

FOR LEASE: Plug & Play Office Suites

3920 SMITH ST, UNION CITY CA 94587



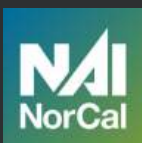
Property Highlights

- Synergistic tenant mix of physical therapists, counselors, estheticians, chiropractors and more.
- Plenty of parking available on street and parking lot.
- Excellent average household income of \$191,426 within a 1 mile radius.
- Popular eateries located on street level.
- Easy freeway access with I-880 1 mile east via Smith Street-Alvarado Niles Rd and CA-Hwy 92 and 3 miles to the north via Union City Blvd-Hesperian Blvd.

Offering Summary

Lease Rate:	\$1.90 PSF/month asking + CAM's
Lease Type:	MG
Available SF:	1066 SF & 1051 SF
Year Built:	2001

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	601	1,764	4,909
Total Population	2,167	6,266	17,661
Average HH Income	\$183,378	\$184,992	\$191,426



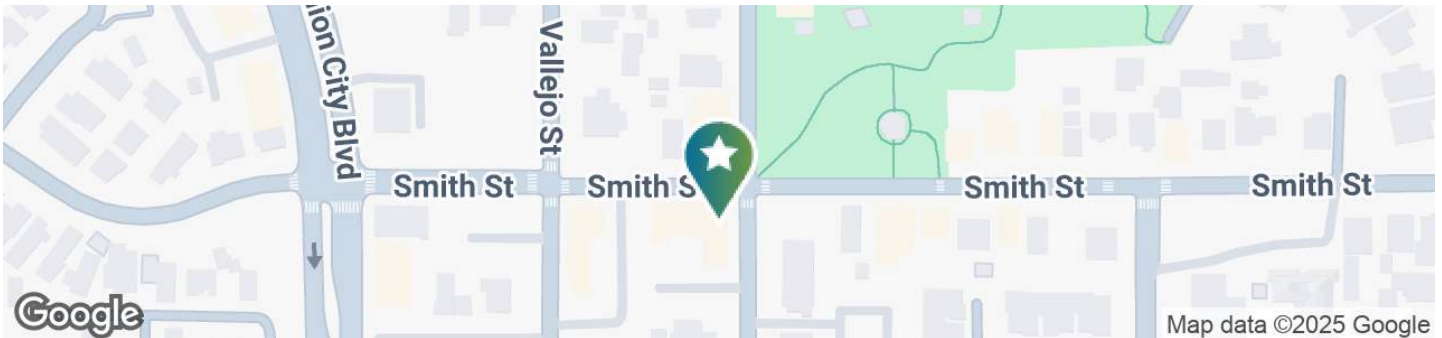
Joshua Ballesteros
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CalDRE #02010271

