

INVESTMENT / REDEVELOPMENT OPPORTUNITY

6942-6994 & 6998 VILLAGE PARKWAY | DUBLIN, CA



OFFERING MEMORANDUM



INVESTMENT SUMMARY

INVESTMENT OVERVIEW



Colliers International and Lee & Associates, as exclusive advisors, are pleased to present the opportunity to acquire this investment/redevelopment opportunity, located at 6942-6994 (legally known as 6966) & 6998 Village Parkway in Dublin, California.

These well located office/retail buildings total 17,902 square feet. The subject property sits on two parcels totaling 1.1 acres. Located in Dublin, one of California's fastest growing cities, 6942-6994 & 6998 Village Parkway boast close proximity to both Interstates 580 & 680, BART, and downtown Dublin and its highly regarded retail and hotel amenities.

INVESTMENT HIGHLIGHTS



Below Replacement Cost



Functional Real Estate



Rare Product in Local Market



Redevelopment Opportunities

Positioned in the heart of the San Francisco Bay Area's Tri-Valley region, 6942-6994 & 6998 Village Parkway benefit from the local, skilled and highly educated labor force, access to some of the most prestigious universities and research centers in the world, and their proximity to well located, executive-laden bedroom communities. Their close proximity to San Francisco, the Silicon Valley, and Oakland further cements the location as a primary commerce hub. The Tri-Valley, comprised of the cities Pleasanton, Dublin, and Livermore, attracts a wide array of the nation's most innovative firms, ranging from start-ups to mature companies across all industries.

PROPERTY OVERVIEW



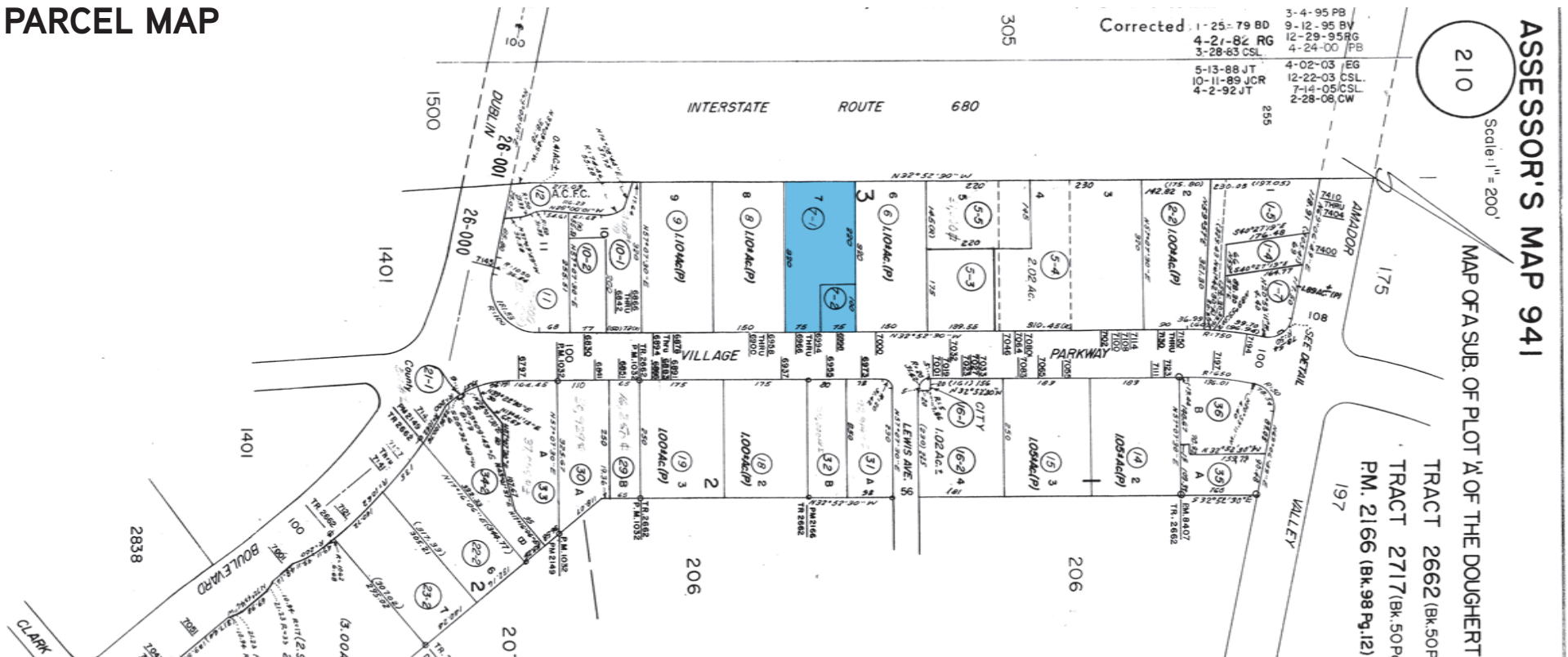
ADDRESS	6966 Village Pkwy., Dublin
SQUARE FEET	16,792 SF*
YEAR BUILT	1971
LOT SIZE	40,500± SF
PERCENTAGE LEASED	100%

