



Colliers

Exclusive Listings Summary

Pleasanton/Tri-Valley

Retail Availabilities

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
Prepared By

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INDUSTRIAL - FOR LEASE AND SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	3188 Alvarado St San Leandro, CA 94577	FOR LEASE AND SALE	BROKERAGES:
	Property Type: Retail Property Subtype: Retail Property SF: 13,580 Lot Size: 1.28 Acres Construction Status: Existing Available Date: Immediate Occupied?: No	Avail Subtype: Rental Rate: Expenses: Sale Price: \$4,250,000 Price PSF: \$315.19 Parking Spaces: 85	13,484 Colliers Industrial Joe Yamin, SIOR 510-433-5812 TBD Chet Barney 510-433-5811
1016213456 - N  	Territory: OAK-San Leandro APN: 77B-800-4-2	FEATURES: Restaurant	PROPERTY DESCRIPTION > Established Restaurant Site at High Traffic > Intersection of Fremont Avenue & Alvarado Street > Surrounded by vibrant business parks and a dense residential neighborhood
			> Site offers excellent visibility and ingress/egress with two access points > Dedicated Lot with Ample Parking – 85 Stalls > Building & Pylon Signage Available > Adjacent yard area can also be utilized > Can accommodate restaurant, retail and other uses LEASE NOTES ±5,121 SF Restaurant Opportunity Includes: ±3,981 SF Vacant Restaurant ±1,161 SF Vacant Bar Existing Equipment Parking









LAND - FOR LEASE PENDING

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<p>1</p>  <p>1016246567 - N</p>  	<p>Airway Blvd (1.21 ac) Livermore, CA 94550</p> <p>Property Type: Land Property Subtype: Land Property SF: 52,560 Lot Size: 1.21 Acres Construction Status: Potential Development Available Date: Immediate Occupied?: No Territory: PLS-LIV Airport APN: 904-11-3</p>	<p>FOR LEASE PENDING</p> <p>Available SF: 52,560 Avail Subtype: Land Rental Rate: TBD Expenses: TBD Acres Avail / Div. - Cont.: 1.21 Parking Type: TBD</p> <p>FEATURES: Traffic Count - 226,000 AADT</p>	<p>BROKERAGE:</p> <p>52,560 Colliers Land Sandra Weck 925-227-6230 TBD Mark Triska 925-227-6210</p> <p>LEASE NOTES</p> <p>1.21 PROPOSED DEVELOPMENT - GROUND LEASE TBD > I-580 gas station site > 1.21 acres > I-580 frontage > Going home traffic side > Easy access off I-580 and Airway Blvd > Close to Livermore Municipal Airport and 7 national hotels > Located 1 mile from SF Premium Outlets with 7 million visitors annually</p> <p>LEASE PENDING</p>



RETAIL - FOR LEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	<p>2006 San Pablo Ave Berkeley, CA 94702</p> <p>Property Type: Retail Property Subtype: Retail Property SF: 9,442 Lot Size: 0.28 Acre Construction Status: Existing Year Built: 1969 Available Date: Immediate Occupied?: No Territory: OAK-Berkeley DT APN: 56-1978-5</p>	<p>FOR LEASE</p> <p>Available SF: Avail Subtype: Rental Rate: Expenses: Rent + Expenses:</p>	<p>BROKERAGE: 1,588 Colliers Retail Rene Brochier 925-227-6242</p> <p>LEASE NOTES Shop Space next to 7-Eleven</p> <p>Highlights/Uses > High Traffic Location > On-Site and Street Parking > Renovated Storefront > Easy Freeway Access > Broad C-W Zoning</p>
			
1016181651 - N			
 			
2	<p>2655 Monument Blvd, Suite E Concord, CA 94520</p> <p>Property Type: Retail Property Subtype: Retail Property SF: 45,967 Lot Size: 1.79 Acres Construction Status: Existing Construction Material: Concrete Year Built: 1977 Available Date: Immediate Occupied?: No Zoning: SC Territory: WNC-Concord APN: 126-202-069-4</p>	<p>FOR LEASE</p> <p>Available SF: Avail Subtype: Rental Rate: Expenses: Floor Num: Parking Spaces: Parking Type: Grade Level Doors:</p>	<p>BROKERAGE: 2,055 Colliers Retail John Salamida 925-430-5825</p> <p>LEASE NOTES TBD Well established, multi-tenant automotive center. Ample power, Epoxy TBD 1 Flooring, & in-place air compressor. Great location with easy access, 5 with coffee & Lunch options nearby.</p> <p>Reserved, Surface 1</p> <p>FEATURES: Floor Slab - Epoxy HVAC - Heat & A/C Private Office Reception Area Restrooms - 1</p>
			