Suite 3914



Location Information



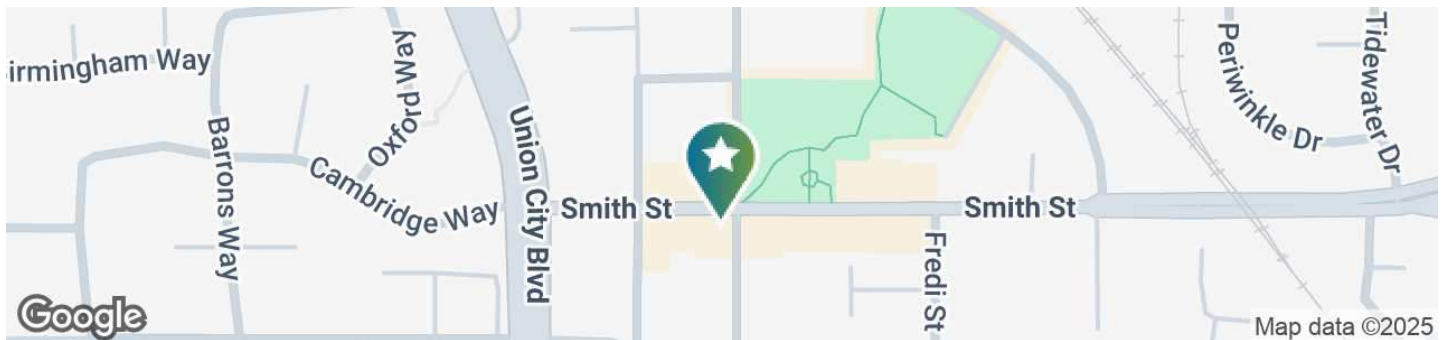
For More Information

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Suite 3916



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Additional Photos



Upstairs shared kitchen

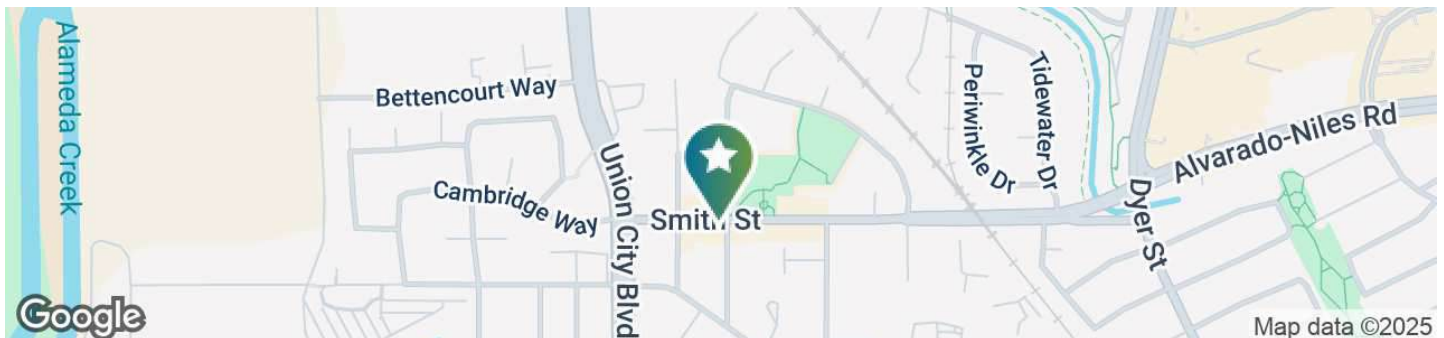


Back and street parking



