

FOR SALE | 100 UNION STREET

PACHECO, CA 94553

**SMALL FREE STANDING
COMMERCIAL BUILDING
WITH YARD**



SALES PRICE: \$1,100,000



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100 UNION STREET

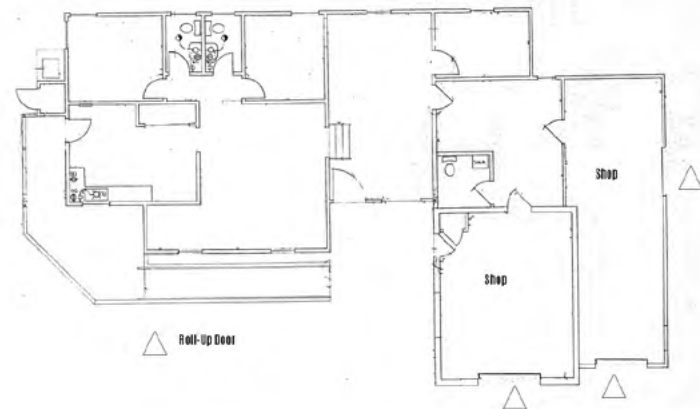
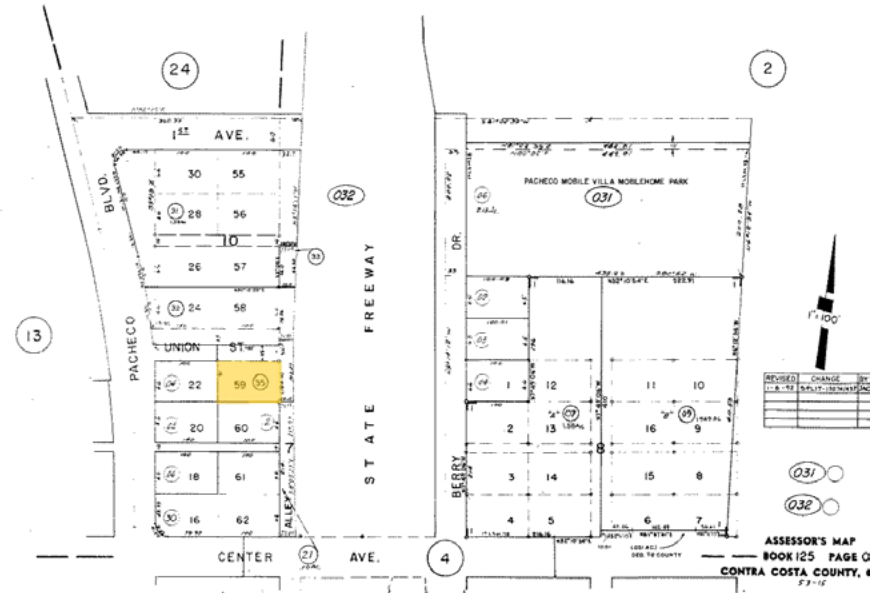
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Highlights

- ± 2,528 SF building / ± 11,300 SF parcel (per Assessor)
- Perfect for small contractors or service commercial users (check with zoning to confirm possible uses).
- Great location – directly off Pacheco Boulevard with easy access to highway 680.



**SMALL FREE STANDING OFFICE
BUILDING WITH YARD**



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SBA 504 Loan Proposal

100 Union Street, Pacheco, CA

Purchase price	\$1,100,000
Improvements	\$0
Interim loan fees	\$0
SBA 504 loan fees	\$16,000
Total Project Costs	\$1,116,000

Loan Structure

Bank	50%	\$550,000
SBA 504 2nd Mortgage	40%	\$456,000
Cash Down payment	10%	\$110,000
Total Project with Fees	100.00%	\$1,116,000

90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
1st Mortgage	\$ 550,000	6.50%	10 Yrs	25 Yrs	\$ 3,714	\$ 44,564
SBA 504 2nd Mortgage*	\$ 456,000	6.11%	25 Yrs	25 Yrs	\$ 2,969	\$ 35,625
Total Financing	\$ 1,006,000				\$ 6,682	\$ 80,189

Notes

- Bank rate, terms and fees are estimated and will vary depending on bank loan approval terms.
- SBA 504 fees of 2.65% plus legal fee of \$3,500-\$5,500 are financed into the SBA 504 loan.
- SBA 25 year 504 rate as of June 2026 is 6.11%. Actual SBA 504 rate is determined at time of SBA 504 debenture sale. The SBA 504 loan typically funds approximately 60 days after the close of escrow or completion of construction, whichever is later.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs are typically paid out of pocket by the loan applicant.



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