

# PORTFOLIO OF SMALL COMMERCIAL CONDOS

## FOR SALE

3765 - 3789 Castro Valley Blvd.  
Castro Valley, CA



CASTRO VALLEY BLVD.

NORBRIDGE AVE.

PARCEL NUMBER	UNIT NUMBER	BUILDING SIZE (SF)	PRICE/SF	PRICE
O84C-0625-001	Unit 1 (Building A)	± 556	\$426/SF	\$236,856
O84C-0625-002	Unit 2 (Building A)	± 724	\$426/SF	\$308,424
O84C-0625-003	Unit 3 (Building A)	± 735	\$426/SF	\$313,110
O84C-0625-002-05 Potential restaurant use	Unit 4 (Building B)	± 2,214	\$426/SF	\$943,164
<b>TOTAL</b>		<b>± 4,229</b>		<b>\$1,799,999</b>
*** Properties to be sold together or separately, and delivered in shell condition. ***				
<a href="#">Link to Workletter defining shell condition</a>				



**PRICE**  
\$1,799,999  
(\$426/SF)



**SIZE RANGE**  
± 556 - 2,214 SF



**TYPE**  
Retail / Office  
Condo



**YEAR BUILT**  
Estimated 3<sup>rd</sup>  
Quarter 2025



**VISIBILITY**  
Signalized Corner of  
Castro Valley Blvd  
and Norbridge Ave

**THE IVY GROUP**  
Commercial Properties, Above & Beyond



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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 3765-3789 Castro Valley Blvd, Castro Valley, 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.

### OWN YOUR FUTURE: FOUR PRIME COMMERCIAL CONDOS FOR SALE

The Ivy Group proudly offers an exceptional opportunity to own one or more commercial condominiums in the vibrant and growing community of Castro Valley. Located within the newly constructed “The Chapter” townhomes, these properties are perfect for business owners looking to secure their real estate future.

#### KEY HIGHLIGHTS:

- **Flexibility:** Choose from four units ranging from ± 556 to 2,214 square feet, available individually or as a complete portfolio.
- **Location, Location, Location:** Positioned along Castro Valley Blvd, these condos provide unmatched convenience and high visibility—ideal for businesses looking to attract customers and grow.
- **Customizable Space:** Delivered in shell condition, see [Landlord Workletter](#), offering a blank canvas to tailor your workspace to your personal needs.
- **Built for Success:** Constructed by KB Home, a trusted name in quality building.
- **Accessibility:** Walking distance to Castro Valley BART station; convenient to I-580

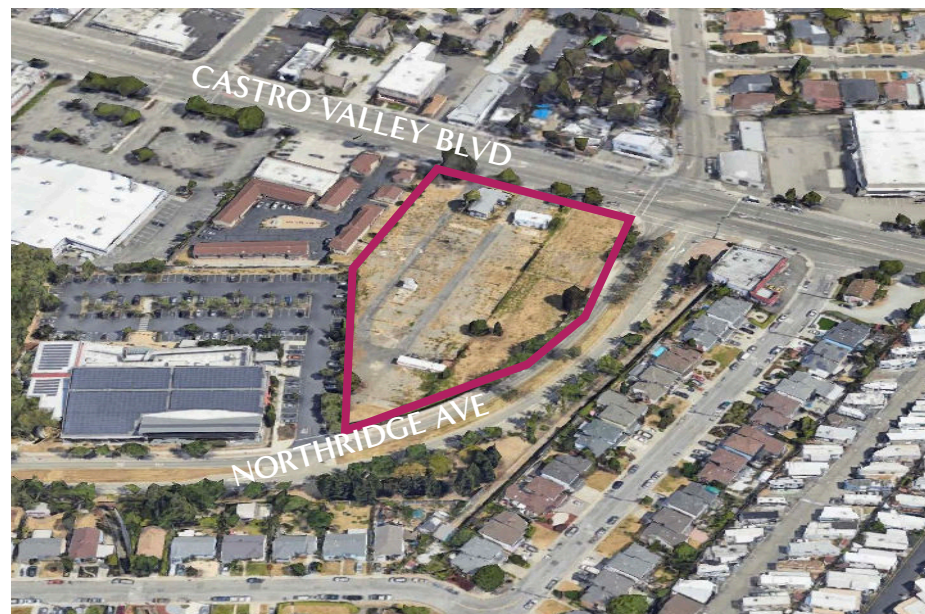
#### WHY BUY?

**Control Your Destiny:** Say goodbye to unpredictable rent hikes and secure ownership of your business location.

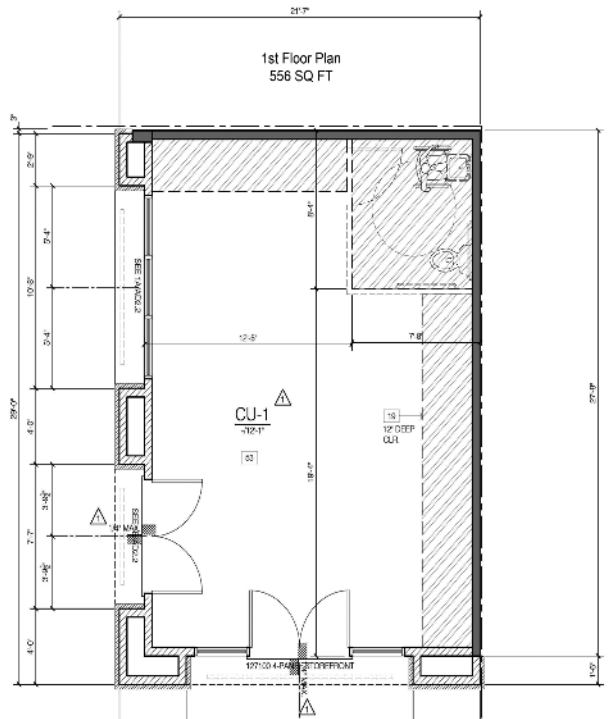
**Attractive Financing Options:** Potential buyers may qualify for an SBA loan with as little as 10% down, making ownership more accessible than ever.

Take advantage of this rare chance to own a piece of Castro Valley’s premier commercial development. Contact us today to learn more and explore your options!

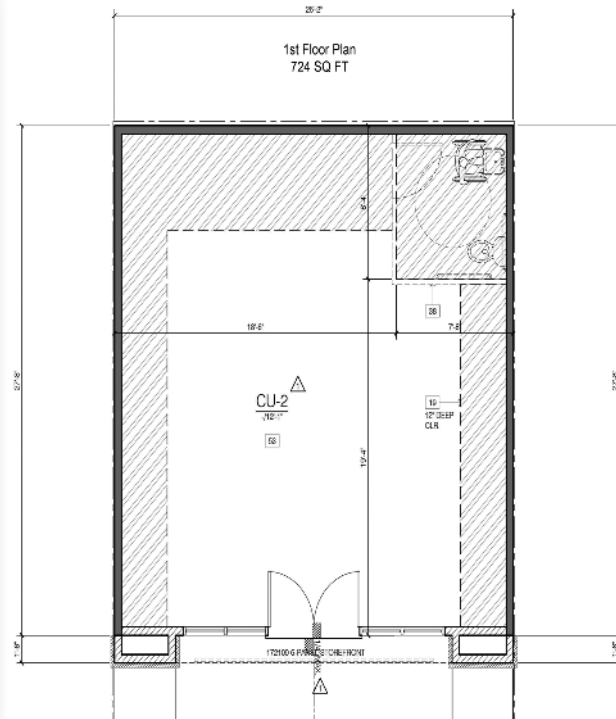
Size Range	Unit 1: ± 556 SF Unit 2: ± 724 SF Unit 3: ± 735 SF Unit 4: ± 2,214 SF
Use	Retail / Office Condo
Year Built	Estimated 3 <sup>rd</sup> Quarter 2025
Visibility	Signalized Corner of Castro Valley Blvd and Norbridge Ave
Delivery Condition	Shell condition, see Landlord Workletter



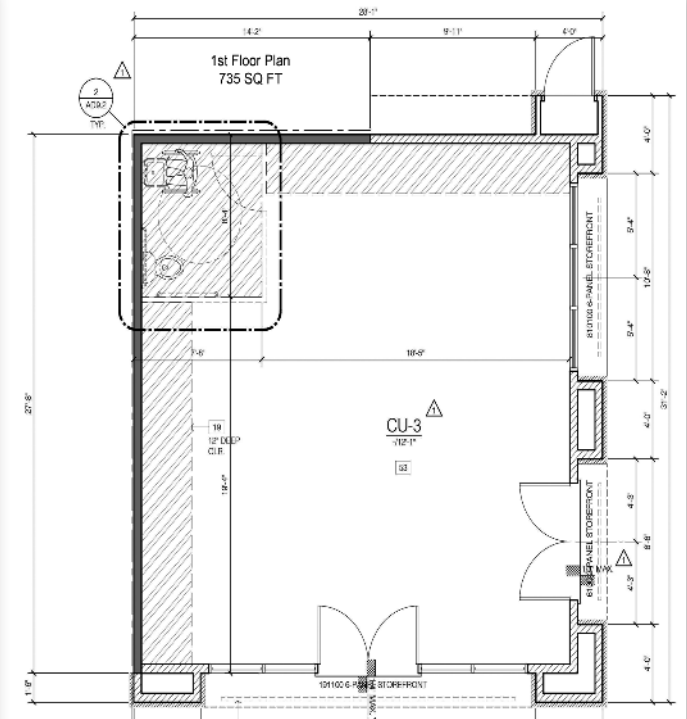
## BUILDING A



UNIT 1

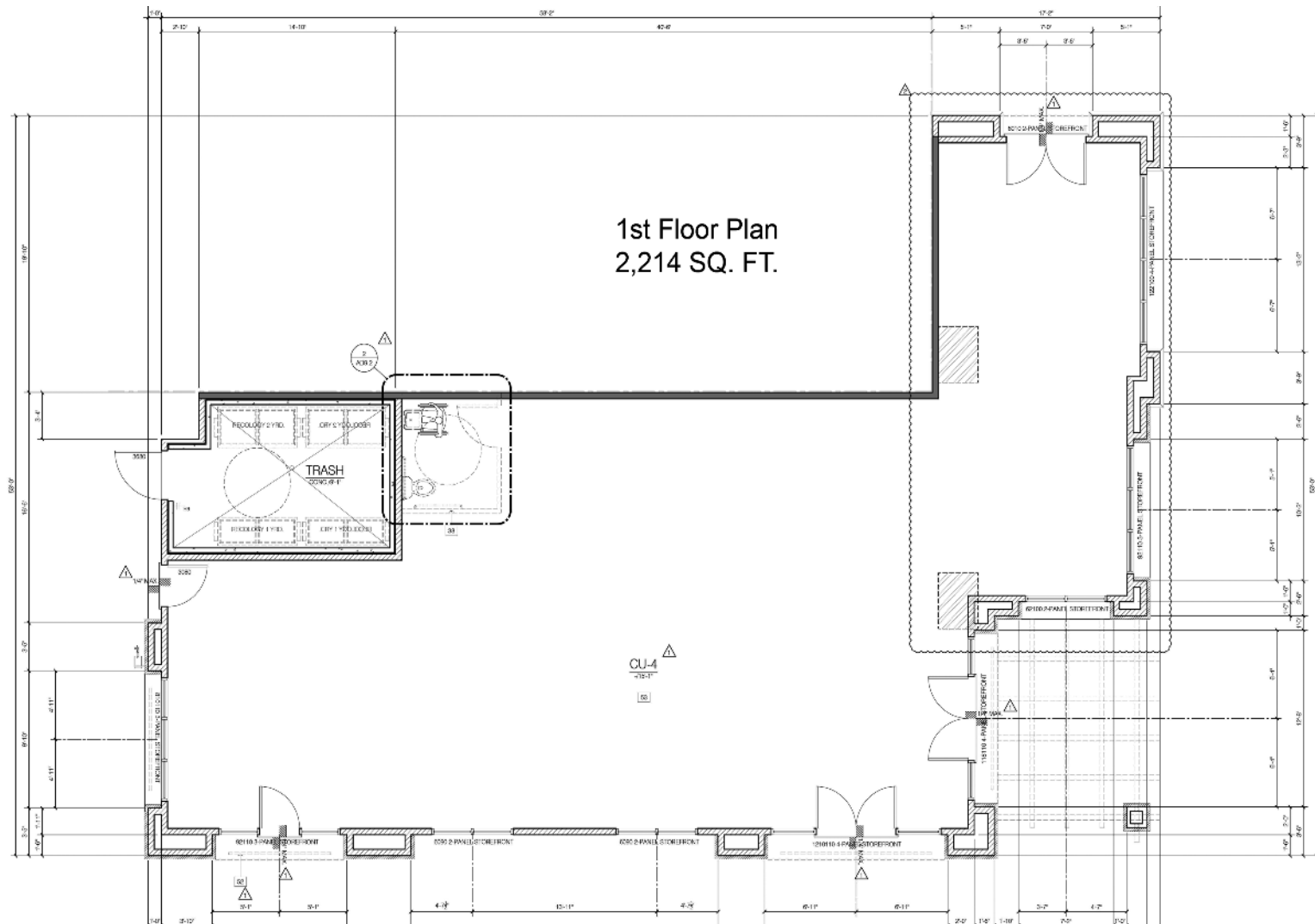


UNIT 2



UNIT 3

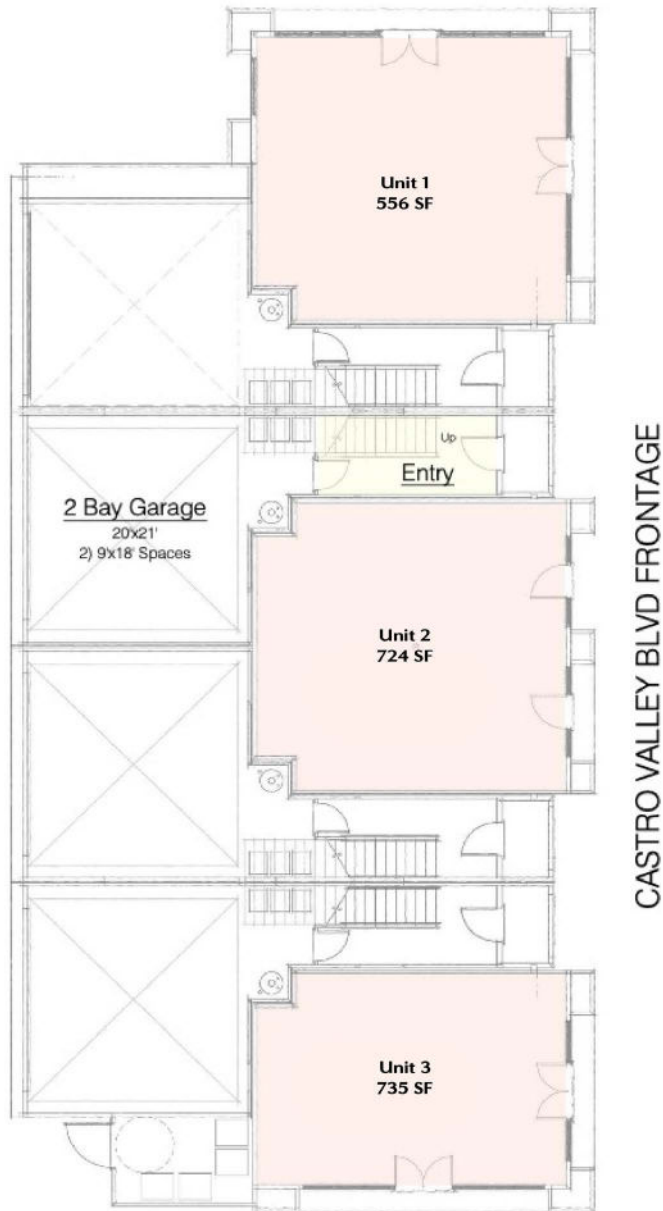
## BUILDING B



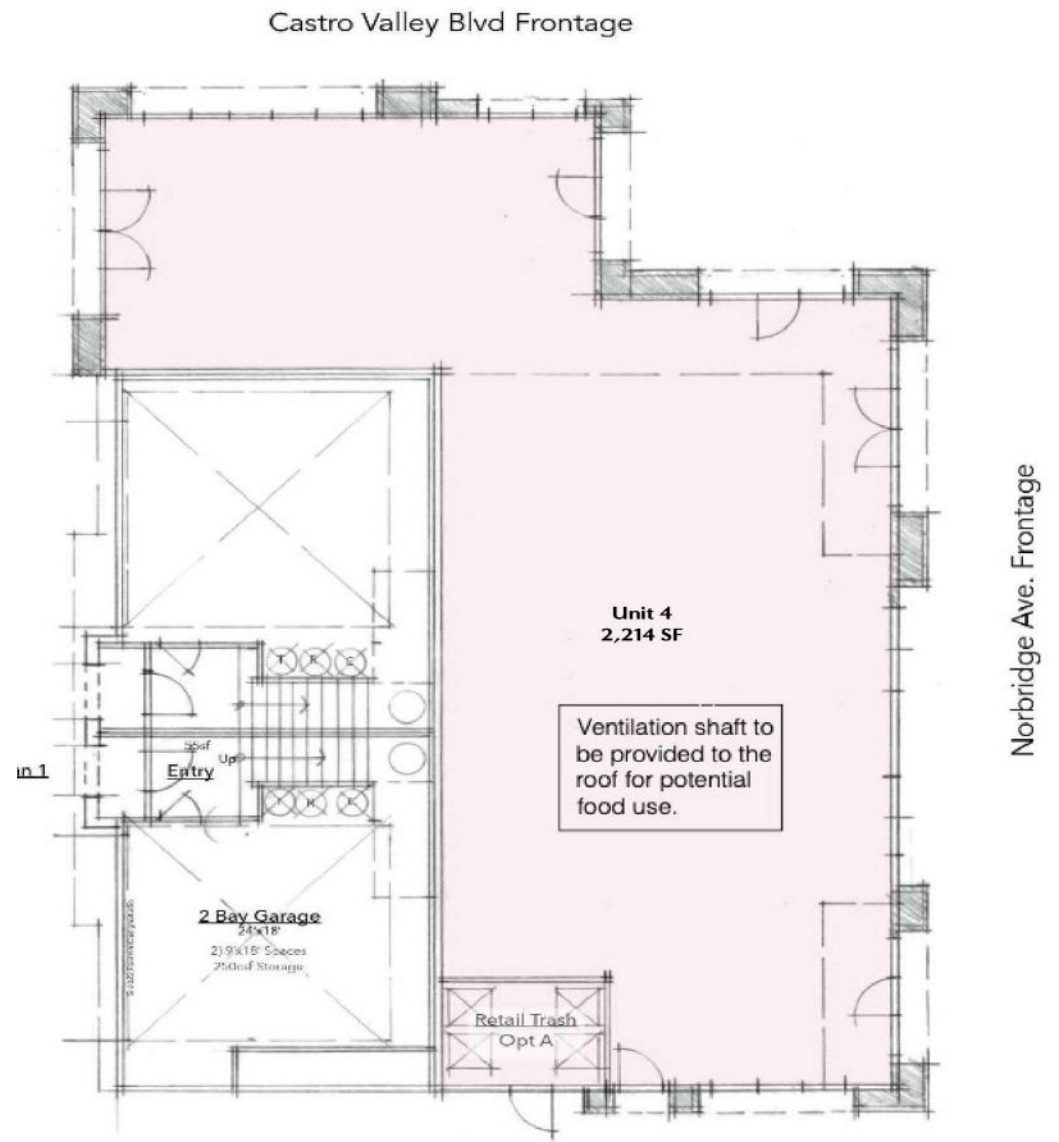
## UNIT 4



## BUILDING A

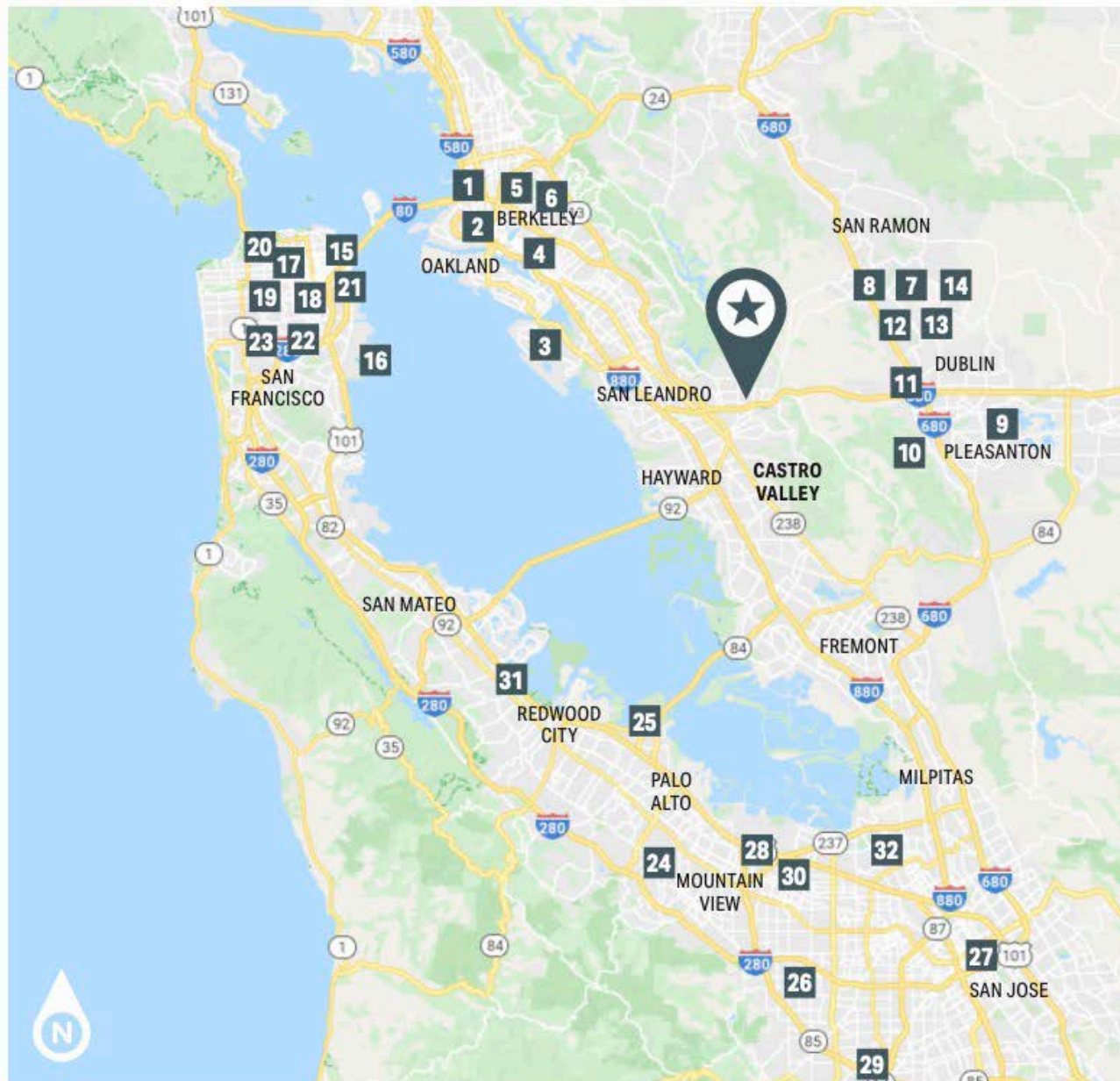


## BUILDING B



UNIT SQ. FT	BASE MONTHLY ASSESSMENT	MONTHLY SPECIAL COST CENTER	TOTAL MONTHLY DUES	NOTES
556	\$209.37	\$185.90	\$395.27	Pg. 30 of Master DRE Budget, Pg. 14 of Cost Center Budget
724	\$237.25	\$185.90	\$423.15	Pg. 30 of Master DRE Budget, Pg. 14 of Cost Center Budget
735	\$239.08	\$185.90	\$424.98	Pg. 30 of Master DRE Budget, Pg. 14 of Cost Center Budget
2,214	\$459.32	Pays Own Trash	\$459.32	Pg. 30 of Master DRE, Pg. 14 of Cost Center Budget

## Major Employers



### OAKLAND

1. **Pixar Studios** | Animation
2. **Pandora** | Software & Technology
3. **VF Corporation** | Apparel Management
4. **Jamba Juice** | Health
5. **Kaiser Permanente** | Medical
6. **BART** | Transportation Services

### I-580 & 680 CORRIDOR

7. **IBM** | Software & Technology
8. **AT&T** | Software & Technology
9. **Bio-Rad Laboratories** | Life Science Research & Medical Laboratory
10. **Safeway** | Grocery Retail
11. **Calliduscloud** | Software & Marketing
12. **Chevron** | Environmental
13. **General Electric (GE)** | Technology & Appliances
14. **CMG Financial** | Banking

### SAN FRANCISCO

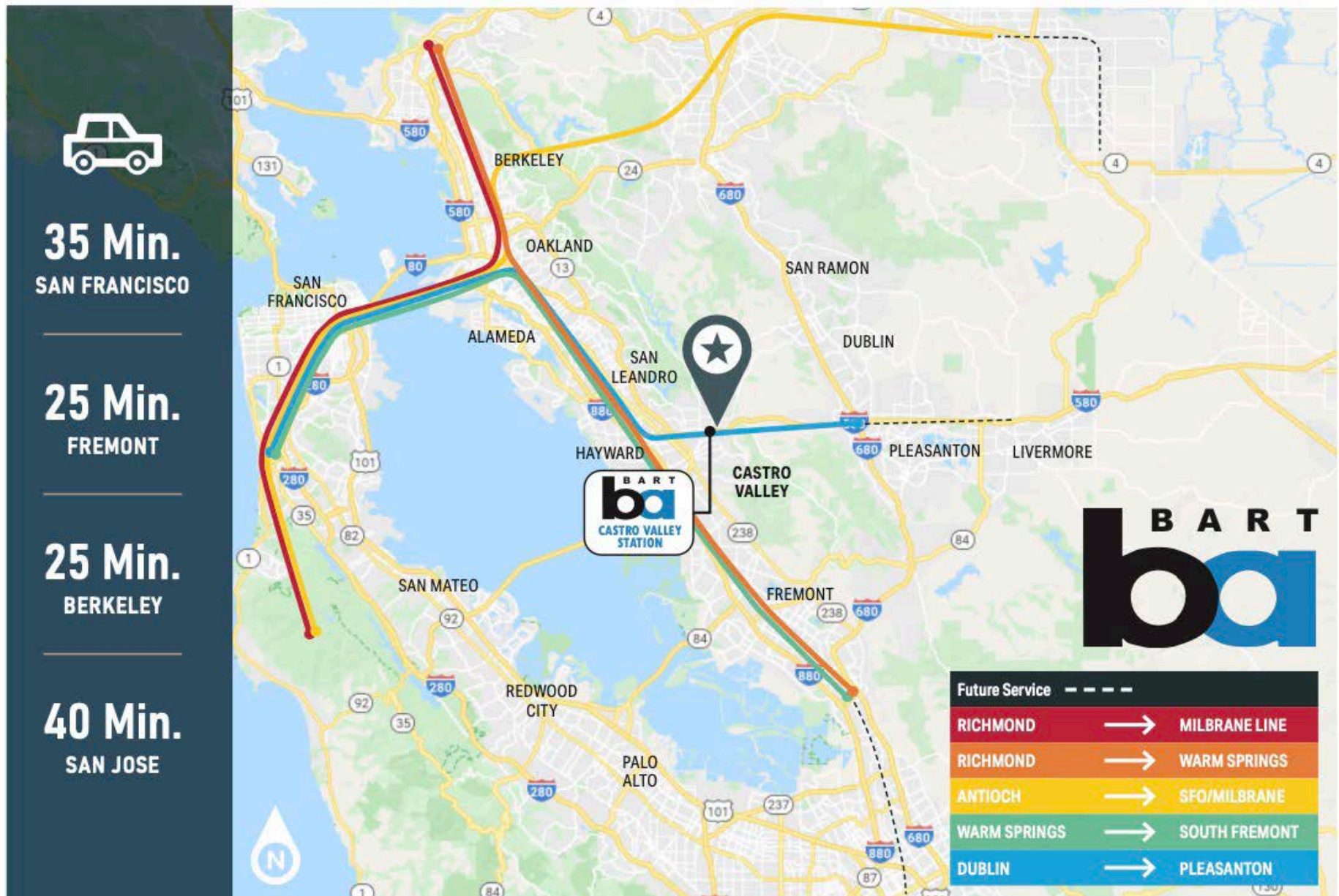
15. **Google** | Software & Technology
16. **Genetech** | BioTech
17. **Kimpton Hotels and Restaurants** | Business & Hospitality
18. **Twitter** | Technology & Social Media
19. **Asana** | Software & Technology
20. **Microsoft** | Software & Technology
21. **Airbnb** | Hospitality
22. **Salesforce** | Software & Technology
23. **Williams Sonoma** | Retail

