

INTERO

COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

ALVARADO SQUARE

FOR SALE: BAY AREA NNN RETAIL CONDOMINIUMS

30703-30719 & 30665-30681 Union City Blvd.
Union City, CA 94587

Two Retail Condominium Buildings | 11 Suites
Sold Together or Separately

Confidentiality Agreement



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Property Overview

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PROPERTY SUMMARY

This offering consists of two street-level retail condominium buildings comprising 11 suites (9 occupied). Second-story residential units are separately owned and are not part of this offering.

Name	Total Package	Building 1C	Building 1D
Asking Price	\$4,400,000	\$2,200,000	\$2,200,000
Building Size (SF, approx.)	9,651	4826	4825
Current Annual Rent	\$250,780	\$102,768	\$148,012
Current Cap Rate (on ask)	5.70%	4.67%	6.73%
Occupancy	9 of 11 suites (82%)	4 of 5 suites	5 of 6 suites
Price per SF	\$456	\$456	\$456
Year Built	2009	2009	2009
APN	482-0098-011 & -006	482-0098-011-00	482-0098-006-00
Zoning	C-S (Commercial Specialty)	C-S	C-S

Combined baseline price is \$4,400,000 (\$2,200,000 per building); price allocation is fixed by baseline regardless of in-place income, per the listing agreement.

PROPERTY SUMMARY

This offering delivers two street-level retail condominium buildings — 9,651 SF combined — fronting one of Union City's busiest thoroughfares. The in-place rent roll is built on NNN leases with built-in annual escalations, and the tenant base skews toward service-based, e-commerce-resistant categories: personal care, wellness, tutoring/education, a law office, and food-adjacent retail. With two suites currently sitting vacant, an incoming owner has a straightforward path to push occupancy — and income — toward market.



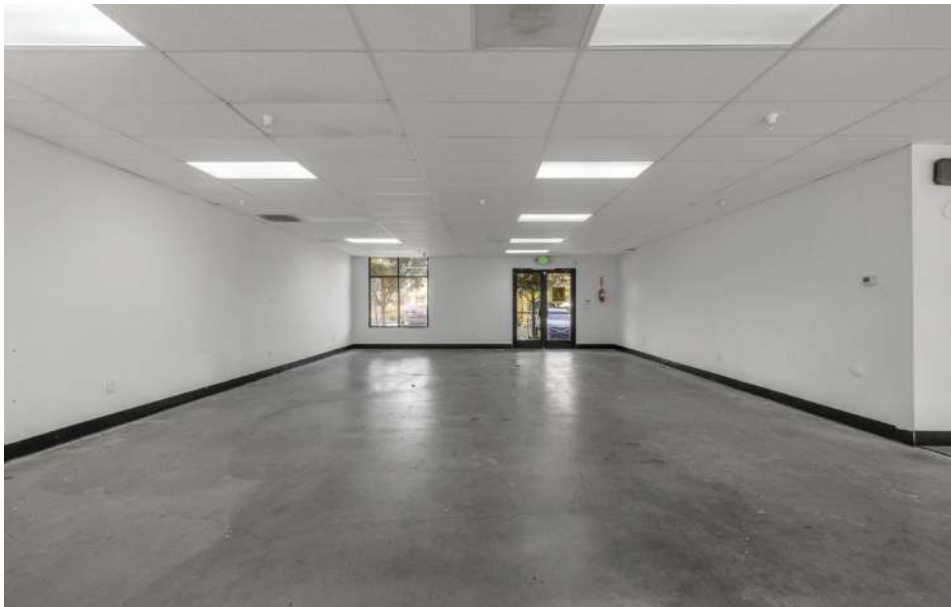
11 TOTAL SUITES SPLIT ACROSS THE TWO BUILDINGS, 9 LEASED TODAY	NNN LEASE STRUCTURE THROUGHOUT, WITH ESCALATIONS AVERAGING ROUGHLY 3% PER YEAR	SUITE 30707 (BLDG 1C) AND SUITE 30681 (BLDG 1D) SIT OPEN — THE CLEAREST NEAR-TERM VALUE-ADD	QUICK FREEWAY ACCESS VIA I-880 AND HIGHWAY 92, WITH UNION CITY BART CLOSE BY
SITUATED WITHIN THE BROADER ALVARADO SQUARE DEVELOPMENT, WHICH INCLUDES DEDICATED ON-SITE PARKING	UNION CITY BLVD FRONTAGE CARRIES MORE THAN 23,700 VEHICLES DAILY PER 2026 COUNTS	AVAILABLE AS A COMBINED PURCHASE OR AS TWO SEPARATE ACQUISITIONS	

