

# TWO INDUSTRIAL CONDOS FOR SALE

549 Garcia Ave, Suites G & H  
Pittsburg, CA



**SALE PRICE**  
\$1,199,999  
(\$261/SF)



**TOTAL BUILDING  
SIZE**  
± 2,300 SF each  
Total ± 4,600 SF



**TOTAL LOT SIZE**  
2 lots ± 2,309 SF each  
or ± 4,619 SF  
(± 0.11 acres)



**APN**  
088-620-007 (G)  
088-620-008-8 (H)



**YEAR BUILT**  
1990



**USE**  
Industrial

**THE IVY GROUP**

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

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CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 549 Garcia Ave, Suites G & H, Pittsburg, CA ("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 purchasers. 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 Owners expressly reserve 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 Owners 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 Owners and any conditions to the Owners' 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 Owners 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 Owners or TIG.



### PRIME INDUSTRIAL CONDOS FOR SALE – PERFECT FOR YOUR BUSINESS NEEDS!

The Ivy Group is excited to present two adjacent industrial condominiums for sale, ideal for businesses looking for versatile, functional spaces. These units are perfect for light industrial, automotive, assembly, or storage operations.

#### KEY FEATURES:

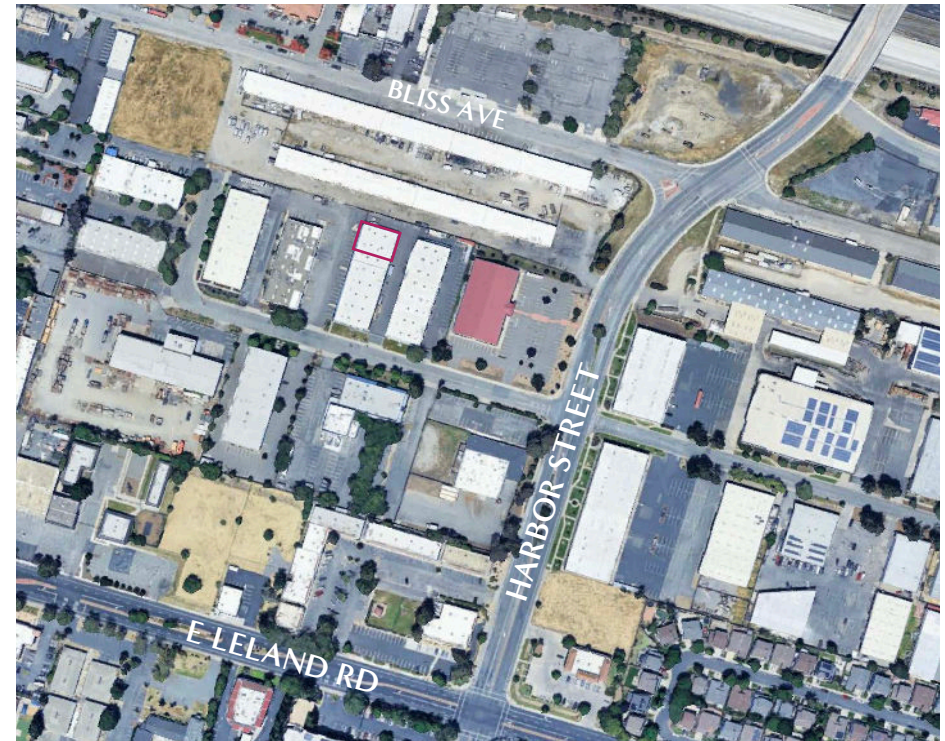
- Durable concrete tilt-up construction
- Office space, warehouse area, 2 restrooms, and bonus mezzanine storage
- Grade-level roll-up doors for easy access
- Sprinkler system and skylights in the warehouse for added safety and natural light
- Located in a secure, gated complex, offering peace of mind

Situated just minutes from Highway 4, these properties are well maintained and provide easy accessibility for logistics and operations.

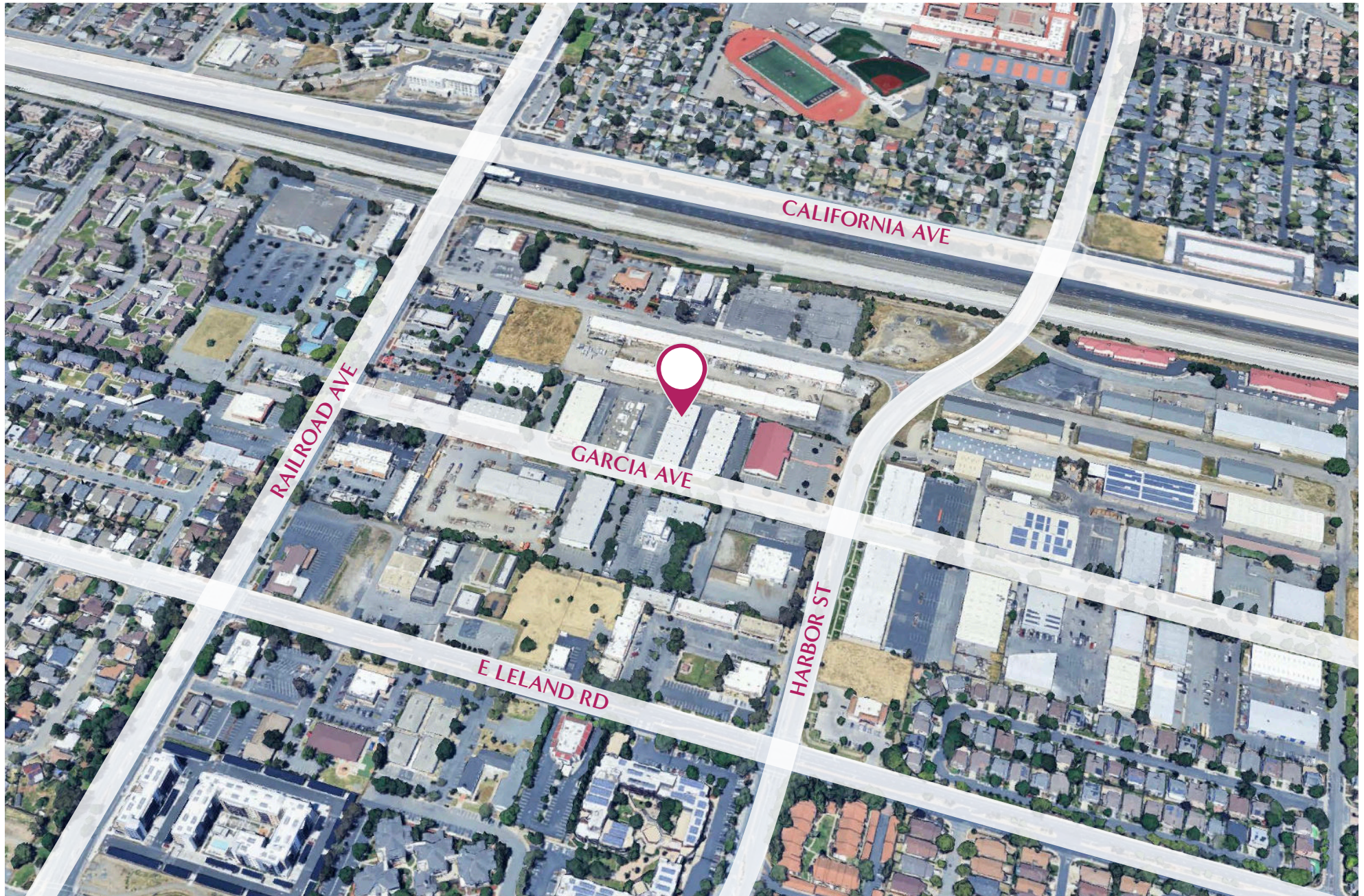
These condos are being sold together and will be delivered vacant upon close of escrow... ready for your immediate use.

Take advantage of this opportunity to secure prime industrial space for your business!

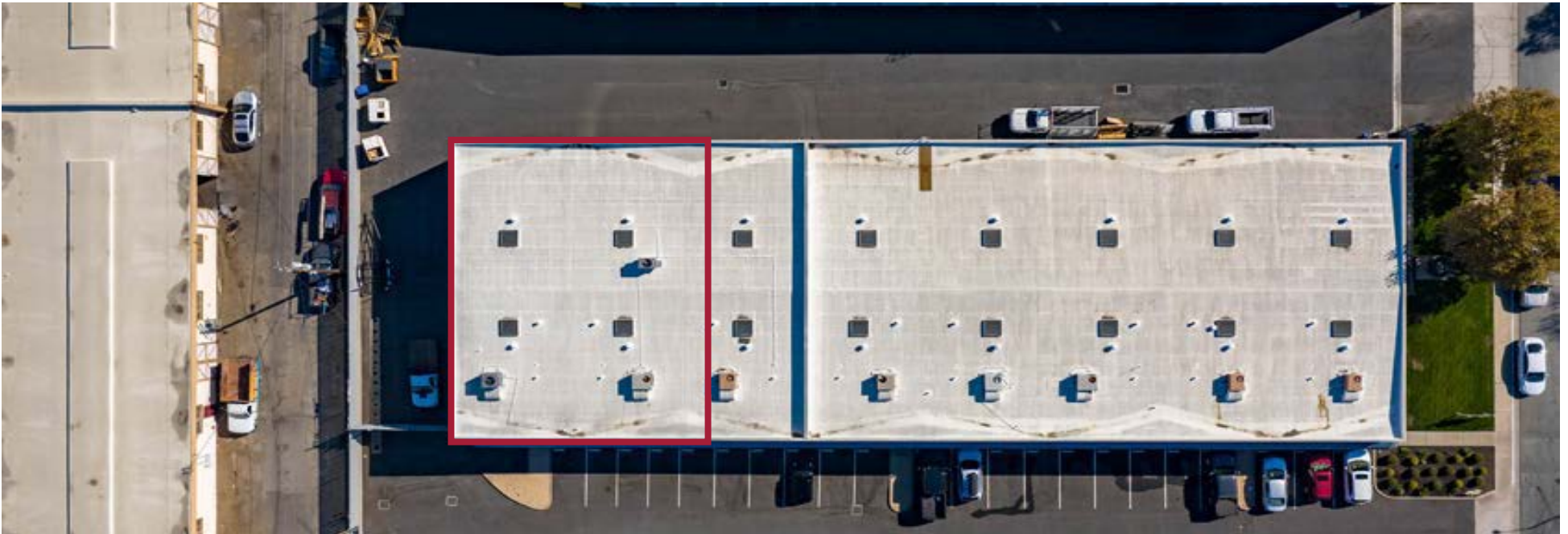
<b>Building Size</b>	Two units ± 2,300 SF each Total ± 4,600 SF
<b>Lot Size</b>	Two lots ± 2,309 SF each or ± 4,619 SF SF, or ± 0.11 acres
<b>Use</b>	Ideal for industrial
<b>Zoning</b>	PD (Planned Development)
<b>Year Built</b>	1990
<b>Power</b>	Two units 200 A, 120/208 V, 3 Phase, total 400 A
<b>Loading</b>	3 grade level rollup doors, 16 FT x 14 FT each
<b>Parking</b>	2.5 per 1,000 parking ratio
<b>APN</b>	088-620-007 (G) 088-620-008-8 (H)

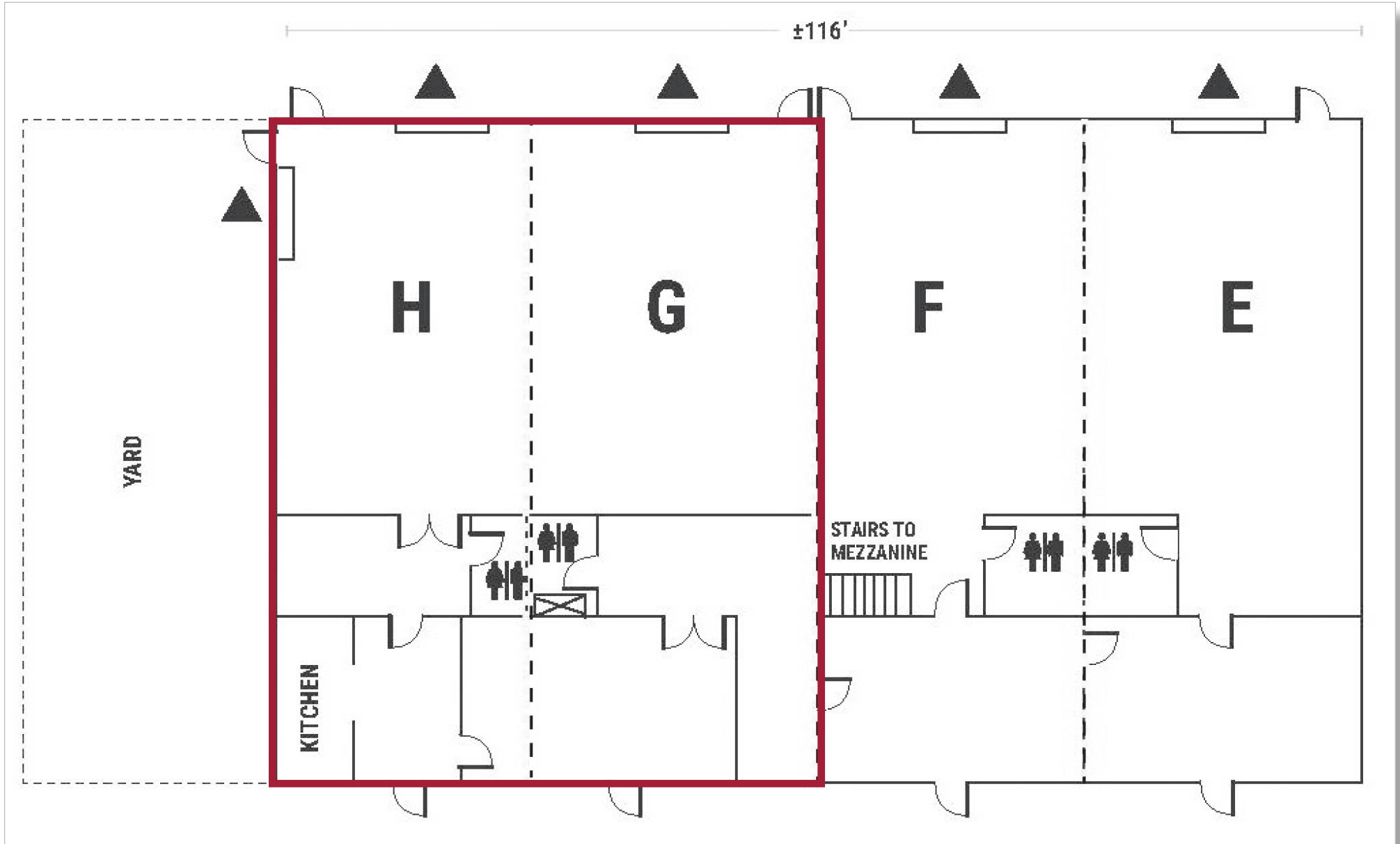






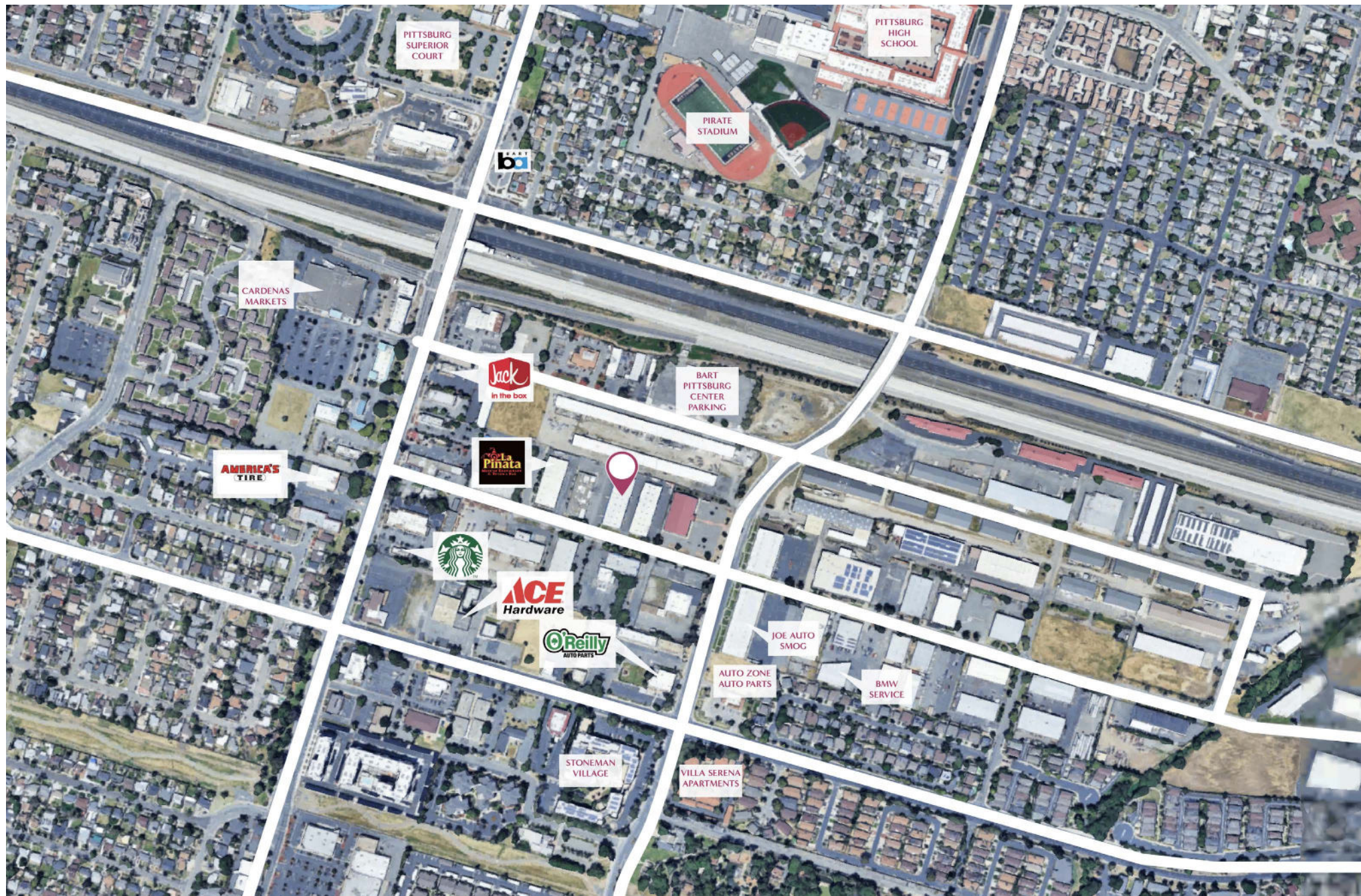






▲ ROLL UP DOOR







### 549 Garcia Ave Target Market Summary

549 Garcia Ave, Pittsburg, California, 94565 3 (0 - 5 miles)

549 Garcia Ave, Pittsburg, California, 94565

Ring band of 0 - 5 miles

Prepared by The Ivy Group

Latitude: 38.01348

Longitude: -121.88708

### TARGET MARKET SUMMARY

549 Garcia Ave, Pittsburg, California, 94565 3

Ring band of 0 - 5 miles

#### Key Facts

152,037

Population

36.6

Median Age

3.2

Average  
Household Size

\$88,675

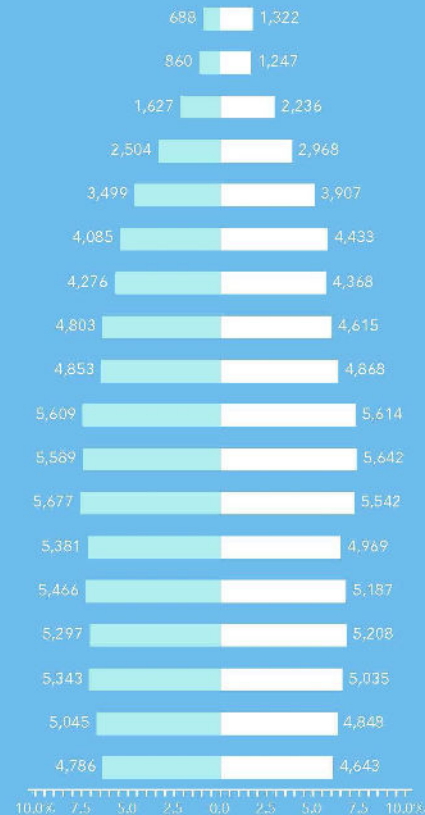
Median Household  
Income

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Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MIR-Simmons (2024).

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### Age Pyramid



The largest group:  
2024 Males Age 30-34

The smallest group:  
2024 Males Age 85+

### Annual Lifestyle Spending



\$3,205

Travel



\$82

Theatre/Operas/Concerts



\$71

Movies/Museums/ Parks



\$63

Sports Events



\$10

Online Games



\$150

Audio

### Tapestry segments



7B

Urban Villages  
7,522 households

16.1%  
of Households



7C

Urban Edge Families  
6,640 households

14.2%  
of Households



11C

Metro Fusion  
4,304 households

9.2%  
of Households





CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing