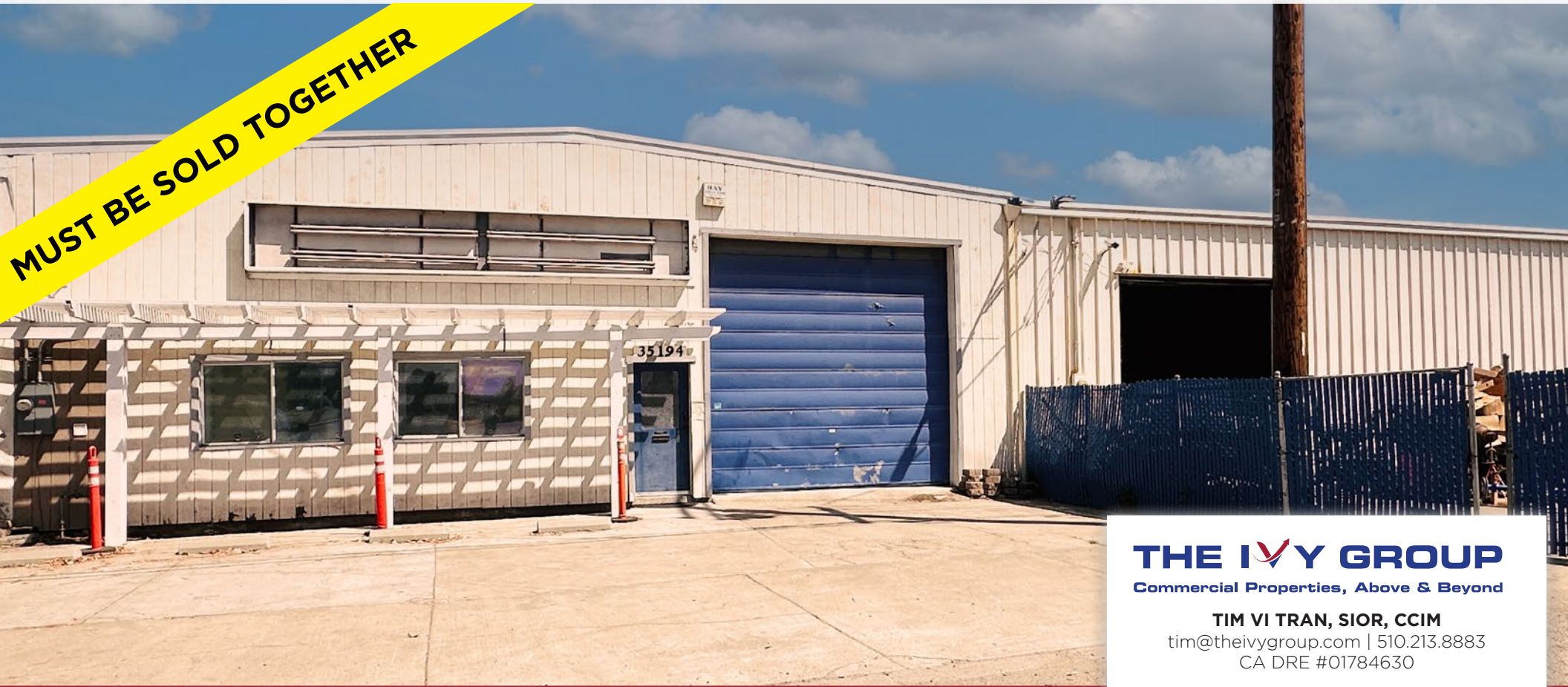


PORTFOLIO OF PROPERTIES + VACANT LOTS
FOR SALE

35194 - 35206 Alvarado Niles Rd
Union City, CA

MUST BE SOLD TOGETHER



THE IVY GROUP

Commercial Properties, Above & Beyond

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SALE PRICE
\$1,850,000
(\$300/SF)



TOAL BUILDING SIZE
± 6,160 SF



TOTAL LOT SIZE
± 27,753 SF
(± 0.63 acres)



YEAR BUILT
1969 & 1977



ZONING
Community
Commercial (CC)



LOADING
Two Roll Up
Doors

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.

