

Rare +19,600 SF Industrial Building For Sale

Exceptional Owner-User or Multi-Tenant Investment Opportunity

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7083 Commerce Circle, Pleasanton CA



INVESTMENT OVERVIEW



Price: \$6,370,000 (\$325 SF)

Building Area: ± 19,600 Square Feet

Land Area: 0.96 Acres

of Units: 10

of Grade Level Roll Up Doors: 10

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

Clear Height: 15' Feet

Year Built: 1981

Parcel Number (APN): 941-1311-4

Zoning: General Industrial, 40,000 (I-G-40)

General Plan: General & Limited Industrial



PROPERTY HIGHLIGHTS

- 7083 Commerce Cir, Pleasanton presents a rare Owner-User/Investment opportunity to acquire an 19,600 square foot industrial building with 10 units on 0.96 acres.
- 3,900 square feet - 2 Units (20% of the building) can be made available for an Owner User to occupy after close of escrow. There will be another 10,000 square feet available to occupy for a total of 13,900 SF (71% of the building) by the end of 2024.
- Currently the average rent/SF is \$1.66 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' foot clear height, 100 AMPS of power per unit, the total building has 1,200 AMPS. The property has 10 grade level roll up doors. Each unit has its own AC unit as well as its own restroom. Utilities are individually metered.
- The property is in excellent condition and has been well maintained by current Ownership, brand new roof just replaced in November of 2022 with a renewable 10-year warranty.
- The property is in the General Industrial, 40,000 (I-G-40) zoning designation which allows for light industrial uses.
- The property is located on Commerce Circle directly off Highway 680 and 580. The property is minutes from the Stoneridge Shopping Center and Dublin/Pleasanton BART. Extremely strong demographics with household incomes in excess of \$167,000 in a 1-mile radius.

RENT ROLL

UNIT #	SIZE	LEASE EXPIRATION DATES
A	1,645 SF	2/28/2026
B	1,900 SF	4/30/2023
C	2,000 SF	7/31/2024
D	2,000 SF	4/30/2025
E	2,000 SF	10/31/2024
F	2,000 SF	9/30/2025
G & H	4,000 SF	12/31/2024
I	2,000 SF	2/14/2024
J	2,000 SF	6/30/2023
19,600 SF		

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

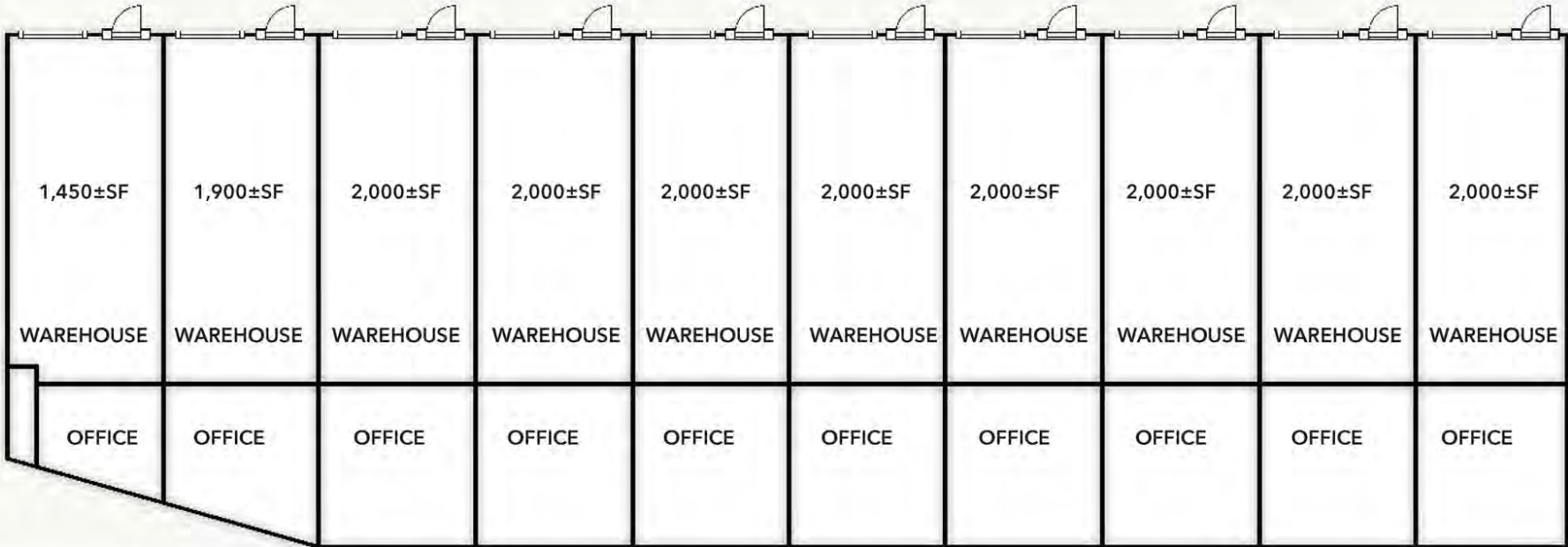
Owner User Opportunity

- 3,900 SF - 2 Units (20% of the building) can be made available for an Owner User to occupy after close of escrow. There will be another 10,000 square feet available to occupy for a total of 13,900 SF (71% of the building) by the end of 2024.

Proforma | Value-Add Investment Opportunity

- Currently the average rent/SF is \$1.66 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



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SUBJECT PROPERTY





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DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	10,237	194,541	602,279
Households	3,945	69,345	211,353
Average Household Size	2.6	2.8	2.8
Owner Occupied Housing Units	2,291	48,378	140,938
Renter Occupied Housing Units	1,814	22,877	73,208
Median Age	40.1	40.1	39.8
Median Household Income	\$148,072	\$169,669	\$139,962
Average Household Income	\$167,784	\$189,348	\$166,661

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7083 COMMERCE CIRCLE, PLEASANTON



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