



For Sale | Investment or Owner/User Multi-Tenant Industrial

±50,000 SF on ±2.22 Acres

30540 Union City Blvd. | Union City, CA

### Contact Brokers

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# Features



## *Property Description*

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This impressive Multi-Tenant building is strategically located on a prominent road in Union City, CA, offering excellent visibility and accessibility. The property is well located and ideal for a variety of industrial operations. With easy access to major highways, it facilitates efficient logistics and transportation for businesses. The spacious layout provides ample room for storage, equipment and logistical needs. This unique combination of features makes it a prime location for any Industrial operation looking to thrive in the Bay Area.

## *Property Highlights*

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- ±50,000 SF on ±2.22 acres
- Multi-Tenant | Four suites
- Sprinklered
- Clear Height: 16'
- Parcel Number: 483-5-9-2 & 483-5-10
- Year Built: 1964
- ±Grade Level loading to each individual unit
- Excellent access to freeway, 1.5 miles from I-880
- Great location offering access to labor force
- The building offers both executive & dispatch offices
- Zoning is ML and allows many uses. *(Please verify use)*
- The property offers a central location to service the full Bay Area

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# Investment Analysis



*Asking Price: \$9,950,000*

## *Current*

Total Gross Revenue	\$638,808
Less: Expenses ( <i>estimated</i> )	(\$108,066)
<b>Net Operating Income</b>	<b>\$530,742</b>

*(Rent roll available upon request)*

## *Proforma*

Total Gross Revenue	\$900,000
Less: Expenses ( <i>estimated</i> )	(\$238,184)
<b>Net Operating Income</b>	<b>\$661,816</b>

# Site Plan

## Availability

30540 Union City Blvd. | Leased

- $\pm 20,000$  SF
- $\pm 2,000$  SF office
- Two grade level doors

30542 A Union City Blvd. | Leased

- $\pm 8,000$  SF
- $\pm 1,500$  SF office
- One grade level door

30542 B Union City Blvd. | Leased

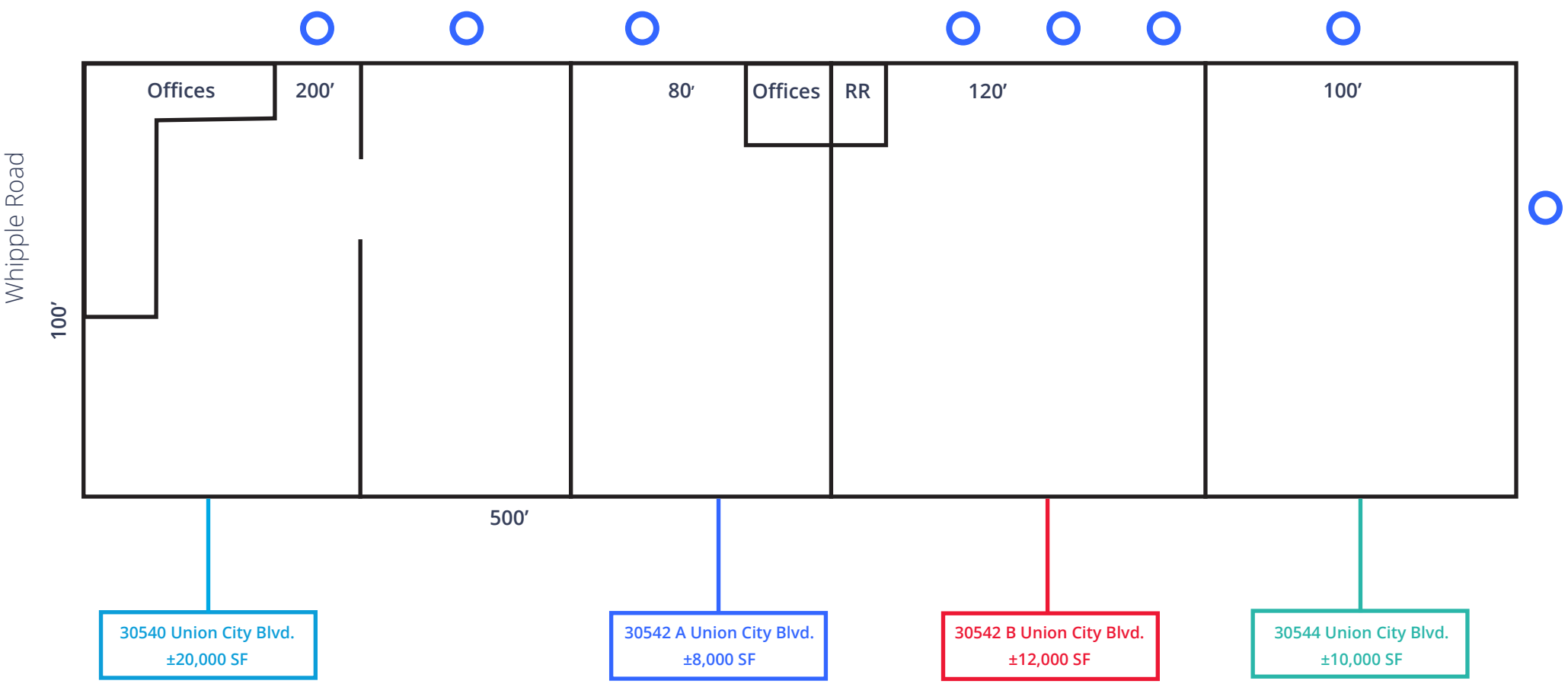
- $\pm 12,000$  SF
- $\pm 500$  SF office
- Three grade level doors

30544 Union City Blvd. | Leased

- $\pm 10,000$  SF
- $\pm 1,500$  SF office
- Three grade level doors

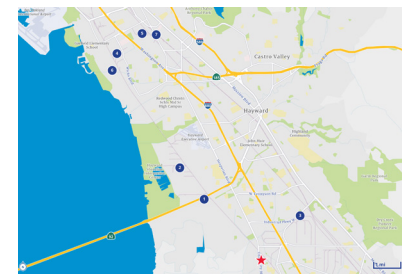



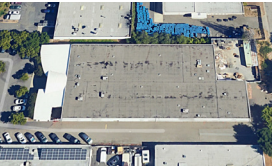


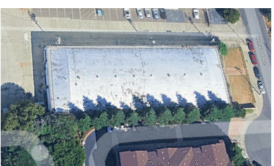


# Floor Plan



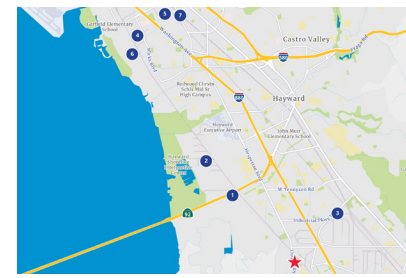
\*Plan not to scale

# Sale Comparables



#	Address	Date Sold	Average Sale Price PSF: \$275.57	Price PSF	Total SF	Lot Size	Year Built
1	 1550 Atlantic St.   Union City, CA	1/26/2024	\$14,750,000	\$266	±55,500	±2.42 Acres	1969
2	 31088 San Clemente St.   Hayward, CA	5/9/2024	\$7,800,000	\$286	±27,700	±1.38 Acres	1977
3	 29555 Kohoutek Way   Union City, CA	7/25/2024	\$6,700,000	\$331	±20,263	±0.60 Acre	1975
4	 14492 Doolittle Drive   San Leandro, CA	10/1/2024	\$6,117,000	\$309	±19,950	±0.82 Acre	1969
5	 25393 Huntwood Ave.   Hayward, CA	10/2/2024	\$3,750,000	\$227	±18,000	±0.70 Acre	1964
6	 30180 Ahern Ave.   Union City, CA	1/7/2025	\$16,900,000	\$257	±65,673	±3.16 Acres	1997
7	 23030 Kidder St.   Hayward, CA	4/16/2025	\$4,564,582	\$253	±18,056	±0.75 Acre	1980