1016307679 - N			
 			

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016305992 - N



Lamps Plus Plaza
7214-7330 San Ramon Rd, Suite
7232-7236
Dublin, CA 94568

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 56,280
 Lot Size: 4.86 Acres
 Construction Status: Existing
 Year Built: 1986
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-DUB West
 APN: 941-0040-010-01

FOR LEASE
 Available SF: 2,105
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved

FEATURES: Signage - Monument

BROKERAGE:
 Colliers
 LeAnn Stuart 925-227-6272
 Sandra Weck 925-227-6230

PROPERTY DESCRIPTION
 Traditional tenant mix, U Shaped

Bldg 1: 7214-7272 San Ramon Rd (Montesorri Pre-School)
 Bldg 2: 7256-7268 San Ramon Rd (Lamps Plus)
 Bldg 3: 7274-7298 San Ramon Rd (Country Waffles)
 Bldg 4: 7300 San Ramon Rd (Pho Siagon)

LEASE NOTES

Corner location at signalized intersection of San Ramon Road & Amador Valley Blvd. Building and Monument Signage Available. Established neighborhood shopping center in the heart of downtown Dublin. Easily accessible to I-580 & I-680.

4



1016305993 - N



Lamps Plus Plaza
7240 San Ramon Rd
Dublin, CA 94568

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 56,280
 Lot Size: 4.86 Acres
 Construction Status: Existing
 Year Built: 1986
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-DUB West
 APN: 941-0040-010-01

FOR LEASE
 Available SF: 1,138
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved

FEATURES: Signage - Monument

BROKERAGE:
 Colliers
 LeAnn Stuart 925-227-6272
 Sandra Weck 925-227-6230

PROPERTY DESCRIPTION
 Traditional tenant mix, U Shaped

Bldg 1: 7214-7272 San Ramon Rd (Montesorri Pre-School)
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Corner location at signalized intersection of San Ramon Road & Amador Valley Blvd. Building and Monument Signage Available. Established neighborhood shopping center in the heart of downtown Dublin. Easily accessible to I-580 & I-680.

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

Lamps Plus Plaza
7242 San Ramon Rd
Dublin, CA 94568

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 56,280
 Lot Size: 4.86 Acres
 Construction Status: Existing
 Year Built: 1986
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-DUB West
 APN: 941-0040-010-01



1016305994 - N



FOR LEASE
 Available SF: 1,806
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: On-Site / Paved

FEATURES: Signage - Monument

BROKERAGE:
 Colliers
 LeAnn Stuart 925-227-6272
 Sandra Weck 925-227-6230

PROPERTY DESCRIPTION

Traditional tenant mix, U Shaped
 Bldg 1: 7214-7272 San Ramon Rd (Montesorri Pre-School)
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LEASE NOTES

Corner location at signalized intersection of San Ramon Road & Amador Valley Blvd. Building and Monument Signage Available. Established neighborhood shopping center in the heart of downtown Dublin. Easily accessible to I-580 & I-680.

6

Meadow Square
41200 Blacow Rd
Fremont, CA 94538

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 54,518
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Year Built: 1965
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-16 Fremont (partial)
 APN: 525-0976-021-01



1016308230 - N



FOR LEASE
 Available SF: 6,985
 Min - Max Divisibility: 1,425 - 6,985
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 5.8 / 1000
 Parking Spaces: 328
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 1

FEATURES: Sprinklers
 Traffic Count - Blacow Rd 21,107 ADT/Grimmer
 Blvd. 20,455 ADT

