



OFFERING MEMORANDUM

Alvarado Square

30665 - 30915 Union City Boulevard

Union City, CA



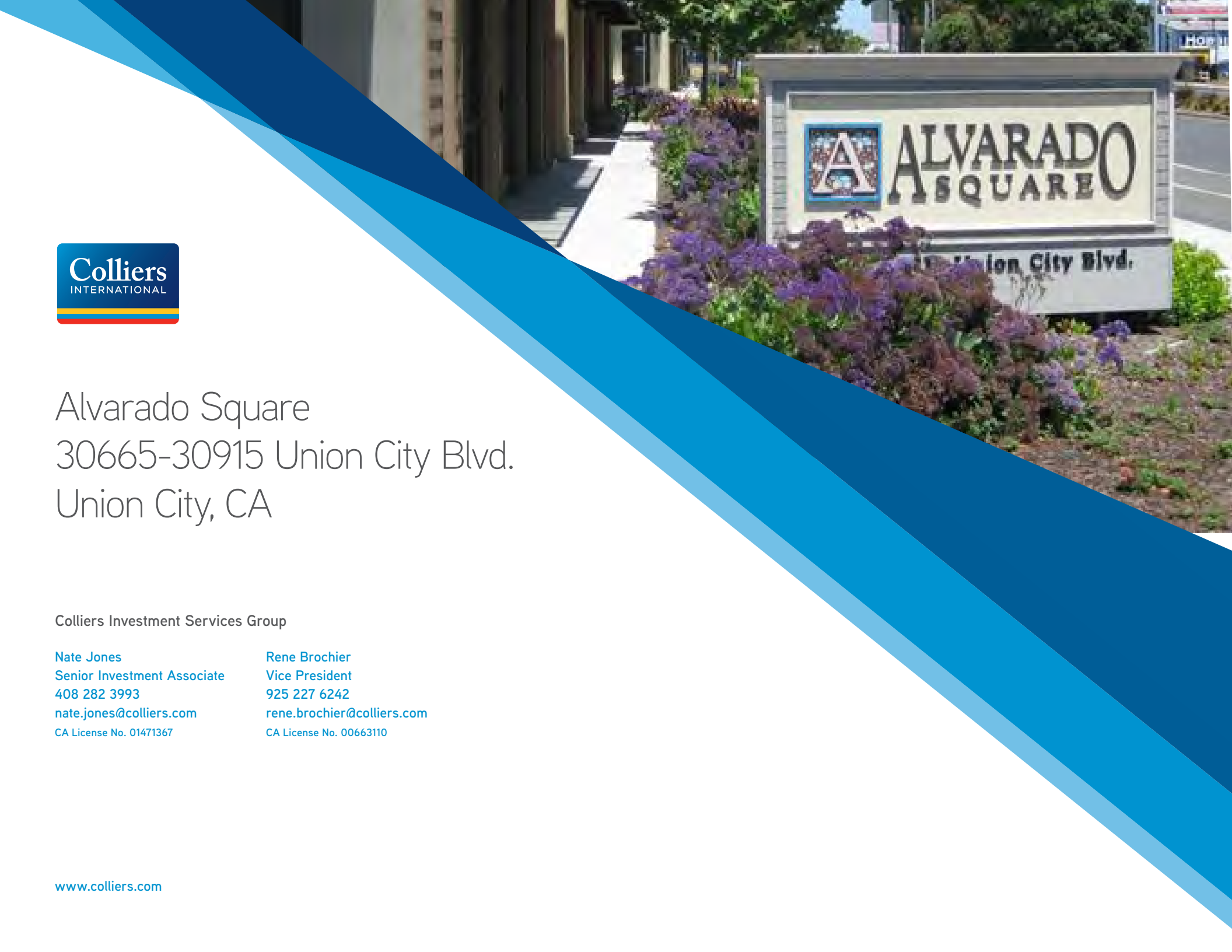
Alvarado Square
30665-30915 Union City Blvd.
Union City, CA

Colliers Investment Services Group

Nate Jones
Senior Investment Associate
408 282 3993
nate.jones@colliers.com
CA License No. 01471367

Rene Brochier
Vice President
925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

www.colliers.com



THE OPPORTUNITY

Colliers International, as exclusive advisor, is pleased to present this outstanding opportunity to acquire the condo interest in Alvarado Square located in Union City, CA. The offering is comprised of four buildings consisting of a total of 19,868 square feet of office/retail condominiums. With 94% vacancy, the asset affords an investor with the opportunity to create significant value by acquiring all of the vacant condominiums at a steep discount and subsequently “spinning off” individual condominiums to owner/users at premium pricing or leasing them to create significant cash flow.

OFFERING HIGHLIGHTS

- Located in historic Alvarado near regional retail centers and business parks
- Surrounded by several new housing communities
- Convenient freeway access
- 4/1000 parking
- Strong demographics (\$110,620 HH Income within 1 mile radius)



PROPERTY DETAILS

Address	30665-30915 UNION CITY BOULEVARD
City	Union City, CA
Net Rentable Square Feet	19,868
Number of Buildings	4
Number of Units	4 - 20 (Divisible)

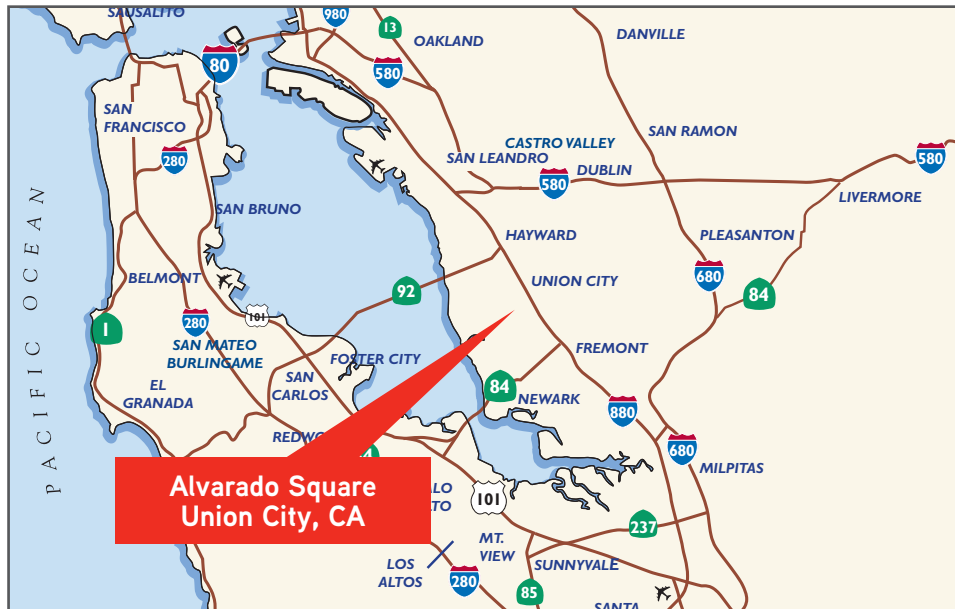


OFFERING TERMS

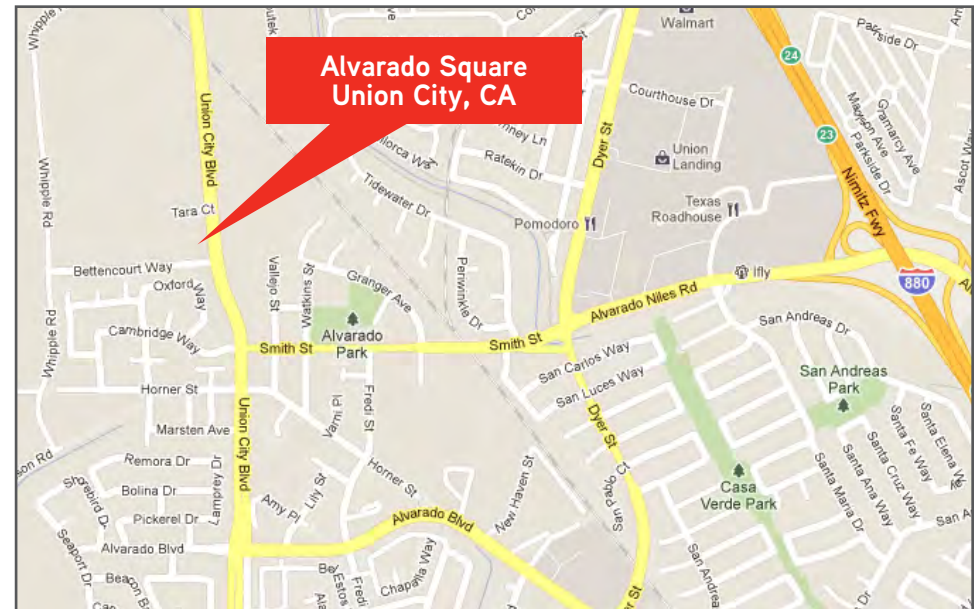
Offer Price	\$3,178,880
Price Per Foot	\$160