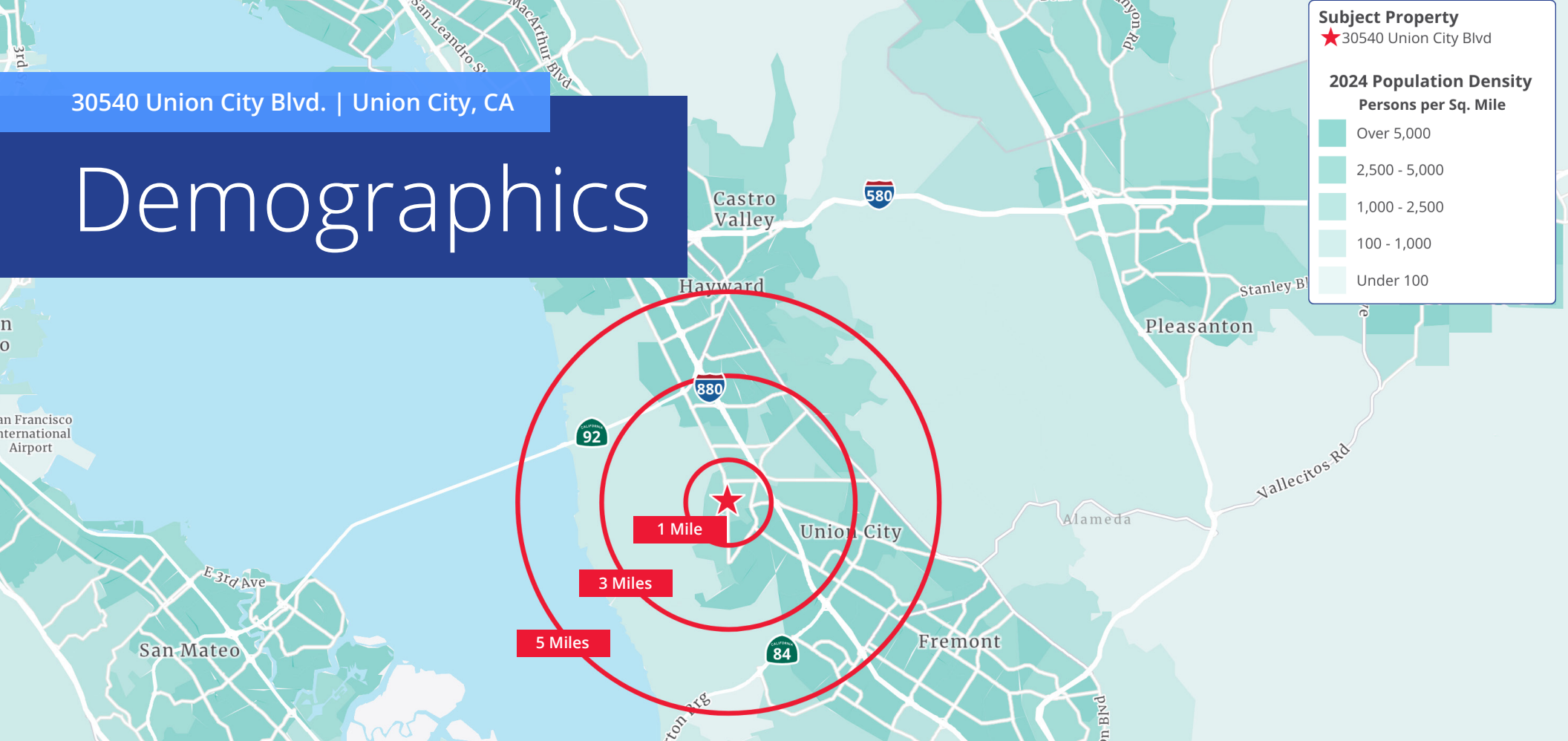
# Current Avails










#	Address	Available	Asking Price	Average Asking Price PSF: \$311.14 Price PSF	Total SF	Lot Size	Year Built
1	 25932 Eden Landing Road   Hayward, CA	For Sale	\$15,000,000	\$349.39	±42,932	±2.79 Acres	1983
2	 23002 Foley St.   Hayward, CA	For Lease & Sale	\$7,300,000	\$359.68	±20,296	±1.10 Acres	1978
3	 30351 Huntwood Ave.   Hayward, CA	For Lease & Sale	\$4,250,000	\$307.97	±13,800	±1.41 Acres	1981
4	 2015 W 140th Ave.   San Leandro, CA	For Lease & Sale	\$7,995,000	\$365.57	±21,870	±21,870 Acres	-
5	 795 Aladdin Ave., Suites A & B   San Leandro, CA	For Sale	\$5,070,000	\$260.00	±19,500	±1.70 Acres	1953
6	 14700 Doolittle Drive   San Leandro, CA	For Sale	\$10,850,000	\$240.04	±45,200	±1.77 Acres	1970
7	 14000 Washington Ave.   San Leandro, CA	For Sale	\$7,375,000	\$295.00	±25,000	±1.50 Acres	1960

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# Demographics



## Demographics

	1 mile	3 miles	5 miles
 <b>Total Population</b>	14,959	135,619	298,486
 <b>Daytime Population</b>	16,289	114,876	250,349
 <b>Total Households</b>	4,182	39,318	90,513
 <b>Median HH Income</b>	\$151,263	\$134,112	\$134,507
 <b>Education</b> <i>(Bachelor's/graduate/prof degree)</i>	49%	43%	44%
 <b>Total Businesses</b>	680	3,777	8,606
 <b>Total Employees</b>	9,584	39,804	86,506