DYNAMIC UNION CITY COMMERCIAL OPPORTUNITY FEATURING ± 6,160 SF OF ADAPTABLE SPACE ON A SUBSTANTIAL ± 0.63-ACRE LOT ALONG THE HIGH TRAFFIC ALVARADO NILES ROAD

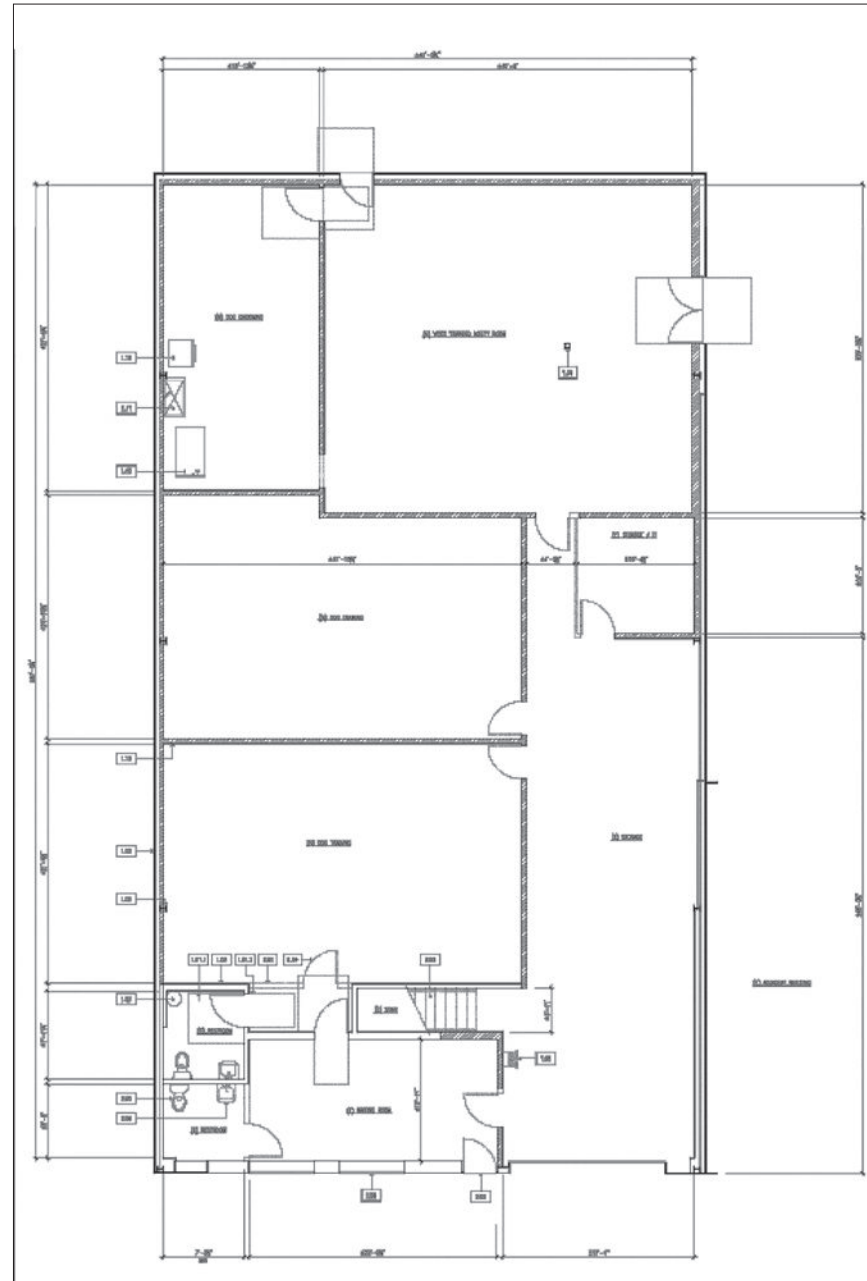
This prime commercial property at 35194 - 35206 Alvarado Niles Rd in Union City presents ± 6,160 square feet of versatile building space situated on a generous ± 0.63-acre lot, making it perfectly suited for a wide range of community-focused businesses, such as retail outlets, professional offices, healthcare providers, restaurants, or even a creative blend of uses. The property's Community Commercial (CC) zoning provides flexibility for various development possibilities, allowing investors and business owners to tailor the site to current market demands or emerging trends in the area.