*Rentable square foot measurements provided by seller.



ADDRESS	6998 Village Pkwy., Dublin
SQUARE FEET	1,110 SF
YEAR BUILT	1971
LOT SIZE	7,500± SF
PERCENTAGE LEASED	100%

PARCEL MAP



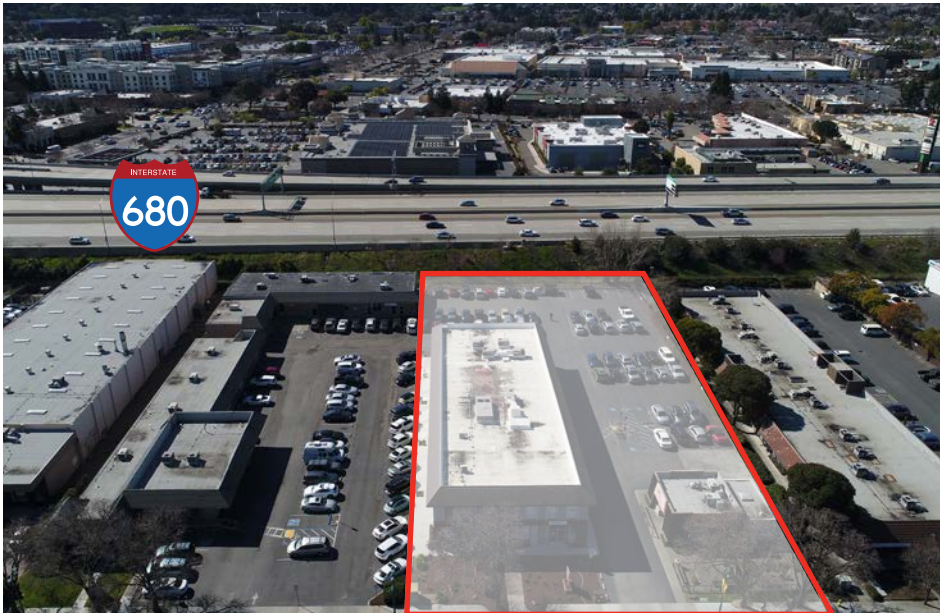
AERIAL LOOKING TO EAST



AERIAL LOOKING TO NORTH



AERIAL LOOKING TO WEST



