

For Sale: 500-A BOULDER COURT

Pleasanton, California

17,793 SF Flex Building | Single Tenant 100% NNN Leased Investment



Scott J Prosser
Executive Vice President
Lic. 01104754
+1 408 453 7454
scott.prosser@cbre.com

John Salamida
Senior Associate
Lic. 01822505
+1 925 296 7750
john.salamida@cbre.com

Adam Ebner
First Vice President
Lic. 01213890
+1 925 251 4606
adam.ebner@cbre.com

Jack DePuy
Senior Associate
Lic. 0179176
+1 408 453 7466
jack.depuy@cbre.com



500-A BOULDER COURT

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OFFERING OVERVIEW

CBRE, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 500-A Boulder Court, comprised of a $\pm 17,793$ square foot Flex Building situated on 0.985 acres. The building will be 100% leased, long-term by the current tenant. This opportunity provides and investor to acquire a NNN leased property in a quality Bay Area location.

PRICE: \$4,612,000

PRICE PSF: \$259

CAP RATE: 6.5%

ADDRESS	500-A Boulder Ct, Pleasanton
COUNTY	Alameda
PARCEL NUMBER	946-4547-236
TOTAL NET RENTABLE AREA	$\pm 17,793$ SF
GROUND FLOOR	$\pm 15,128$ SF
2ND FLOOR	$\pm 2,665$ SF
LAND ACRES	0.985
YEAR BUILT	2001
FLOORS	Partial 2-story office
CLEAR HEIGHT	25" in Whse/MFG area
GRADE LEVEL TRUCK DOORS	4
PARKING RATIO	3/1,000
POWER	4,000 Amps/480V – 3 phase
CURRENT ZONING	IG-40
FAR	0.35

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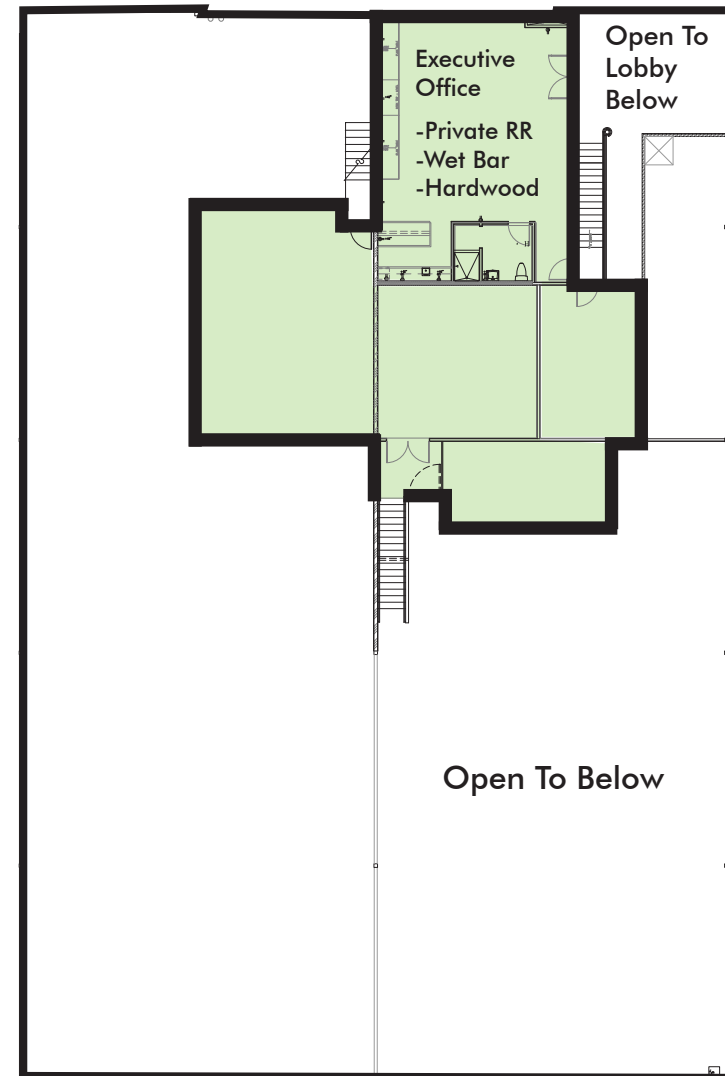
FLOOR PLAN



First Floor Area: 15,128 SF

Office Area: 5,399 SF

Warehouse/Manufacturing Area: 9,729 SF



Second Floor Area: 2,665 SF

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AEGIS Fire Systems Inc. is a leader in the design, fabrication and installation of fire sprinkler protection systems for commercial and residential buildings. The company was founded in 1996 and is headquartered at the Property. Aegis works closely with developers, contractors and design professionals creating innovative solutions for every project.

Recent Significant Projects include; Avalon Dublin Station, a residential condominium tower total over 1,000 units; City Height in San Jose, a 16-story residential high-rise tower; San Antonio Center in Mountain View, a mixed use residential and retail project; and The Tasman Corridor Apartments in San Jose and high density residential project.



TENANT/LEASE OVERVIEW

LEASE OVERVIEW	
Tenant:	Aegis Fire Systems
Square Footage:	17,793
Commencement Date:	Upon Close of Escrow
Lease Term:	10 years
Base Rent:	\$1.40 NNN
Base Rent Increases:	3% Annually

LEASE OVERVIEW	LEASE RATE PER SQ. FT. (NNN)	ANNUAL RENT
Year 1	\$1.40	\$298,922
Year 2	\$1.44	\$307,463
Year 3	\$1.48	\$316,003
Year 4	\$1.53	\$326,679
Year 5	\$1.58	\$337,355
Year 6	\$1.62	\$345,895
Year 7	\$1.67	\$356,571
Year 8	\$1.72	\$367,247
Year 9	\$1.77	\$377,923
Year 10	\$1.83	\$390,734

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PROJECT AERIAL



500-A

Project Common Area

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LOCATION OVERVIEW

The Property located in Pleasanton, CA, is situated east of Interstate 680. The Property offers easy access throughout the Bay Area via Interstate 680 and Interstate 580. Access to Interstate 680 is via Stanley Blvd/Sunol Blvd as well as Bernal Ave. Interstate 680 provides access North to Walnut Creek and south to San Jose. While Interstate 580 offers access to Oakland and San Francisco to the west and Livermore and the Central Valley to the east.

Hopyard Village

RESTAURANTS	SERVICES
<ul style="list-style-type: none"> - Peet's Coffee & Tea - Pizza Bello - The Hop Yard American Alehouse & Grill - Santo Japanese - Chinese Szechuan - Mr. Pickle's Sandwich Shop 	<ul style="list-style-type: none"> - State Farm Insurance - Massage Envy - Valley Health Mill - Pleasanton Veterinary Hospital

Valley Center

RETAIL	RESTAURANTS	SERVICES
<ul style="list-style-type: none"> - True Value Hardware - 7-Eleven 	<ul style="list-style-type: none"> - KFC - Jack in the Box - Hunan Chef Chinese - Meiko Sushi - Dr Beanz Coffee Bar - Sunshine Saloon - Fiesta Taco - Papa Murphy's 	<ul style="list-style-type: none"> - 76 Gasoline

Amador Center

RETAIL	RESTAURANTS	SERVICES
<ul style="list-style-type: none"> - Safeway - Pet Food Express - Walgreens - Supercuts - Amy's Hallmark Shop 	<ul style="list-style-type: none"> - Starbucks - Noah's Bagels - Jamba Juice 	<ul style="list-style-type: none"> - Chevron - State Farm Insurance - Mail Boxes Etc - Tri Valley Inn & Suites

Valley & Hopyard

RETAIL	SERVICES
<ul style="list-style-type: none"> - Rite Aid Pharmacy - Gene's Fine Foods 	<ul style="list-style-type: none"> - Valero Gas - Hopyard Auto Repair - Mobile Kangaroo - Check 'n Go

Major Companies in Pleasanton

SAFeway	KAISER PERMANENTE	ORACLE
workday	CLOROX	JOHN MUIR HEALTH
EMC ² where information lives	CISCO	HITACHI Inspire the Next
ThermoFisher SCIENTIFIC	Patelco Bank On Trust	FLUOR
EPICOR	FARMERS INSURANCE	GAP
		hp

500-A Boulder Ct

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SAN FRANCISCO BAY AREA MAP

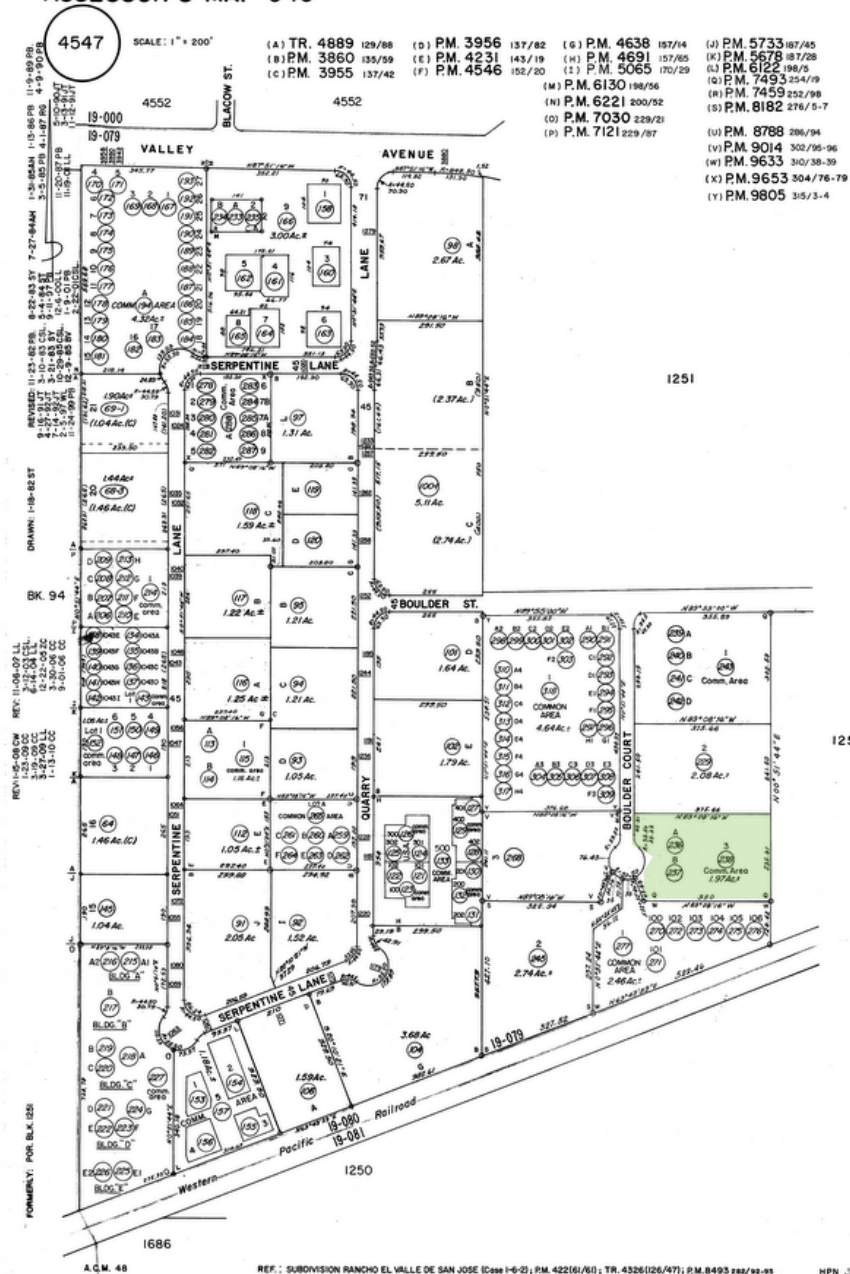


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PARCEL MAP

ASSESSOR'S MAP 946

Code Area Nos. 19-079



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Do Not Disturb
Current Occupant

For more
information
please contact:

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CBRE, Inc. | 225 West Santa Clara Street, 10th Floor, San Jose, CA 95113 | www.cbre.com/siliconvalley

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