Strategically positioned in a growing and vibrant part of Union City, the site is easily accessible from major thoroughfares and public transport, further enhancing its appeal to customers, employees, and future tenants. The robust local economy, ongoing residential and commercial development, and proximity to schools, parks, and established neighborhoods contribute to a steady flow of potential clientele and ensure long-term viability for any enterprise that chooses to establish itself here.

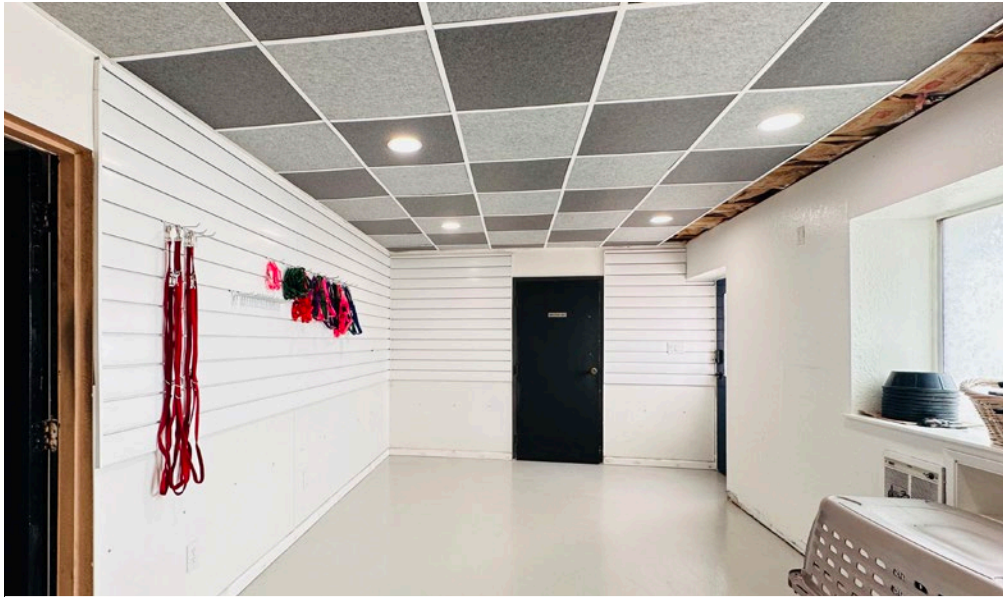
The property features two buildings, originally constructed in 1969 and 1977, which add both character and architectural interest to the site. These existing structures provide a solid foundation for immediate occupancy or can be modernized to suit contemporary design standards, increasing both value and curb appeal. For those seeking to maximize the return on investment, the ample lot size and favorable zoning also open the door to redevelopment or expansion projects, whether through adaptive reuse, new construction, or a combination of both.

With its outstanding location, flexible use options, and established presence within a thriving commercial corridor, this property represents an exceptional opportunity for investors, developers, or owner-users.

ADDRESS	35194 ALVARADO NILES RD	35206 ALVARADO NILES RD	VACANT PARCEL 1	VACANT PARCEL 2	TOTAL
BUILDING SIZE	± 4,410	± 1,750			± 6,160 SF
LOT SIZE	± 6,286 SF (± 0.14 acres)	± 6,842 SF (± 0.16 acres)	± 12,443 (± 0.29)	± 2,182 (± 0.05)	± 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			250 A
LOADING	13' x 13' roll up door	12' x 12' roll up door			
CEILING HEIGHT	± 16'	± 14'			
APN	87-11-10-2	87-11-11-2	87-11-25	87-11-26	
ZONING	Community Commercial (CC)				



