



# 5000 Pleasanton Avenue

---

## Offering Memorandum

Pleasanton, California / April 2013

---

### PREPARED BY:

IAN THOMAS

[i.thomas@colliers.com](mailto:i.thomas@colliers.com)

+1 925 227 6246

CA License No. 01279455

COLLIERS INTERNATIONAL  
3825 Hopyard Road, Suite 195  
Pleasanton, CA 94588  
[www.colliers.com](http://www.colliers.com)



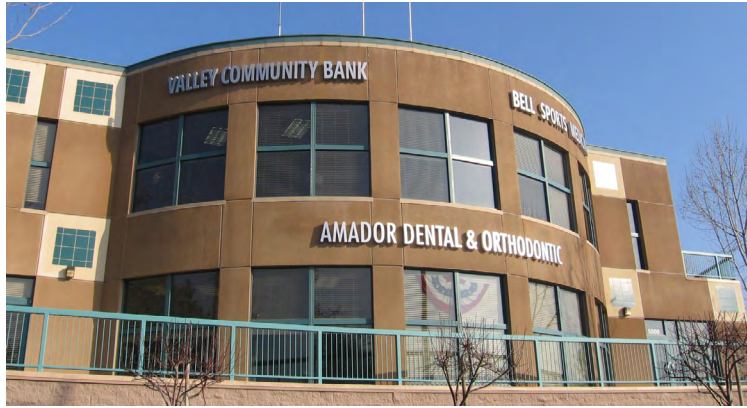
AERIAL











# Property Overview

## Offering Highlights

- > Address: 5000 Pleasanton Avenue, Pleasanton, CA
- > Total GLA: 23,828± SF
- > Year Built: 1999
- > Site Area: 39,504± SF, Approximately 0.91 Acres
- > Leased: 88%
- > Pricing: \$6,900,000

## Investment Highlights

- > Rare opportunity to purchase fee simple interest in newer free standing office building at the gateway to downtown Pleasanton.
- > Walking distance to the prestigious downtown Pleasanton and its numerous restaurants, banking, retail, hotel and other highly rated amenities.
- > Diverse tenant mix currently on NNN leases with low vacancy offering considerable future upside for a prospective investor.
- > Unique flexible floor plates featuring second floor balcony space.
- > Modern Class "A" interior improvements
- > Parking includes a secured, covered garage (additional street parking on Pleasanton Avenue).
- > Subterranean storage room, located in secure garage.

## Location Highlights

- > Top income and job growth regions in country dense and affluent demographics
- > Located minutes from Interstate 680
- > Main retail artery with average daily traffic counts of approximately 20,000 vehicles per day at the intersection of Bernal Avenue and Pleasanton Avenue.

## Financial Snapshot

Current Occupancy.....	88%
Offering Price .....	\$6,900,000
Proforma Net Operating Income.....	\$503,336
Proforma Cap Rate.....	7.3%

## Demographics

	1-Mile	3-Mile	5-Mile
Population	14,306	62,919	122,839
Daytime Population	12,883	49,509	99,212
Median HH Income	\$84,478	\$107,404	\$100,769



# Area Summary

## The City of Pleasanton

Pleasanton benefits from a central location in the Bay Area. Located along the I-680 and I-580 corridors, mid-way between Oakland and San Jose, Pleasanton businesses are well-positioned as a portal to serve markets in Nevada and Oregon as well as throughout California. This location gives Pleasanton businesses good access to the sizable markets and resources within the Bay Area.

Pleasanton has excellent transportation accessibility. Access to all modes of transportation is a major locational asset for Pleasanton. The I-580/I-680 intersection makes Pleasanton easily accessible for people and motor freight. The BART line, Altamont Commuter Express, and the local transit service Wheels provide additional transit options for commuters. The major airports at Oakland, San Jose, and San Francisco are within reasonable distances. The Livermore Airport provides general aviation services for the area. The San Francisco/Oakland port system is also easily accessible for water freight transportation.

Pleasanton has a highly-educated and skilled work force. In addition to the diversified regional laborshed, the Pleasanton area has a good base of executive, managerial and professional people. It is a community of highly

educated, highly-skilled individuals. The Pleasanton laborshed extends to an approximate 45 minute commute range which includes the South and East Bay, as well as the Stockton and Modesto areas. Within this laborshed, employers have access to people with a wide range of skill levels including one of the nation's largest concentrations of scientific and engineering talent.

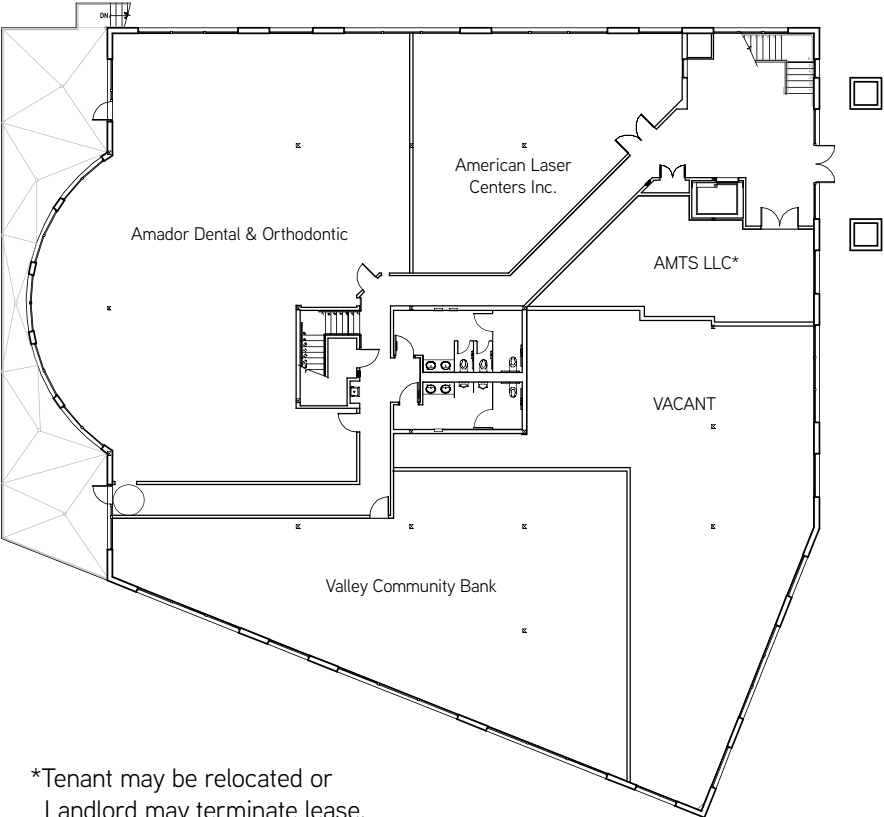
Pleasanton has good access to higher education. As part of the Bay area region, Pleasanton has access to a wide range of two and four year colleges and universities, including the University of California at Berkeley, Stanford University, California State University East Bay, University of San Francisco Graduate Extension, UC Davis Graduate Extension and Las Positas College.

Pleasanton is a high-profile community with an exceptional quality of life. Pleasanton is an attractive and friendly city with strong heritage, active and involved residents, a wide variety of services and recreational opportunities, wellplanned business areas, and an historical downtown. Pleasanton's quality work force has generated highly committed and involved volunteers in Pleasanton, which also contributes to the City's fine quality of life.

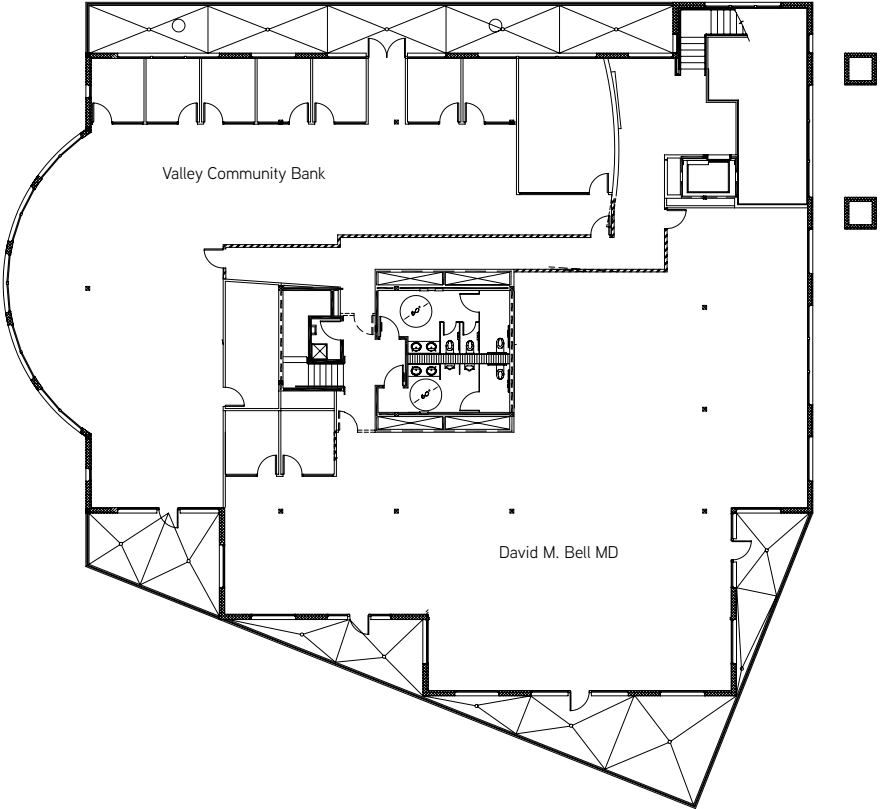


# Floor Plans

## 1st Floor



## 2nd Floor



\*Tenant may be relocated or Landlord may terminate lease.

## Confidentiality, Disclaimer and Exclusive Agency Memorandum

Colliers International (“Broker”) has been engaged as the marketing Broker for the sale of 5000 Pleasanton Avenue in Pleasanton, California, (“Property”).

The Property is being offered for sale and Seller and Broker make no representations or warranties as to the accuracy of the information contained in the Offering Memorandum. The information provided includes highly confidential information and is being furnished solely for the purpose of review by prospective purchasers of the interest described therein. Neither these materials, nor any information contained therein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the materials, should be registered with Broker as a “Registered Potential Purchaser” or as “Buyer’s Broker” for an identified “Registered Potential Purchaser”. The use of the Offering Memorandum and the information provided therein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker prior to delivery of the Offering Memorandum.

The Offering Memorandum is being provided solely to facilitate the Potential Purchaser’s own due diligence for which it shall be fully and solely responsible. The material contained therein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors as to the accuracy or completeness of the information contained therein. Summaries contained therein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained therein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained therein.

Seller and Broker reserve the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Offering Memorandum is made subject to omissions, correction or errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the provided materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by owner and any conditions to Seller and Purchaser’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the Offering Memorandum, the recipient agrees that (a) the materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the Property without the prior written approval of the Seller or Broker; and (c) no portion of the materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement.

In the event that the Buyer wishes to retain a real estate broker other than the Listing Broker to represent Buyer, then Buyer agrees to re-register with Listing Broker using the Outside Broker Registration Agreement.



The undersigned are advised that Broker is acting on behalf of Owner as exclusive Broker in connection with the sale of this Property. Should Principal elect to be represented by a Co-Broker, Principal and Co-Broker acknowledge and agree that Co-Broker's share of the commission paid by Owner or Broker shall be two percent (2%) of the Purchase Price. Principal and Co-Broker agree to indemnify and hold harmless Colliers International, Seller, their respective affiliates, successors and assigns, employees, officers and directors against and from any loss, liability or expense, including reasonable attorney's fees, arising out of any claim or claims by Co-Broker, finder or similar broker for commissions, fees or other compensation except as agreed herein, for bringing about any investment in the Property by Principal.

If you have an interest in the purchase of 5000 Pleasanton Avenue in Pleasanton, California, at this time, please return this Confidentiality Agreement to:

Mr. Ian Thomas	COLLIERS INTERNATIONAL
Senior Vice President	3825 Hopyard Road, Suite 195
+1 925 227 6246	Pleasanton, CA 94588
i.thomas@colliers.com	+1 925 463 2300 - Main
CA DRE License No. 01279455	+1 925 463 0747 - Facsimile

PLEASE BE ADVISED THAT WE ARE NOT AUTHORIZED TO RELEASE ANY MARKETING MATERIAL UNLESS THIS CONFIDENTIAL AGREEMENT HAS BEEN COMPLETELY FILLED OUT AND THE BUYER INFORMATION VERIFIED.

Agreed and Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2012:

POTENTIAL PURCHASER: \_\_\_\_\_ BROKER: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ PHONE: \_\_\_\_\_

FACSIMILE: \_\_\_\_\_ FACSIMILE: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_



## Disclaimer

Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and Colliers International believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein.

The Seller will consider only those proposals submitted directly at the prior invitation of the Seller or its agent, Colliers International. The Seller reserves the right to negotiate with any party on an exclusive basis at any time and also reserves the unrestricted right to reject any or all proposals, or to withdraw this offering at any time.

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the Property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of Colliers International. In accepting the memorandum, the recipient agrees to keep all material contained herein confidential and to return this memorandum promptly upon request of Colliers Investment Services Group.

Proposals should be delivered to the office of the Exclusive Listing Broker, Colliers International attention Ian Thomas. To facilitate analysis of offers, you are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on your ability to close this proposed transaction in a timely manner.

Inquiries and offers are to be directed to the Exclusive Listing Agent at the address and phone numbers listed below. Tours of the Property should be arranged through Ian Thomas at +1 925 227 6246.

Under no circumstances are investors, brokers, or related parties permitted to tour the Property or any suites without the Seller's representative.

### PREPARED BY:

IAN THOMAS

[i.thomas@colliers.com](mailto:i.thomas@colliers.com)

+1 925 227 6246

CA License No. 01279455

COLLIERS INTERNATIONAL

3825 Hopyard Road, Suite 195

Pleasanton, CA 94588

[www.colliers.com](http://www.colliers.com)