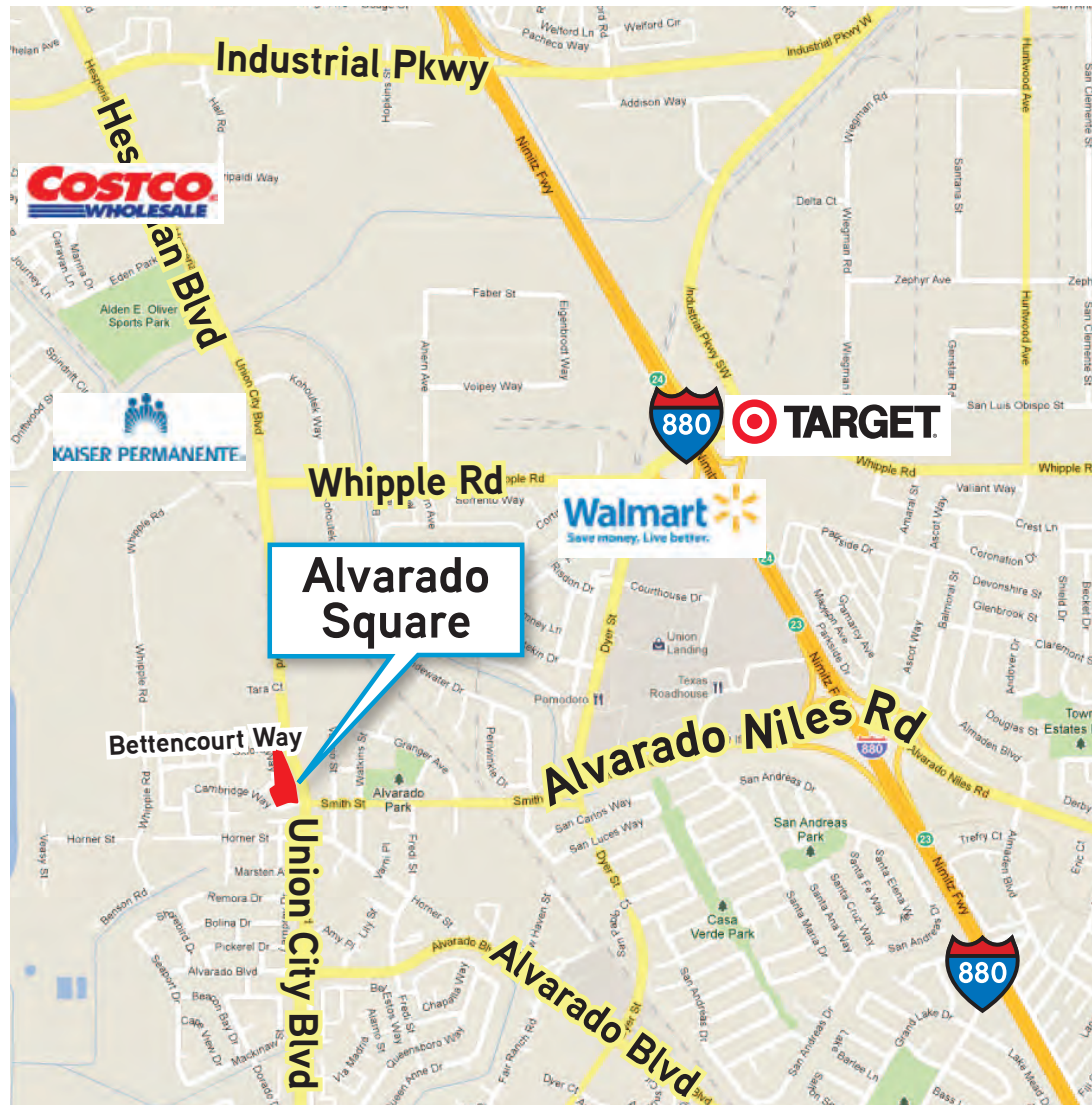
REGIONAL MAP



AREA MAP



AREA MAP



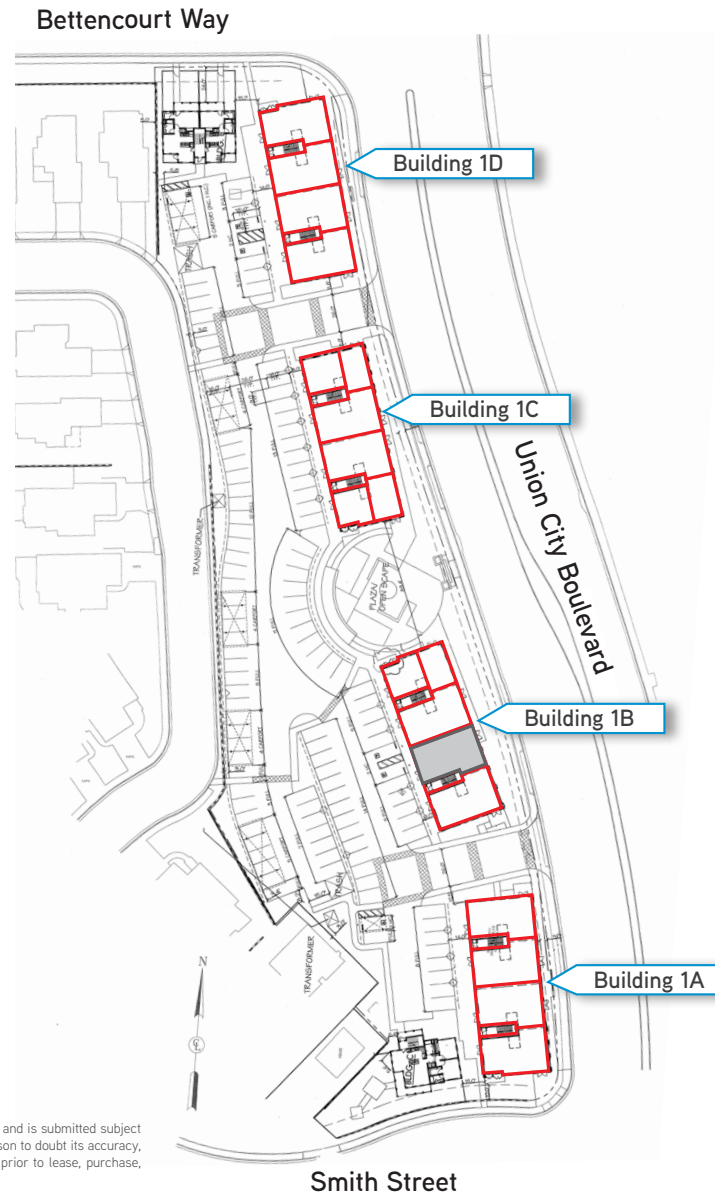
AVAILABLE SPACE

BUILDING KEY

Bldg 1D:	4,972 sf
Bldg 1C:	4,968 sf
Bldg 1B:	4,964 sf
Bldg 1A:	4,964 sf
Total:	19,868 sf

AVAILABILITY

Unit No.	Sq. Ft.	Available
Building 1D		
30665	±1,100	NOW
30669	±1,200	NOW
30673	±1,200	NOW
30677	±1,200	NOW
Building 1C		
30703a	±600	NOW
30703b	±600	NOW
30707	±1,200	NOW
30711	±1,200	NOW
30715a	±550	NOW
30715b	±600	NOW
Building 1B		
30803a	±500	NOW
30803b	±600	NOW
30807	Dental Office	LEASED
30811	±1,200	NOW
30815	±1,200	NOW
Building 1A		
30903	±1,200	NOW
30907	±1,200	NOW
30911	±1,200	NOW
30915	±1,100	NOW



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2010 Colliers International

OFFERING TERMS

Offer Price	\$3,178,880
Price Per Foot	\$160
Total Net Rentable Square Feet	19,868
Number of Buildings	4
Number of Units	4 - 20 (Divisible)
Current Occupancy	6%

For additional information on potential financing, please contact:

Bob Kincheloe

SVP Commercial Mortgage Brokerage

(925) 279-5564

robert.kincheloe@colliers.com



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2010 DAYTIME	7,405	46,207	31,957
2016 PROJECTION	21,319	141,569	300,569
2011 ESTIMATE	19,939	135,795	288,428
2000 CENSUS	17,743	129,189	274,285
1990 CENSUS	12,956	107,353	230,993
PROJECTED GROWTH 2011 - 2016	6.92%	4.25%	4.21%
ESTIMATED GROWTH 2000 - 2011	12.38%	5.11%	5.16%
GROWTH 1990 - 2000	36.9%	20.3%	18.7%
HOUSEHOLDS			
2016 PROJECTION	5,245	39,574	88,266
2011 ESTIMATE	4,936	38,159	85,020
2000 CENSUS	4,560	37,710	83,663
1990 CENSUS	3,511	33,669	75,774
GROWTH 2000 - 2011	8.25%	1.19%	1.62%
2011 EST. POPULATION BY RACE/ETHNICITY			
WHITE ALONE	16.79%	26.15%	33.30%
BLACK ALONE	5.34%	5.45%	6.47%
AMER. INDIAN/ALASKAN ALONE	0.27%	0.53%	0.62%
ASIAN ALONE	63.19%	47.54%	37.14%
HAWAIIAN/PACIFIC ISLANDER ALONE	1.32%	1.65%	1.49%
SOME OTHER ALONE	5.70%	11.56%	1.49%
TWO OR MORE RACES	7.40%	7.12%	7.31%
NOT HISPANIC OR LATINO	87.03%	76.21%	70.70%
HISPANIC OR LATINO	12.97%	23.79%	29.30%
2011 EST. HOUSEHOLDS BY INCOME			
2010 EST. AVERAGE HH INCOME	\$110,620	\$96,708	\$91,920
2010 EST. MEDIAN HH INCOME	\$92,673	\$81,439	\$76,289
2010 EST. INCOME PER CAPITA	\$27,572	\$27,358	\$27,286
2011 EST. HOUSEHOLDS BY TYPE			
SINGLE MALE	7.13%	12.99%	14.94%
SINGLE FEMALE	80.05%	78.67%	77.22%
OTHER FAMILY - MALE HEAD	6.93%	6.99%	7.66%
OTHER FAMILY - FEMALE HEAD	13.00%	14.34%	15.12%





Colliers Investment Services Group

Nate Jones
Senior Investment Associate
408 282 3993
nate.jones@colliers.com
CA License No. 01471367

Rene Brochier
Vice President
925 227 6242
rene.brochier@colliers.com
CA License No. 00663110