

Rare +21,238 SF Industrial Building For Sale

Exceptional Owner-User or Multi-Tenant Investment Opportunity

5729 Sonoma Dr, Pleasanton

DAVID TAXIN
Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. 00983163

JEREMY AWDISHO
Vice President
+1 650 814 4510
jeremy@moinc.net
Lic. 02064232



INVESTMENT OVERVIEW



Price: \$6,371,400 (\$300 SF)

Building Area: ± 21,238 Square Feet

Land Area: 1.15 Acres

of Units: 12

of Grade Level Roll Up Doors: 10

Power: 100 AMPS Per Unit (1,200 AMPS For Whole Building)

Clear Height: 15.5' – 17' Feet

Year Built: 1983

Parcel Number (APN): 948-9-4-1

Zoning: Industrial Park (I-P)

General Plan: General & Limited Industrial

PROPERTY HIGHLIGHTS

- 5729 Sonoma Dr, Pleasanton presents a rare Owner-User/Investment opportunity to acquire an ±21,238 square foot industrial building with 12 units on 1.15 acres.
- 7,592 square feet - 4 Units (36% of the building) can be made available for an Owner User to occupy after close of escrow. By the end of 2024, an Owner User can occupy 100% of the building.
- Currently the average rent/SF is \$1.67 gross. The property has short term under market leases, great value add multi-tenant opportunity to raise rents. Due to the small unit sizes and the condition of the property, rents can be increased to \$2.00 SF NNN.
- The property has 15.5' – 17' foot clear height, 100 AMPS of power per unit, the total building has 1,000 AMPS. The property has 10 grade level roll up doors. The property is Fully Sprinklered. Each unit has its own AC unit as well as its own restroom. Utilities are individually metered.
- The property is in the industrial park (I-P) zoning designation which allows for light industrial uses.
- The property has been exceptionally maintained; all units have been periodically renovated.
- Brand new roof just replaced in November of 2022 with a renewable 10-year warranty.
- The property is located on Sonoma Drive off Sunol Boulevard minutes from Highway 680. Extremely strong demographics with household incomes in excess of \$182,000 in a 1-mile radius.

RENT ROLL

UNIT #	SIZE	LEASE EXPIRATION DATES
A	1,060 SF	2/28/2024
B	2,304 SF	3/31/2024
B1	626 SF	Utility Room
C	1,728 SF	7/31/2024
D	1,728 SF	MTM
E	1,496 SF	MTM
F	2,976 SF	9/30/2024
G	2,304 SF	Vacant
H	1,728 SF	12/31/2024
I	1,728 SF	9/30/2024
J	1,496 SF	2/28/2024
K	2,064 SF	Vacant
21,238 SF		

The lease expirations bolded in Red are short term leases that will expire near the close of escrow

Owner User Opportunity

- 7,592 SF - 4 Units (36% of the building) can be made available for an Owner User to occupy after close of escrow. By the end of 2024, an Owner User can occupy 100% of the building.

Proforma | Value-Add Investment Opportunity

- Currently the average rent/SF is \$1.67 gross. The property has short term under market leases, great value add multi-tenant opportunity to raise rents. Due to the small unit sizes and the condition of the property, rents can be increased to \$2.00 SF NNN.

SITE PLAN

Suite K Second Second Floor Front Office
2,064±SF

Suite A 1,060± SF	Suite F 2,976± SF
Suite B1 626± SF	
Suite B 2,304 ± SF	Suite G 2,304± SF
Suite C 1,728 ± SF	Suite H 1,728± SF
Suite D 1,728± SF	Suite I 1,728± SF
Suite E 1,496± SF	Suite J 1,496± SF















Sunol Blvd

Sonoma Dr

SUBJECT PROPERTY



Sunol Blvd

SUBJECT PROPERTY





DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	9,861	124,667	548,584
Households	3,702	44,929	190,713
Average Household Size	2.6	2.7	2.8
Owner Occupied Housing Units	2,099	30,781	126,713
Renter Occupied Housing Units	1,599	15,154	66,879
Median Age	41.4	40.3	39.6
Median Household Income	\$165,431	\$167,371	\$149,727
Average Household Income	\$182,053	\$187,027	\$173,860



5729 SONOMA DRIVE, PLEASANTON



MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
TEL. 408.378.5900
www.moinc.net

DAVID TAXIN

Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. 00983163

JEREMY AWDISHO

Vice President
+1 650 814 4510
jeremy@moinc.net
Lic. 02064232