PORTFOLIO OF PROPERTIES + VACANT LOTS

FOR SALE / LEASE

35194 - 35206 Alvarado Niles Rd
Union City, CA

SALE PRICE	LEASE RATE	TOTAL BUILDING SIZE	TOTAL LOT SIZE	ZONING	LOADING
$1,750,000 ($284/SF)	$1.45/SF NNN ($0.27/SF)	± 6,160 SF	± 27,753 SF (± 0.63 acres)	Community Commercial (CC)	Two Grade Level Roll Up Doors

THE IVY GROUP
Commercial Properties, Above & Beyond

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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 acquisition of the property located at 35194 - 35206 Alvarado Niles Rd, Union City, 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.

HIGHLIGHTS

EXECUTIVE SUMMARY

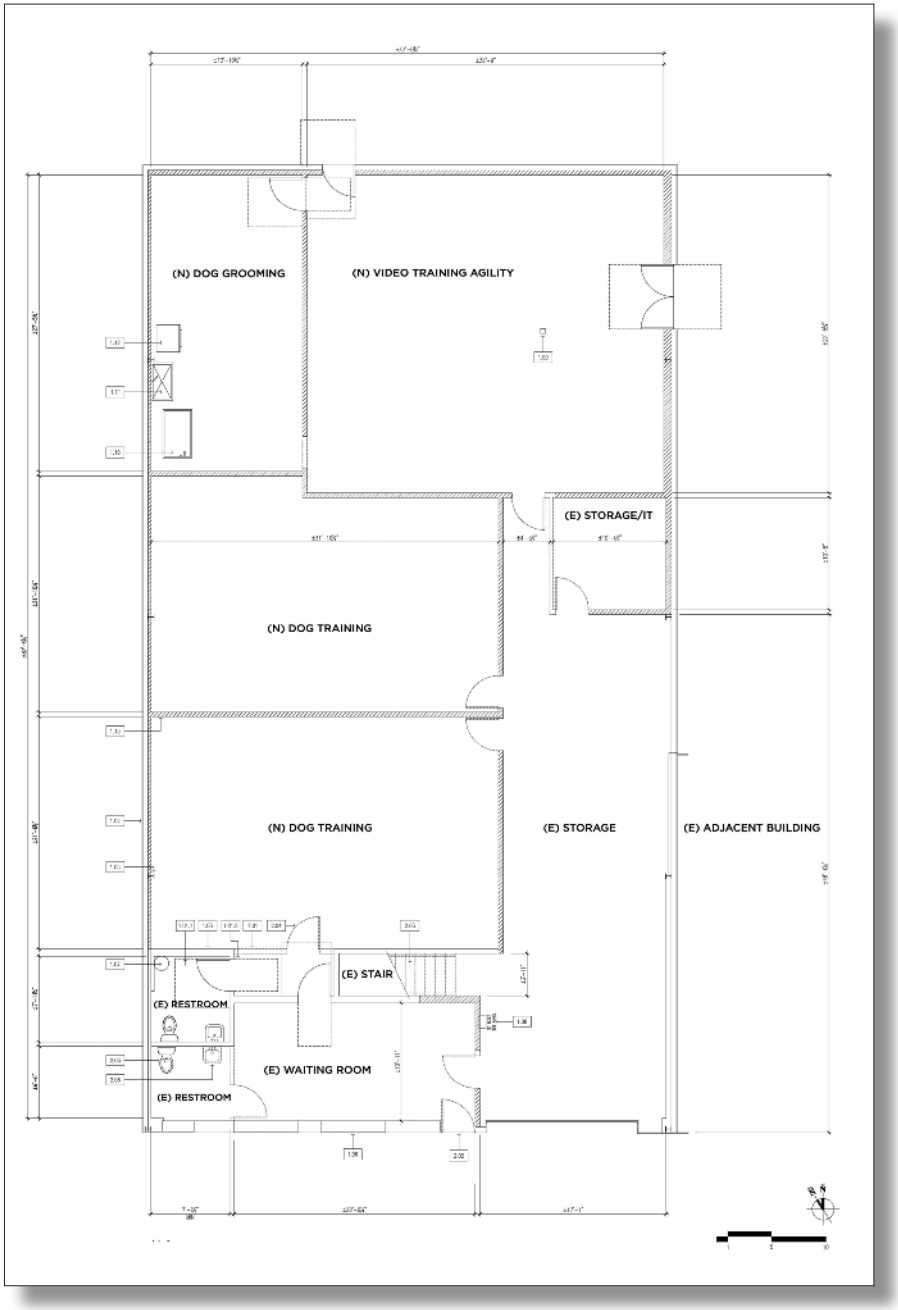
Positioned along a high-visibility commercial corridor in Union City, this property offers exceptional flexibility for investors, developers, and owner-users seeking a well-located, community-serving asset. Its commercial zoning supports a broad range of potential uses, subject to city approval, allowing future owners or tenants to tailor the site to their operational or investment objectives.