SITE OVERVIEW

Buildings 1C and 1D sit along the Union City Blvd frontage of the Alvarado Square development, at the signalized intersection of Union City Blvd and Bettencourt Way.



ADDITIONAL PHOTOS



BUILDING 1C

30703-30719 Union City Blvd, Union City, CA 94587

Offering Summary

Asking Price
\$2,200,000

Building Size
4,826 SF

Price / SF
\$456

Current
Annual Rent
\$102,768

Occupancy
4 of 5 suites

Year Built
2009



RENT ROLL

Suite	SF	Tenant	Rent/Mo	Lease End
30703	576	Paola G. Barajas	\$1,750	8/31/2030
30707	430	VACANT (mkt rent \$5,100)		
30711	1,200	Threading Plus	\$2,700	4/30/2031
30715	550	Hassan's Barber Studio	\$1,700	10/31/2030
30719	700	Calla Moonlight Spa	\$2,414	6/30/2029

Suite 30707 is vacant; market rent estimated at \$5,100/mo. Current tenants on NNN leases with approx. 3% annual escalations.

HIGHLIGHTS

Corner-anchored building at the signalized Union City Blvd / Bettencourt Way intersection

Established personal-care and service tenant mix with long-term leases

Vacant suite 30707 offers immediate lease-up upside at market rent

BUILDING 1D

30665-30681 Union City Blvd, Union City, CA 94587

Offering Summary

Asking Price
\$2,200,000

Building Size
4,825 SF

Price / SF
\$456

Current
Annual Rent
\$148,012

Occupancy
5 of 6 suites

Year Built
2009



RENT ROLL

Suite	SF	Tenant	Rent/Mo	Lease End
30665	1,200	Bling and Shine Hut	\$3,712	10/31/2027
30669	1,050	Powerful Hypnosis Healing	\$3,046	4/30/2027
30669A	150	Law Office of Marwan Harara	\$525*	3/31/2027
30673	1,200	Top Notch Waxing	\$3,151	MTM
30677	552	Aura Inner Beauty Salon	\$1,925	10/31/2027
30681	673	VACANT (mkt rent \$2,200)	-	-

**30669A rent includes a \$25/mo shared utility charge. Suite 30681 is vacant; market rent estimated at \$2,200/mo.*

HIGHLIGHTS

Larger, higher-income-per-SF building with a diverse personal-care and professional-service roster

One month-to-month tenant (30673) offers repositioning flexibility at lease rollover

Vacant suite 30681 offers immediate lease-up upside at market rent

Location Overview

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LOCATION HIGHLIGHTS

- Fronts Union City Blvd, a primary commercial artery seeing 23,700+ vehicles per day at the Smith St intersection
- The Sugar Mill development sits directly opposite — 36 townhomes with ground-floor commercial space
- BART's local station has undergone significant recent upgrades, including a new 16-bay facility and 600+ additional parking stalls for riders
- Union Landing's retail hub — home to Century Theatres, Best Buy, and other major tenants — is under a mile away
- I-880 and Highway 92 put the East Bay and Peninsula within easy reach

Collection	Cross Street	Volume	Year	Dist.
Union City Blvd	Smith St S	23,722	2026	0.05 mi
Union City Boulevard	Union City Blvd N	19,331	2026	0.11 mi
Union City Blvd	Marsten Ave N	21,399	2025	0.30 mi
Alvarado Boulevard	Union City Blvd W	18,602	2026	0.43 mi

AREA RETAIL

Union Landing — at over 1,000,000 SF, Union City's largest retail center — is a mile out, anchored by Century Theatres, Best Buy, Walmart, and Lowe's

A one-to-two-mile radius also picks up Walmart, Home Depot, Lowe's, and Target

Trade area population tops 140,000 within three miles, a strong base for retail demand