BROKERAGE:
 Colliers
 Rene Brochier 925-227-6242
 LeAnn Stuart 925-227-6272

LEASE NOTES

2nd Gen. Restaurant/Retail Space

- Can be demised to ±5,560 SF restaurant and ±1,425 SF shop space
- Soaring Ceiling Heights
- Sprinklered
- Large, private patio
- Abundant Parking
- Centrally located between I-680 and I-880 in Fremont's Irvington District
- Potential for drive-through pickup from on-site kiosk
- Traffic Counts: Blacow Rd 21,107 ADT/ Grimmer Blvd. 20,455 ADT
- Zoned For: Restaurants, Grocery Stores, Fitness and Recreation, Sports Instruction, Adult Daycare, Childcare, general retail & more (some uses require a zoning clearance)

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

2052 4th St, Suite Retail
Livermore, CA 94550

Property Type: Retail
 Property Subtype: Retail
 Property SF: 1,032
 Lot Size: 0.12 Acre
 Construction Status: Existing
 Year Built: 1924
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0030-002-02



1016307590 - N



FOR LEASE
 Available SF: 1,032
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: Surface

FEATURES: Kitchen/Kitchenette
 Restrooms - ADA Compliant
 Traffic Count - ±15,800 ADT on 4th St

BROKERAGE:
 1,032 [Colliers](#)
 Retail [LeAnn Stuart](#) 925-227-6272

LEASE NOTES
 High-End Salon Space Available - Core Downtown Location. Turnkey Salon (5 chairs, 3 wash stations). ±270 SF Bonus Studio behind main building. High Visibility on 4th Street with high traffic counts (15,800 ADT).

- High Identity Location near Carnegie Park and Across from First Presbyterian Church
- Abundant Street Parking
- Build-out for Personal Service
- Large, Private Patio

8

Peppertree Plaza Shopping Center
847 E Stanley Blvd, Suite 8
Livermore, CA 94550

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 13,400
 Lot Size: 1.12 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1986
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Vasco
 APN: 097-0086-025



1016299554 - N



FOR LEASE
 Available SF: 1,400
 Avail Subtype: Community Center
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: Surfaced

FEATURES: Retail Location - End-Cap
 Sprinklers

BROKERAGE:
 1,400 [Colliers](#)
 Community Center [Sandra Weck](#) 925-227-6230
 TBD [LeAnn Stuart](#) 925-227-6272

PROPERTY DESCRIPTION
 Retail Shopping Center located on the corner of E Stanley Blvd and Murrieta Blvd in Livermore. Major Tenants include:

- * Nob Hill Foods
- * Rite-Aid

- Pad Tenants:
- * Carl's Jr
 - * Taco Bell

LEASE NOTES
 End-Cap space. Great natural light. Active neighborhood center.

- Highlights
- Neighborhood shopping center anchored by Nob Hill Foods and Rite-Aid
 - Established neighborhood center located at the corner of Stanley Boulevard and Murrieta Boulevard
 - Generous parking

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016296577 - N



The Vine Center
1770 1st St
Livermore, CA 94550

Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 36,106
 Lot Size: 1.72 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1957
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0005-001-10, 097-0005-001-11,
 097-0005-001-12

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:
 Parking Type:

BROKERAGE:
 2,780 Colliers
 Strip Retail Sandra Weck 925-227-6230
 TBD LeAnn Stuart 925-227-6272

LEASE NOTES
 2nd Gen Food Space with Patio.

10



1016306649 - N



The Vine Center
1790 1st St
Livermore, CA 94550

Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 36,106
 Lot Size: 1.72 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1957
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 097-0005-001-10, 097-0005-001-11,
 097-0005-001-12

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:
 Monthly Parking:
 Parking Type:
FEATURES: On-Site Management -

BROKERAGE:
 6,800 Colliers
 Strip Retail Sandra Weck 925-227-6230
 TBD LeAnn Stuart 925-227-6272

LEASE NOTES
 2nd Generation Restaurant.
 112
 \$0.00
 Surface
 • Ideal corner location
 • Built-out restaurant with full kitchen
 • On-Site and street parking
 • Expansive Bar

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11

Del Monte Center
610 San Pablo Ave, Suite F
Pinole, CA 94564



1016301355 - N



Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 44,414
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Richmond
 APN: 403-040-011-5

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Monthly Parking:
 Parking Type:

Neighborhood Center

BROKERAGE:

973 Colliers

Sandra Weck

925-227-6230

TBD LeAnn Stuart

925-227-6272

PROPERTY DESCRIPTION

TBD
 \$0.00
 Surface
 Neighborhood Shopping Center with local grocery anchor. Well-maintained neighborhood center renovated in 2013. Nestled in a bedroom community – 14,473 people within one mile. Located at 4-way signalized intersection. Strong traffic counts of 25,000± per day at intersection. Pylon and monument signage opportunities. Excellent visibility and exposure. Convenient ingress and egress at three points. Just miles to Hwy 80 heading north or south.