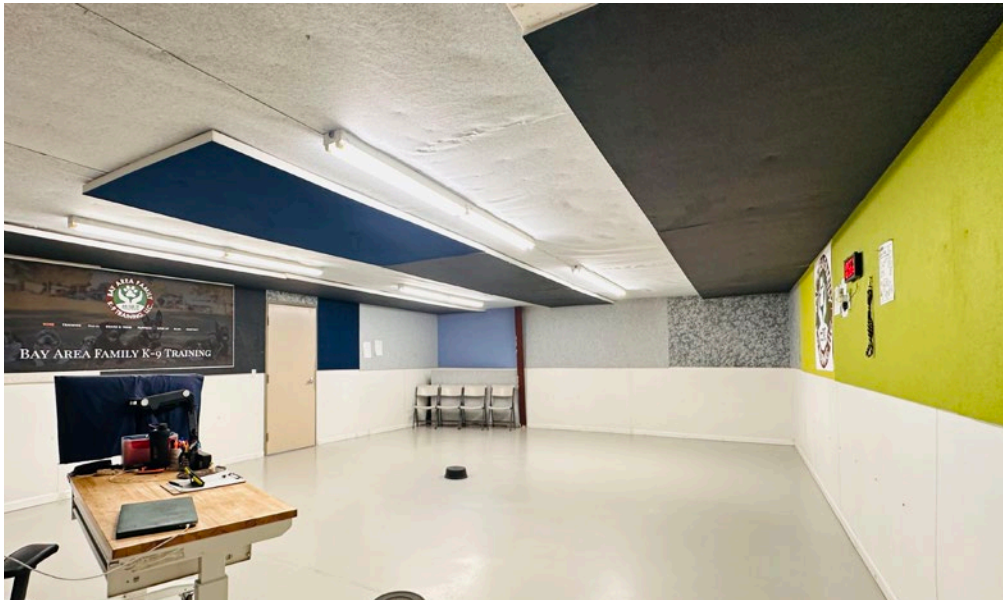




ENTRANCE



ROLL UP DOOR



ROOM ADJACENT TO THE ENTRANCE



UTILITY ROOM



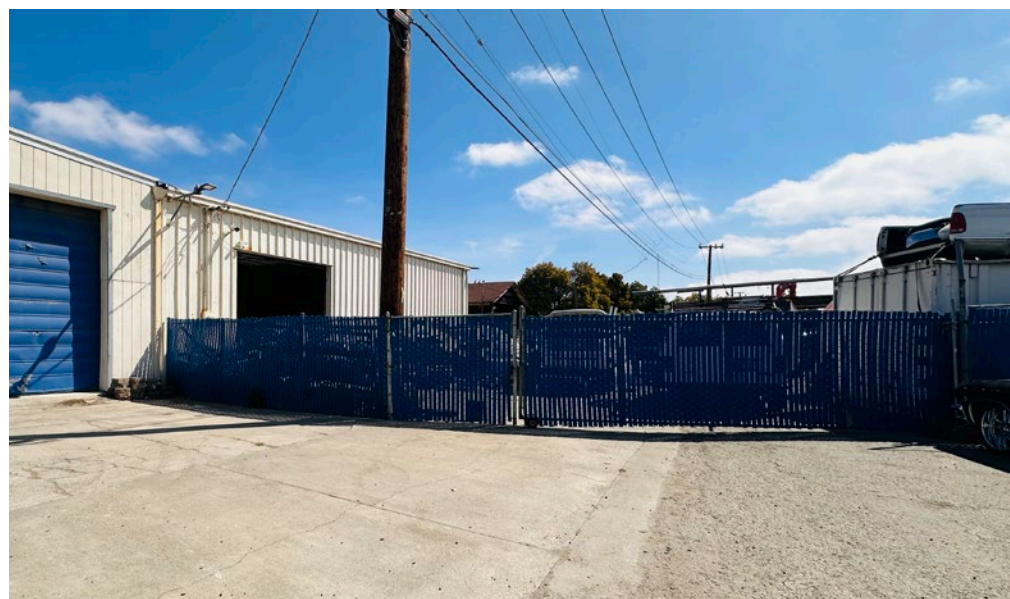
INTERIOR



INTERIOR



BACKYARD



FRONT



CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing