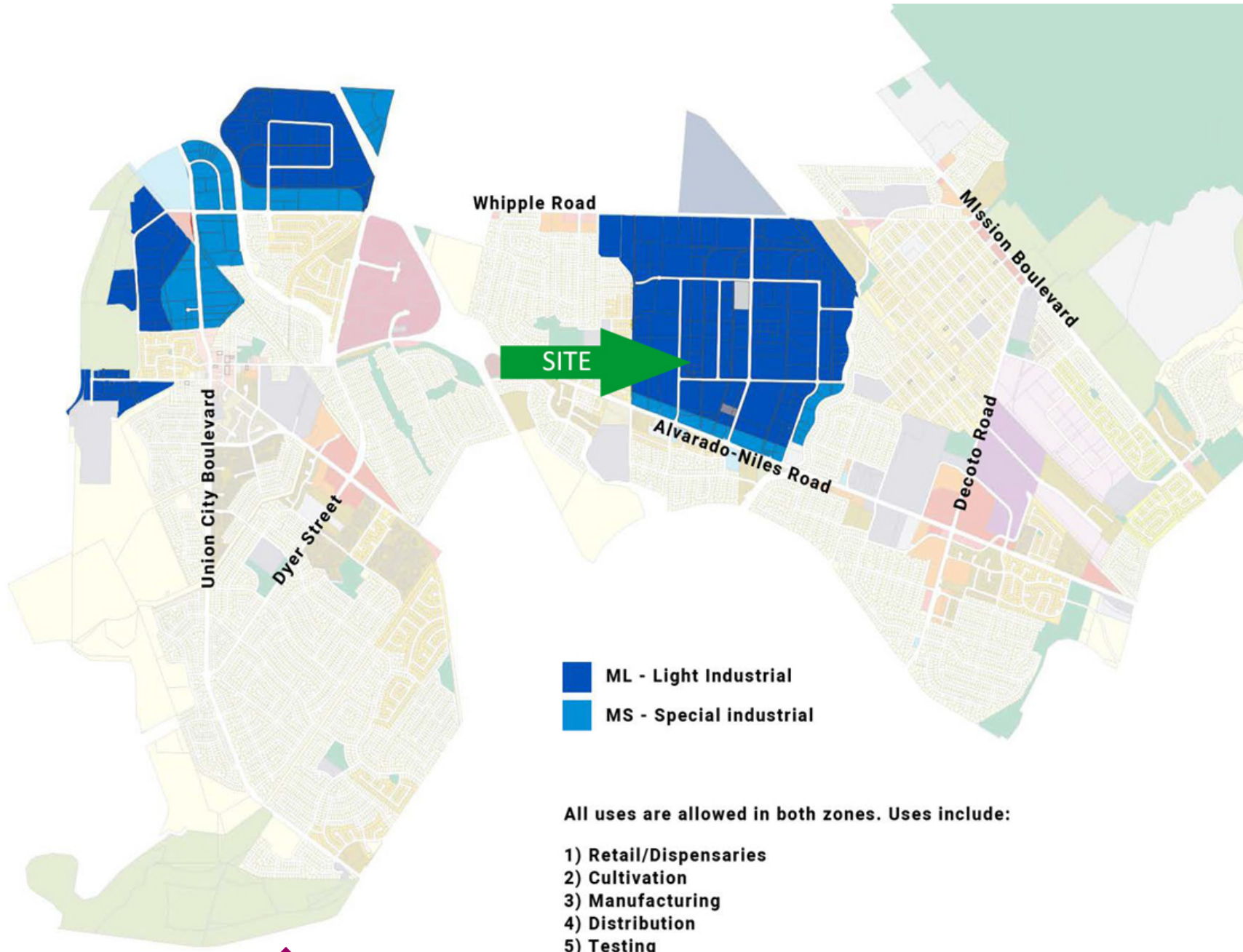
UNION CITY CANNIBAS INFO



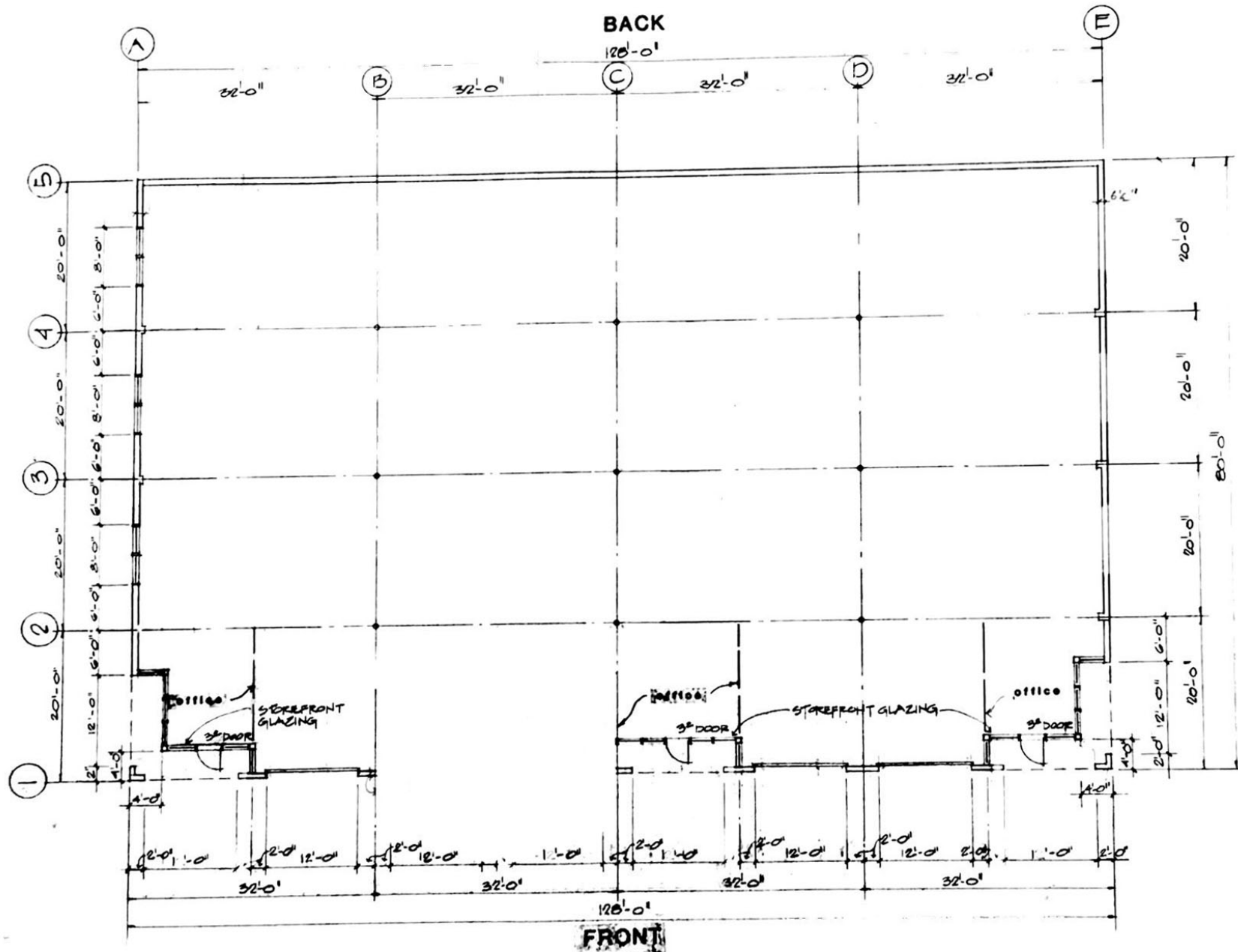
Learn More By Visiting

<https://www.unioncity.org/402/Commercial-Cannabis-Regulations-and-Prog>

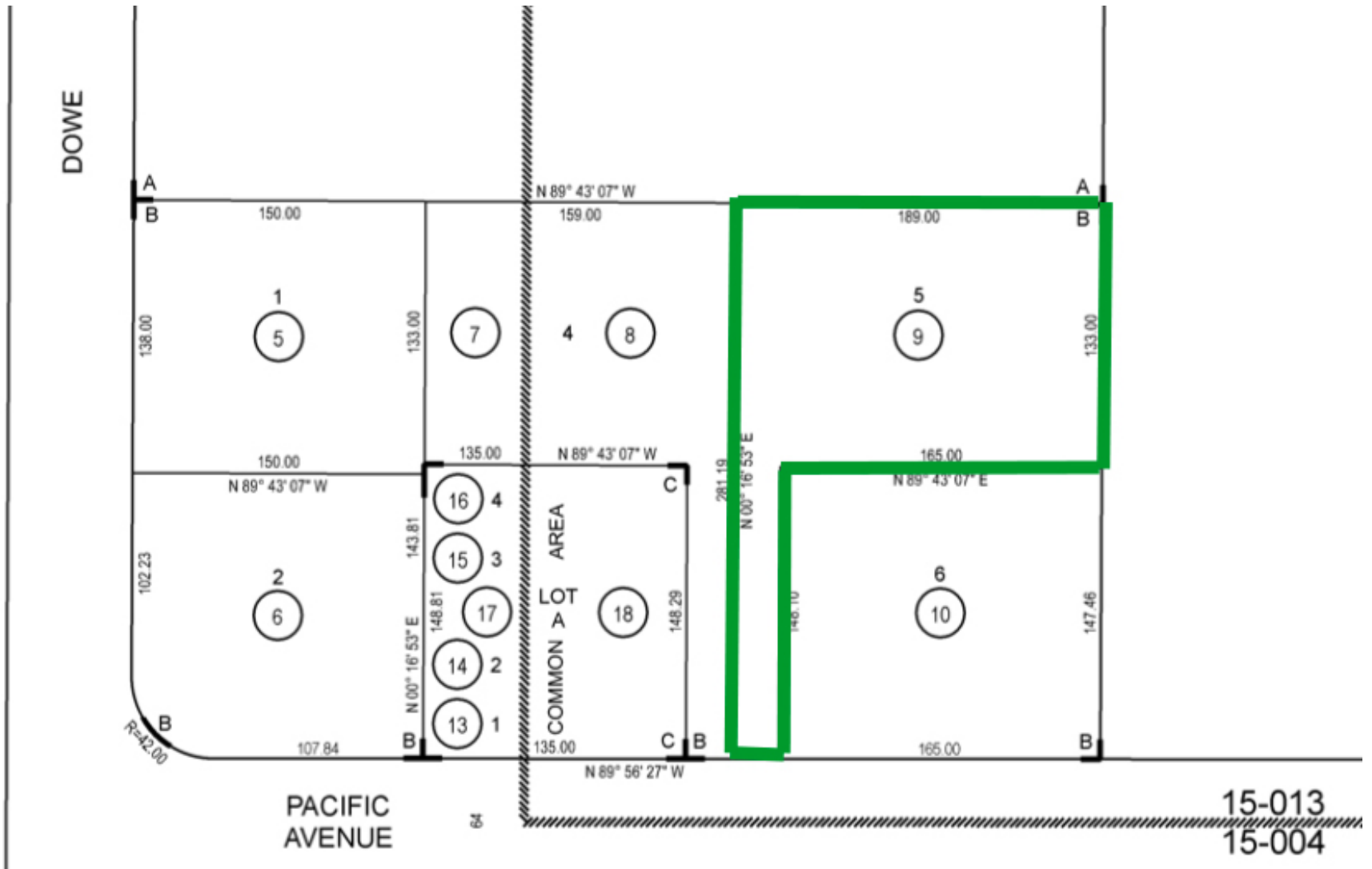
UNION CITY CANNABIS DISTRICTS



FLOOR PLAN



PARCEL MAP



UNION CITY DEMOGRAPHICS

KEY FACTS

152,276

Population



Average
Household Size

37.3

Median Age

\$102,025

Median Household
Income

BUSINESS



2,736

Total Businesses



30,214

Total Employees

INCOME



\$102,025

Median Household
Income



\$37,751

Per Capita Income



\$234,722

Median Net Worth

EDUCATION

11%

No High
School
Diploma



23%

High School
Graduate



24%

Some College



42%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



71%

White Collar



17%

Blue Collar



12%

Services

3.8%

Unemployment
Rate

Households By Income

The largest group: \$100,000 - \$149,999 (22.3%)