LEASE NOTES

Available Retail space.

- Well-maintained neighborhood center renovated in 2013
- Nestled in a bedroom community – 14,473 people within one mile
- Located at 4-way signalized intersection
- Well served by public transportation
- Strong traffic counts of 25,000+ cars per day
- Monument signage
- Potential pylon sign
- Excellent visibility and exposure
- Convenient ingress and egress at three points
- Just minutes to Hwy 80 heading North or South

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12

Del Monte Center
620 San Pablo Ave, Suite B2
Pinole, CA 94564

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 44,414
 Construction Status: Existing
 Occupied?: No
 Territory: OAK-Richmond
 APN: 403-040-011-5



1016228603 - N



FLYER



FOR LEASE
 Available SF: 1,651
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: \$0.00
 Monthly Parking: Surface
 Parking Type: Surface

FEATURES: Signage - Monument (Potential Pylon)

BROKERAGE:
 Colliers
 Sandra Weck 925-227-6230
 LeAnn Stuart 925-227-6272

PROPERTY DESCRIPTION
 Neighborhood Shopping Center with local grocery anchor. Well-maintained neighborhood center renovated in 2013. Nestled in a bedroom community – 14,473 people within one mile. Located at 4-way signalized intersection. Strong traffic counts of 25,000± per day at intersection. Pylon and monument signage opportunities. Excellent visibility and exposure. Convenient ingress and egress at three points. Just miles to Hwy 80 heading north or south.

- LEASE NOTES**
 Available Retail space.
- Well-maintained neighborhood center renovated in 2013
 - Nestled in a bedroom community – 14,473 people within one mile
 - Located at 4-way signalized intersection
 - Well served by public transportation
 - Strong traffic counts of 25,000+ cars per day
 - Monument signage
 - Potential pylon sign
 - Excellent visibility and exposure
 - Convenient ingress and egress at three points
 - Just minutes to Hwy 80 heading North or South

13

Gateway Square
4855 Hopyard Rd , Suite C-5
Pleasanton, CA 94588

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 89,503
 Lot Size: 9.80 Acres
 Construction Status: Existing
 Year Built: 1989
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: CPD
 Website: <https://www.hacienda.org/property-pro-file/01D>
 Territory: PLS-PLS Hacienda
 APN: 941-2759-028-00



1016280488 - N



FLYER



FOR LEASE
 Available SF: 1,778
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: \$0.79
 Parking Ratio: 4.9 / 1000
 Passenger/Freight Elevators: 1/
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:
 Colliers
 Sandra Weck 925-227-6230
 LeAnn Stuart 925-227-6272

PROPERTY DESCRIPTION
 Co-Tenants include Chili's. 88,000± of open air community center in Hacienda Business Park serving 475 companies.

- LEASE NOTES**
 Vanilla Shell.
- Corner of Hopyard Road and Stoneridge Drive
 - Easy access to both Highways 580 and 680
 - Walk to BART and hotels & offices
 - High Traffic Area with ADT
 - Hopyard Road: 28,106
 - Stoneridge Drive: 26,321

RETAIL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14



1016227097 - N



City Center Plaza
34375 Alvarado Niles Rd
Union City, CA 94587-4455

Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 17,012
 Lot Size: 1.31 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1988
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 486-0099-036

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Monthly Parking:
 Parking Type:

FEATURES: Traffic Count - ±29,921 CPD
 (Alvarado-Niles Rd)

BROKERAGE:

1,020 Colliers
 Strip Retail [Rene Brochier](#)

925-227-6242

LEASE NOTES

Contiguous with adjacent units totaling ±3,420 SF. City Center Plaza is located within the "Marketplace" area of the Union City Station District with \$500 million dollars in funding to revamp the area for transportation, residential, and commercial purposes.