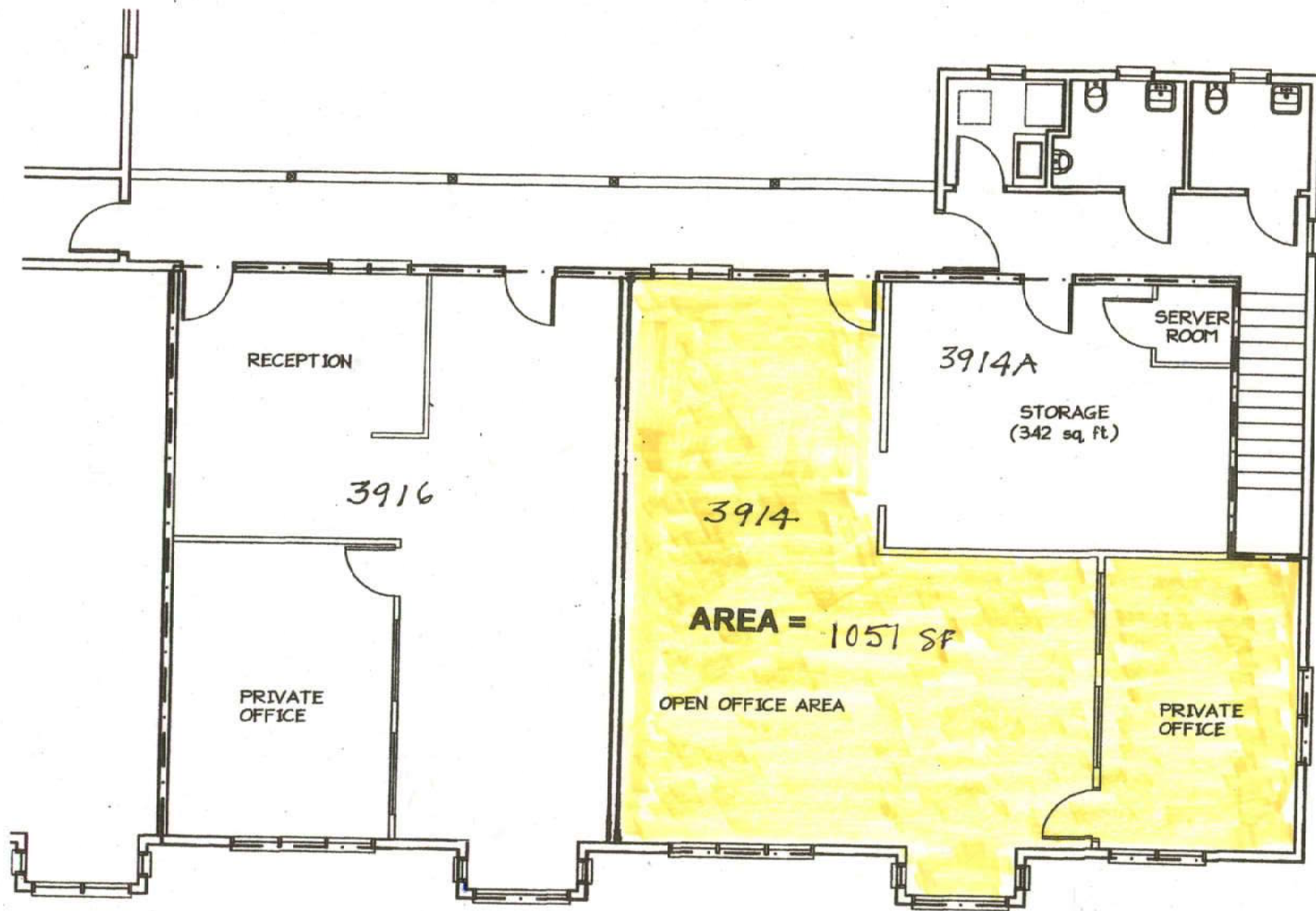
Shared upstairs unisex bathroom

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3914 SMITH STREET

EXHIBIT A

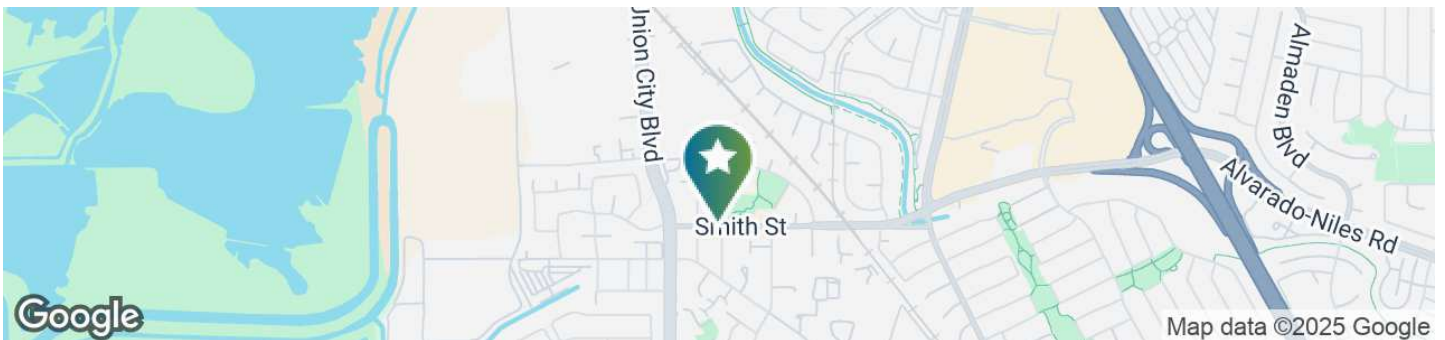
SECOND FLOOR PLAN - EXISTING T.L.

SCALE: 1/8" = 1'-0"

Additional Photos



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