The smallest group: \$25,000 - \$34,999 (4.7%)

Indicator	Value	Difference	
<\$15,000	5.3%	-3.7%	
\$15,000 - \$24,999	4.9%	-2.0%	
\$25,000 - \$34,999	4.7%	-1.6%	
\$35,000 - \$49,999	7.8%	-1.6%	
\$50,000 - \$74,999	13.9%	-0.3%	
\$75,000 - \$99,999	12.0%	+0.5%	
\$100,000 - \$149,999	22.3%	+4.4%	
\$150,000 - \$199,999	14.7%	+4.3%	
\$200,000+	14.4%	0	



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Acquisition | Disposition | Leasing

UNION CITY DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

33360 Croatian Way, Union City, California, 94587



Ring band of 1 - 3 miles

KEY FACTS

152,276

Population



46,133

Households

37.3

Median Age

\$79,198

Median Disposable Income

EDUCATION

11%

No High School Diploma



23%

High School Graduate



24%

Some College



42%

Bachelor's/Grad/Prof Degree

INCOME



\$102,025

Median Household Income



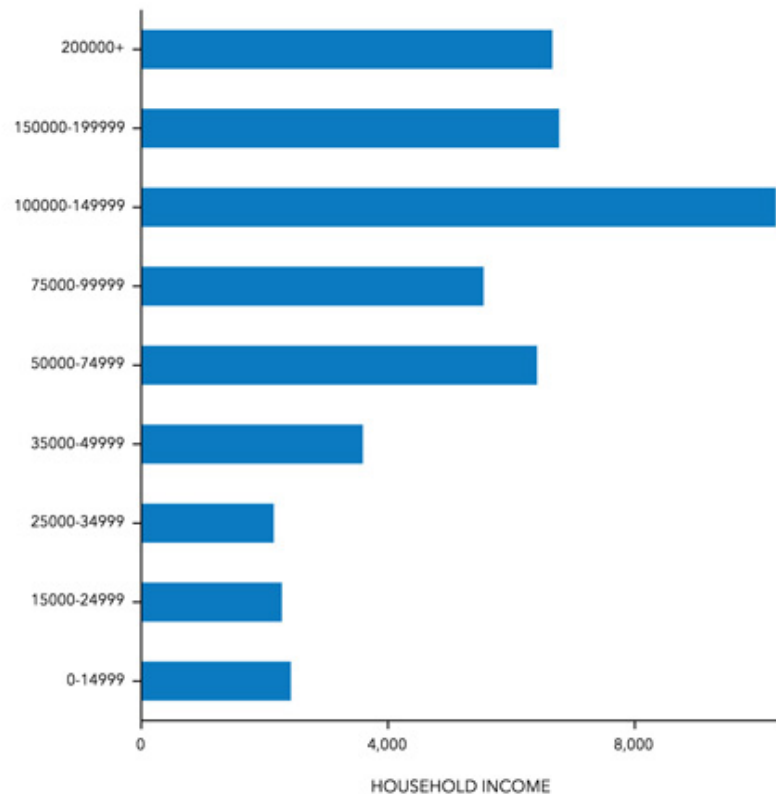
\$37,751

Per Capita Income



\$234,722

Median Net Worth



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

UNION CITY DEMOGRAPHICS

MARKETING PROFILE

33360 Croatian Way, Union City, California, 94587



Ring band of 1 - 3 miles

KEY FACTS

152,276

Population



Average
Household Size

37.3

Median Age

\$102,025

Median Household
Income

ANNUAL HOUSEHOLD SPENDING



\$3,199

Apparel &
Services



\$261

Computers &
Hardware



\$5,091

Eating Out



\$6,999

Groceries



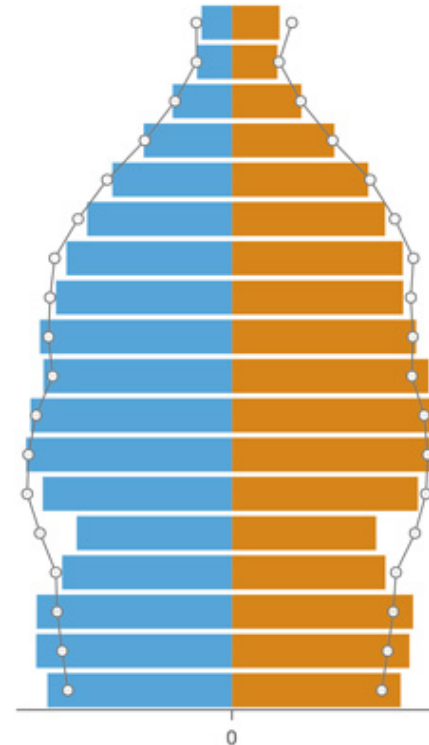
\$7,852

Health Care



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Age Pyramid



The largest group:

2018 Female
Population Age 30-34
(Esri)

The smallest group:

2018 Male Population
Age 85+ (Esri)

Dots show comparison to
Alameda County

EDUCATION

11%

No High
School
Diploma



23%

High School
Graduate



24%

Some College



42%

Bachelor's/Grad/Prof
Degree

VIDEO



www.CroatianIndustrialPark.com

PHOTOS



PHOTOS



PHOTOS



PHOTOS

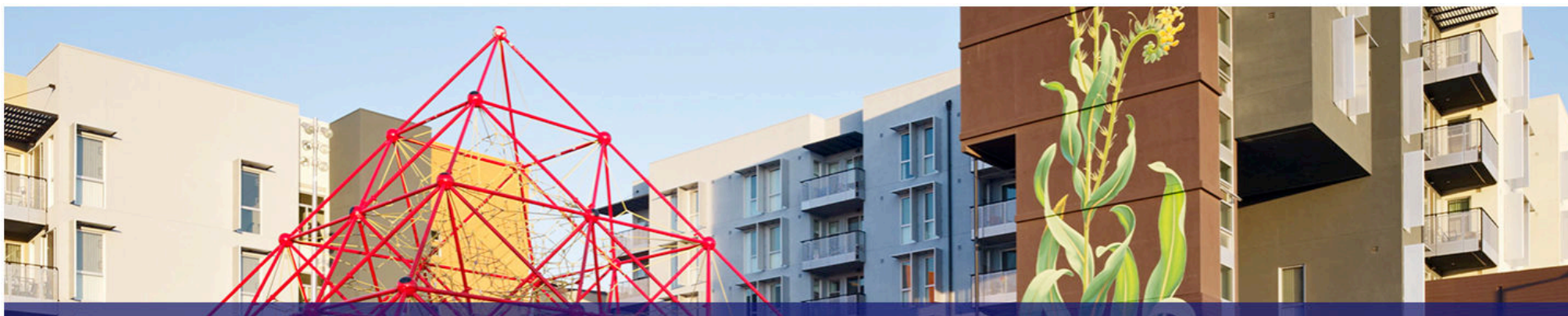


PHOTOS



PHOTOS





CONTACT US

Contact Exclusive Agent for Details and Tour

The Ivy Group

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Showing Dates:

Monday, 10/19/2020, 12 PM to 1 PM

Tuesday, 10/20/2020, 12 PM to 1 PM

Monday, 10/26/2020, 12 PM to 1 PM

Tuesday, 10/27/2020, 12 PM to 1 PM

Tuesday, 11/3/2020, 12 PM to 1 PM

Offer Due Date:

Friday, 11/6/2020 by 6 PM

Offers will also be considered before the due date