RETAIL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016291997 - N



Somersville Plaza Shopping Center
2500 Sycamore Dr
Antioch, CA 94509

Property Type: Retail
Property Subtype: Neighborhood Center
Property SF: 22,522
Lot Size: 2.40 Acres
Construction Status: Existing
Year Built: 1974
Available Date: Immediate
Occupied?: No
Zoning: C-Z
Territory: WNC-Antioch
APN: 074-370-014-8

FOR SUBLEASE

Available SF: 2,050
Avail Subtype: Neighborhood Center
Rental Rate: \$1.75 NNN
Expenses: \$0.60
Rent + Expenses: \$2.35 PSF
Parking Ratio: 3.2 / 1000
Parking Spaces: 72

FEATURES: Highway Access - Hwy 4
Retail Location - End-Cap
Signage - Intersection
Traffic Count - 21,339 ADT on Auto Center Drive

BROKERAGE:

2,050 [Colliers](#)
[Rene Brochier](#) 925-227-6242

PROPERTY DESCRIPTION

- Located cross from Century Plaza, a ±500,000 SF power center, Lowes and Costco
- 21,339 ADT on Auto Center Drive
- Easy access from Highway 4
- Generous parking Signalized intersection

LEASE NOTES

Sublease - Retail End-Cap (former dental office).

2



1016309745 - Y



Hollywood Video
2655 Shattuck Ave
Berkeley, CA 94704

Property Type: Retail
Property Subtype: Retail
Property SF: 8,815
Lot Size: 0.54 Acre
Construction Status: Existing
Year Built: 1998
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley DT
APN: 055-1826-018-02

FOR SUBLEASE

Available SF: 8,185
Avail Subtype: Retail
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 3.4 / 1000
Parking Spaces: 24

BROKERAGES:

8,185 [Colliers](#)
Retail [Rene Brochier](#) 925-227-6242
[Benjamin Harrison](#) 510-433-5852

RETAIL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016287964 - N



**2001 Franklin st
Oakland, CA 94612**

Property Type: Retail
 Property Subtype: Retail
 Property SF: 20,493
 Lot Size: 0.67 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland DT
 APN: 8-650-16-4

FOR SUBLEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

1,028 [Colliers](#)
 Retail [Sandra Weck](#) 925-227-6230
 TBD [LeAnn Stuart](#) 925-227-6272

TBD **LEASE NOTES**

Sublease. Former Blue Bottle Coffee Shop. Beautiful buildout with soaring ceiling, arched windows, powered window blinds, 3-phase power, well-appointed restroom, and dedicated patio. The back of the house includes (3) a compartment sink, an instant water heater, and a mop sink.

4



1016310839 - N



**417 N McDowell Blvd
Petaluma, CA 94954**

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 314,520
 Construction Status: Existing
 Year Built: 2014
 Available Date: Immediate
 Occupied?: No
 Territory: STS-Petaluma

FOR SUBLEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Lease Expiration Date:
 Amps ; Volts:

BROKERAGE:

9,963 [Colliers](#)
 Community Center [Rene Brochier](#) 925-227-6242

TBD **LEASE NOTES**

TBD Sublease - Pad Building Location. Anchored by Friedman's Home Improvement, Smart & Final and City Sports.

- Ideal for Medical and Retail uses
- Ample Parking
- High Traffic Count
- DaVita Lease Expires 4/30/31

5



1016290968 - N



**Gateway Square
4855 Hopyard Rd , Suite C-8/9
Pleasanton, CA 94588**

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 89,503
 Lot Size: 9.80 Acres
 Construction Status: Existing
 Year Built: 1989
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: CPD
 Website: <https://www.hacienda.org/property-profile/01D>
 Territory: PLS-PLS Hacienda
 APN: 941-2759-028-00

FOR SUBLEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Lease Expiration Date:
 Parking Ratio:
 Passenger/Freight Elevators:
 General Plan:
 Entitlements:
 Utilities:
 Topography:

BROKERAGE:

2,410 [Colliers](#)
 1,000 - 2,410 [Steve Tovani](#) 925-227-6231

PROPERTY DESCRIPTION

Co-Tenants include Chili's.
 88,000± of open air community center in Hacienda Business Park serving 475 companies.

LEASE NOTES

Space can be demised into two suites of approximately ±1,000 and ±1,400 SF. Walking distance to BART.

RETAIL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6

**217 Sutter St, Suite Grnd Flr
San Francisco, CA 94108**



Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 10,000
 Lot Size: 0.08 Acre
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OUTSIDE AREA

FOR SUBLEASE

Available SF: 2,265
 Avail Subtype: Neighborhood Center
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 03/31/2024
 Floor Num: 1

BROKERAGE:

2,265 [Colliers](#)
 Neighborhood Center [Rene Brochier](#) 925-227-6242

PROPERTY DESCRIPTION

TBD Traditional tenant mix

LEASE NOTES

- 1 HIGHLIGHTS
- > Highly visible with pop-out canopy signage
 - > Co-anchored by Walgreens on Kearny Street
 - > Potential non-venting food use with plumbing infrastructure in place with walk-in and freezer
 - > Neighboring Tenants include Banana Republic, Athleta, Blue Bottle, Amazon GO, La Boulangerie, Paper Source, and Benefit

TERM DETAILS

- > Sublease through March 31, 2024 (potential for a direct lease)
- > Call Broker for pricing





High-traffic location next to White House garage in the Union Square shopping district

1016259832 - N





RETAIL - FOR LEASE PENDING

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<p>1</p>  <p>1016246567 - N</p>   	<p>Airway Blvd (1.21 ac) Livermore, CA 94550</p> <p>Property Type: Land Property Subtype: Land Property SF: 52,560 Lot Size: 1.21 Acres Construction Status: Potential Development Available Date: Immediate Occupied?: No Territory: PLS-LIV Airport APN: 904-11-3</p>	<p>FOR LEASE PENDING</p> <p>Available SF: 52,560 Avail Subtype: Rental Rate: Expenses: Acres Avail / Div. - Cont.: Parking Type:</p> <hr/> <p>FEATURES: Traffic Count - 226,000 AADT</p>	<p>BROKERAGE:</p> <p>52,560 Colliers Specialty Sandra Weck 925-227-6230 TBD Mark Triska 925-227-6210</p> <hr/> <p>LEASE NOTES</p> <p>1.21 PROPOSED DEVELOPMENT - GROUND LEASE TBD > I-580 gas station site > 1.21 acres > I-580 frontage > Going home traffic side > Easy access off I-580 and Airway Blvd > Close to Livermore Municipal Airport and 7 national hotels > Located 1 mile from SF Premium Outlets with 7 million visitors annually</p> <p>LEASE PENDING</p>



RETAIL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016262012 - N



**28-34 S P St
Livermore, CA 94550**

Property Type: Retail
 Property Subtype: Retail
 Property SF: 14,425
 Lot Size: 0.38 Acre
 Construction Status: Existing
 Year Built: 1964
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-LIV Downtown
 APN: 98-405-2, 98-403-3

FOR LEASE AND SALE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Sale Price:
 Price PSF:
 Grade Level Doors:

14,425
 8,625 - 14,425
 Retail
 \$1.50 NNN
 \$0.09
 \$1.59 PSF
 \$2,975,625
 \$345.00
 2

BROKERAGE:

14,425 Colliers
 Sandra Weck
 Mark Triska

925-227-6230
 925-227-6210

LEASE NOTES

- Freestanding Retail Showroom
- The tenant at 34 S. P St is on a mo/mo basis
- Prime Downtown Livermore Location
- High, Open Ceiling
- Visible from First Street and Railroad Avenue
- Zoning allows for recreational sales and service, furniture and appliances, health and fitness, childcare, hardware and other retail uses

SALE NOTES

28 S P Street can be purchased separately or with the adjacent building; 34 S P Street for a total of ±14,425 SF for \$4,976,625 (34 S. P St cannot be purchased separately).