Alvarado Blvd's retail, banking, and dining corridor sits under 1.5 miles away

Multiple residential and mixed-use projects nearby, planned or in progress, point to rising foot traffic ahead



Financial Analysis

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FINANCIAL ANALYSIS

Current vs. Stabilized Performance

Name	Current (In-Place)	Stabilized (100% Leased)
Combined Annual Rent	\$250,780	\$338,380
Occupancy	9 of 11 suites (82%)	11 of 11 suites (100%)
Asking Price	\$4,400,000	\$4,400,000
Implied Cap Rate	5.70%	7.69%

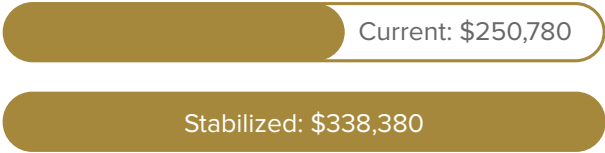
Combined Rent Roll Summary

Name	SF (Total)	SF Occupied	Annual Rent
Building 1C	4,826	4,396	\$102,768
Building 1D	4,825	4,152	\$148,012
Combined	9,651	8,548	\$250,780

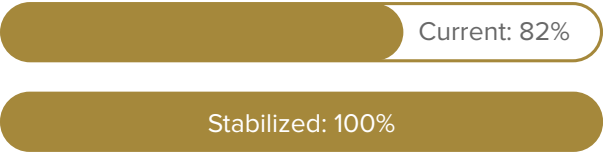
Figures are unverified and derived from current rent roll. Buyers should independently verify all income and expense information.

Current vs. Stabilized - Visual Comparison

Annual Rent



Occupancy



Cap Rate



COMBINED RENT ROLL

Current vs. Stabilized Performance

Suite	Bldg	SF	Tenant	Rent/Mo	Rent/SF	Lease End
30703	1C	576	Paola G. Barajas	\$1,750	\$3.04	8/31/2030
30707	1C	430	VACANT (mkt \$5,100)	-	-	-
30711	1C	1,200	Threading Plus	\$2,700	\$2.25	4/30/2031
30715	1C	550	Hassan's Barber Studio	\$1,700	\$3.09	10/31/2030
30719	1C	700	Calla Moonlight Spa	\$2,414	\$3.45	6/30/2029
30665	1D	1,200	Bling and Shine Hut	\$3,712	\$3.09	10/31/2027
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30669A	1D	150	Law Office of Marwan Harara	\$525*	\$3.50	3/31/2027
30673	1D	1,200	Top Notch Waxing	\$3,151	\$2.63	MTM
30677	1D	552	Aura Inner Beauty Salon	\$1,925	\$3.49	10/31/2027
30681	1D	673	VACANT (mkt \$2,200)	-	-	-
Total			9 of 11 occupied	\$20,898		

**Suite 30669A rent includes a \$25/mo shared utility charge. Vacant suites shown with estimated market rent. MTM = month-to-month. Figures are unverified; buyers should independently confirm all lease terms.*

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TOTAL SUITES

9

CURRENTLY OCCUPIED

2

VACANT - LEASE-UP UPSIDE

Demographics

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Citywide figures per U.S. Census Bureau ACS 2024 5-Year Estimates (population trend per 2026 projection). Consumer spending source: CoStar market report (5-mile households, approx.). Radius-specific (1/3/5-mile) demographics should be refreshed from CoStar prior to distribution.

Union City, CA (Citywide)	
2026 Population (est.)	64,223
Population Change (2020-2026)	-8.16%
Median Household Income (2024)	\$133,715
Median Home Value (2024)	\$1,000,000+

Consumer Spending - 5-Mile Households (approx.)

Education & Daycare	\$300M
Health	\$170M
Transportation & Maintenance	\$1,050M
Household	\$670M
Food & Alcohol	\$1,050M
Entertainment, Hobbies & Pets	\$540M
Apparel	\$200M

Top Area Employers

- Tesla Factory - approx. 6,000 employees
- Fremont Unified School District - approx. 3,000 employees
- Washington Hospital - approx. 1,817 employees
- Kaiser Permanente - approx. 1,200 employees

Listing Team



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