### SILICON VALLEY

24. **Tesla** | Auto and Aerospace Engineer
25. **Facebook** | Software & Social Media
26. **Apple** | Software & Technology
27. **Adobe** | Technology & Social Media
28. **Google** | Software & Technology
29. **Netflix** | Software & Entertainment
30. **LinkedIn** | Software & Social Media
31. **Cisco** | Software & Technology
32. **Oracle** | Software & Technology



## Commute Times









## PROPOSED SBA 504 LOAN STRUCTURE

3765 - 3789 Castro Valley Blvd, Castro Valley, CA 94546



BUILDING ACQUISITION	\$1,799,999
SBA/CDC FEES	\$22,000
<b>TOTAL PROJECT COST</b>	<b>\$1,821,999</b>

SOURCE OF FUNDS					AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$900,000	6.50%	10 Years 25 Yr. Amort.	1st Deed	\$6,077				\$72,922
SBA 504 LOAN	40%	\$742,000	6.24% Mar '25	25 Years Full Amort.	2nd Deed	\$4,892				\$58,698
BORROWER	10%	\$180,000								
TOTAL	100%	\$1,821,999				\$10,968				\$131,621

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Stephanie Chung**  
925-900-3344/ Stephanie@bfcfunding.com

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$943,164
SBA/CDC FEES	\$14,500
<b>TOTAL PROJECT COST</b>	<b>\$957,664</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$471,582	6.50%	10 Years 25 Yr. Amort.	1st Deed	\$3,184	\$38,210
SBA 504 LOAN	40%	\$391,766	6.24% Mar '25	25 Years Full Amort.	2nd Deed	\$2,583	\$30,992
BORROWER	10%	\$94,316					
TOTAL	100%	\$957,664				\$5,767	\$69,202

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Stephanie Chung**  
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# CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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CA DRE #01341045



**THE IVY GROUP**

Commercial Properties, Above & Beyond

975 Corporate Way, Fremont | CA 94539

Acquisition | Disposition | Leasing

Model Building  
Under Construction

Mixed Use

NORBRIDGE AVE.