2



1016213456 - N



**3188 Alvarado St
San Leandro, CA 94577**

Property Type: Retail
 Property Subtype: Retail
 Property SF: 13,580
 Lot Size: 1.28 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 77B-800-4-2

FOR LEASE AND SALE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Sale Price:
 Price PSF:
 Parking Spaces:

13,484
 Retail, Specialty
 TBD
 \$0.25
 \$4,250,000
 \$315.19
 85

FEATURES: Restaurant

BROKERAGES:

13,484 Colliers
 Joe Yamin, SIOR
 Chet Barney

510-433-5812
 510-433-5811

PROPERTY DESCRIPTION

- > Established Restaurant Site at High Traffic
- > Intersection of Fremont Avenue & Alvarado Street
- > Surrounded by vibrant business parks and a dense residential neighborhood
- > Site offers excellent visibility and ingress/egress with two access points
- > Dedicated Lot with Ample Parking – 85 Stalls
- > Building & Pylon Signage Available
- > Adjacent yard area can also be utilized
- > Can accommodate restaurant, retail and other uses

LEASE NOTES

±5,121 SF Restaurant Opportunity Includes:
 ±3,981 SF Vacant Restaurant
 ±1,161 SF Vacant Bar
 Existing Equipment
 Parking



COLLIERS EXCLUSIVES

OCTOBER 03, 2023

RETAIL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**22385 Mission Blvd
Hayward, CA 94541**



Property Type: Retail
 Property Subtype: Retail
 Property SF: 4,526
 Lot Size: 0.17 Acre
 Construction Status: Existing
 Year Built: 1940
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South
 APN: 428-0051-026

FOR SALE

Available SF: 4,526
 Avail Subtype: Retail, Freestanding
 Parking Spaces: 10
 Monthly Parking: \$0.00
 Parking Type: Surface

FEATURES: Traffic Count - ADT 29,500 on Mission Blvd

BROKERAGE:

Colliers
 Angelina Leeds 925-621-0431

PROPERTY DESCRIPTION

Located in the heart of Hayward's Auto Repair & Auto Body district on Mission Blvd.

SALE NOTES

100% Leased Retail Property for Sale.

1016301074 - N



2

**7-Eleven
43 Middle Rincon Rd
Santa Rosa, CA 95409**



Property Type: Retail
 Property Subtype: Freestanding
 Property SF: 4,191
 Lot Size: 5.88 Acres
 Construction Status: Planned
 Construction Material: Wood
 Available Date: Immediate
 Occupied?: No
 Zoning: C-2 (General Commercial)
 Territory: STS-Santa Rosa NE
 APN: 182-540-021, 182-540-022, 182-540-023,
 182-540-024, 182-540-025, 182-540-026,
 182-540-027

FOR SALE

Available SF: 4,191
 Avail Subtype: Freestanding
 General Plan: All Public
 Utilities: Level
 Topography: Level

FEATURES: Traffic Count - ±40,000 ADT at signalized corner

BROKERAGE:

Colliers
 Rene Brochier 925-227-6242

SALE NOTES

Net Lease Investment

- New ±4,191 SF 7-Eleven C-Store with 6 pumps (delivery in early 2024)
- New 15 year absolute net lease with 10% increases every 5 years plus three 5 year options
- High traffic count of ±40,000 ADT at signalized corner
- High median household income of \$100,535 (within 3 miles)
- Population of 127,410 within 3 miles including daytime population
- 2,248 housing units pending for development
- Annual gasoline/oil sales of \$95,645,022 (within 3 miles)
- Investment Grade credit rated tenant (S&P: AA-)
- 7-Eleven operates, franchises and/or licenses more than 13,000 stores in North America
- Ease of management investment

1016301129 - N



RETAIL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**197 Butcher Rd
Vacaville, CA 95687**



Property Type: Retail
 Property Subtype: Freestanding
 Property SF: 19,682
 Lot Size: 1.10 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2003
 Floors: 2
 Occupied?: Yes
 Territory: FAI-Vacaville
 APN: 0127-360-150

FOR SALE

Available SF:
 Avail Subtype:
 Sale Price:
 Price PSF:
 Cap Rate:
 Monthly Parking:
 Parking Type:

19,682
 Freestanding
 \$4,610,000
 \$234.22
 6.00 %
 \$0.00
 Surface

BROKERAGE:

Colliers
[John Salamida](#)

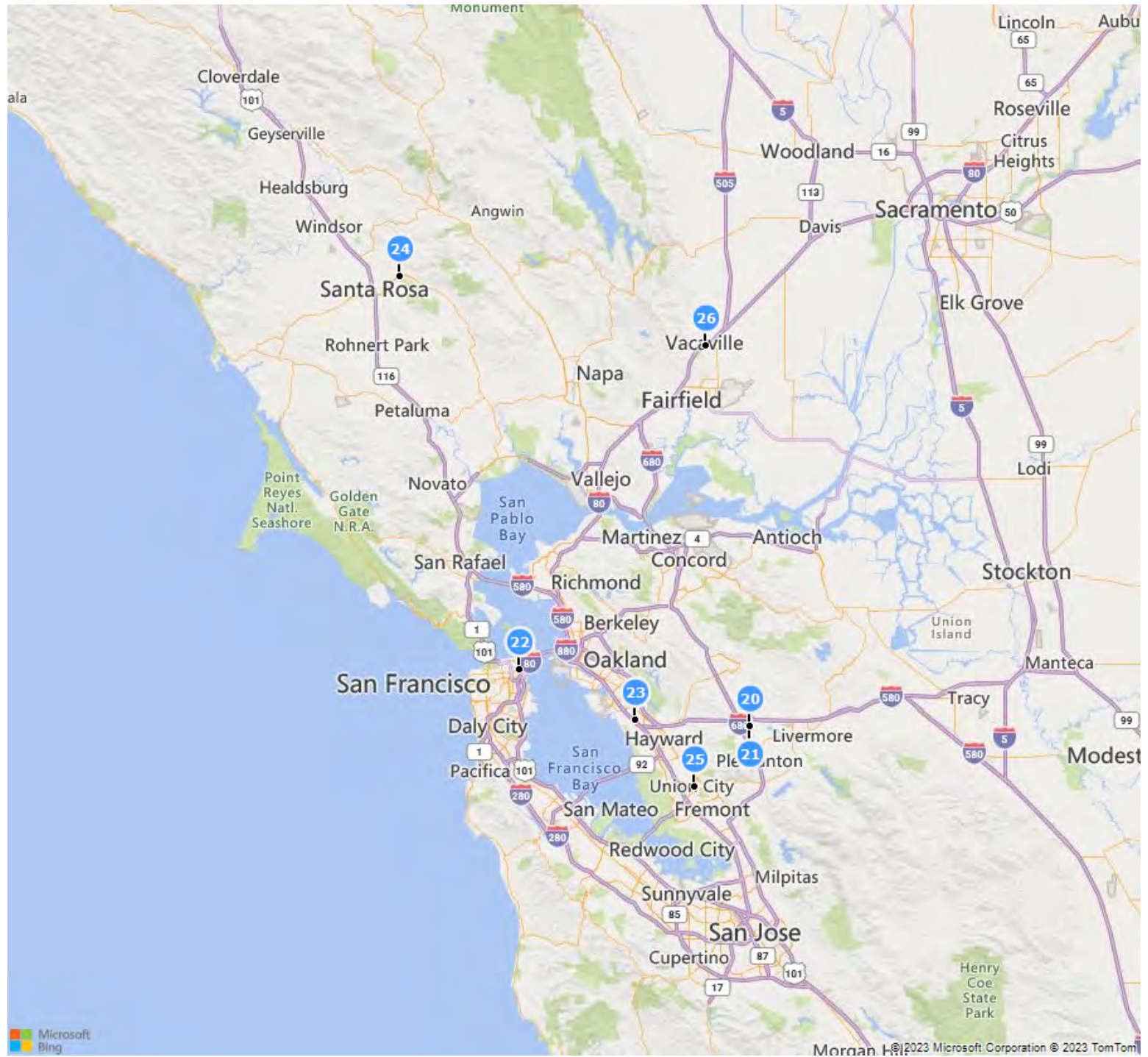
925-430-5825

SALE NOTES

Leased Investment. 100% Occupied by Guns Fishing & Other Stuff.
 Lease term thru 6/30/2029 with 2.5% annual increases. Two (2)
 60-month options set rent.

1016307230 - N





Microsoft
Bing