The property includes two freestanding buildings with functional layouts and adaptable configurations suitable for immediate occupancy, repositioning, or modernization. Strong visibility, steady traffic counts, and convenient access to major roadways, public transit, schools, parks, and established neighborhoods contribute to a robust customer base and consistent long-term demand.

With a strategic location, versatile improvements, and zoning that accommodates a variety of commercial concepts, this asset presents a compelling opportunity in a supply-constrained East Bay submarket.

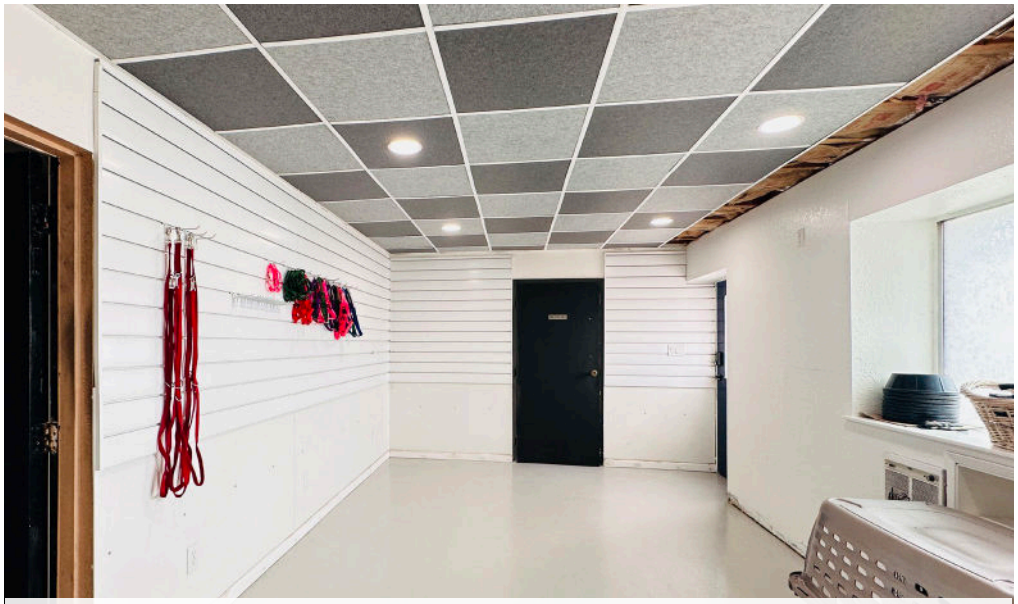
ADDRESS	35194 ALVARADO NILES RD	35206 ALVARADO NILES RD	VACANT PARCEL 1	VACANT PARCEL 2	TOTAL
BUILDING SIZE	± 4,410 SF	± 1,750 SF			± 6,160 SF
LOT SIZE	± 6,286 SF (± 0.14 acres)	± 6,842 SF (± 0.16 acres)	± 12,443 SF (± 0.29 acres)	± 2,182 SF (± 0.05 acres)	± 27,753 SF (± 0.63 acres)
YEAR BUILT	1969	1977			
POWER	125 A, 120 / 240 V, 3 Ø	125 A, 120 / 208 V, 1 Ø (buyer to verify)			250 A
LOADING	13 FT x 13 FT grade level roll up door	12 FT x 12 FT grade level roll up door			
CEILING HEIGHT	± 16 FT	± 14 FT			
APN	87-11-10-2	87-11-11-2	87-11-25	87-11-26	
ZONING	Community Commercial (CC)				

FLOOR PLAN - 35194 ALVARADO NILES RD.