AERIAL LOOKING TO SOUTH



SITE PLAN

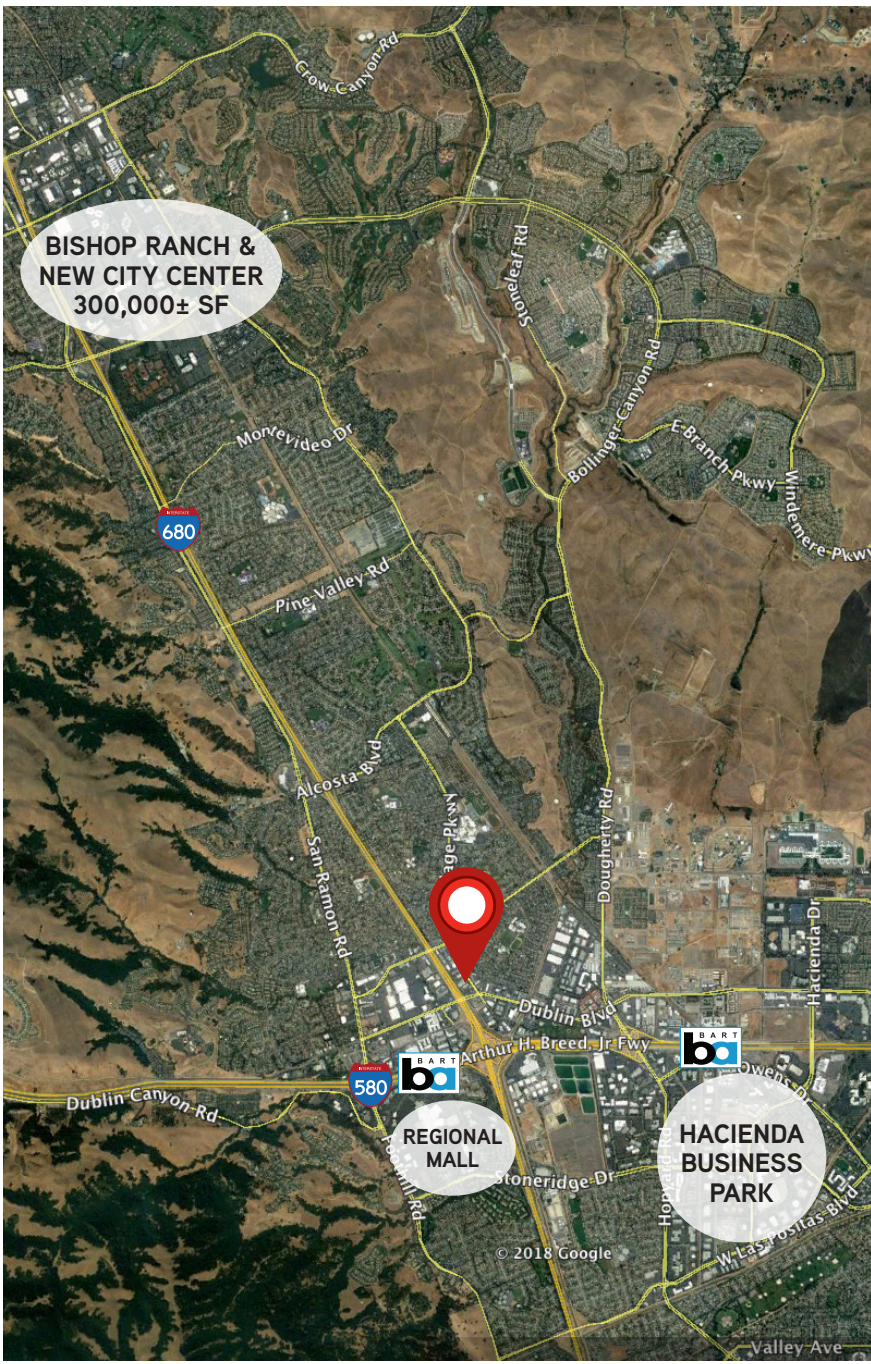


INTERSTATE
680

(170,000 CARS PER DAY)

VILLAGE PARKWAY
(16,336 CARS PER DAY)

LOCATION MAP



DUBLIN DEVELOPMENT AERIAL

DUBLIN DEVELOPMENT AERIAL



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