PROPERTY AERIAL

PROPERTY PHOTOS - 35194 ALVARADO NILES RD.



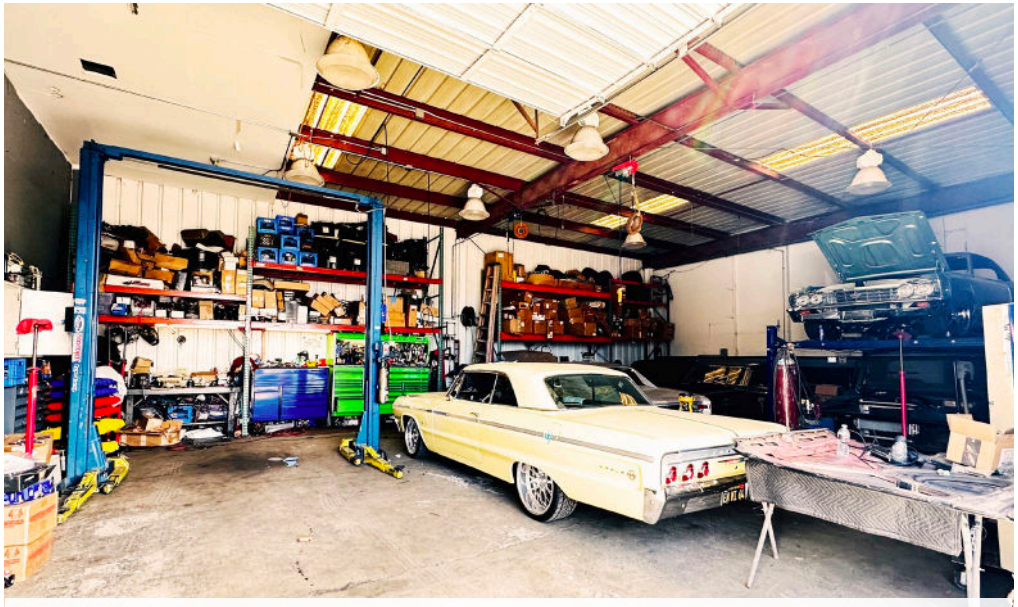
ENTRANCE

ROLL UP DOOR

ROOM ADJACENT TO THE ENTRANCE

UTILITY ROOM

PROPERTY PHOTOS - 35206 ALVARADO NILES RD.



INTERIOR

INTERIOR

BACKYARD

FRONT

SBA LOAN STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE

Business Finance Capital

PROPERTY ACQUISITION	$1,750,000
SBA/CDC FEES	$23,500
TOTAL PROJECT COST	**$1,773,500**

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	$875,000	6.38%	5 Years 30 Yr. Amort.	1st Deed	$5,459	$65,506
SBA 504 LOAN	40%	$723,500	5.95% May '26	25 Years Full Amort.	2nd Deed	$4,639	$55,673
BORROWER	10%	$175,000					
TOTAL	**100%**	**$1,773,500**				**$10,098**	**$121,180**

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: 2.65%* 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.

AMENITY MAP

THE UNION FLATS
BART
PARKING
LOGAN STADIUM
UNION CITY TRANSIT
UNION SQUARE 24
HAPPY LAMB
HOT POT RESTAURANT
UNION CITY LIBRARY
UNION CITY SKATEPARK
CITY OF UNION
SAFEWAY
AMERICA'S TIRE
ALVARADO-NILES ROAD
PURPLE LOTUS TEMPLE

CONTACT EXCLUSIVE AGENTS

FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing