



# RETAIL CONDOMINIUMS FOR SALE

## THE SUGARMILL

• 30710-30780 UNION CITY BOULEVARD •  
UNION CITY, CALIFORNIA



**PC** PRIME COMMERCIAL  
INCORPORATED

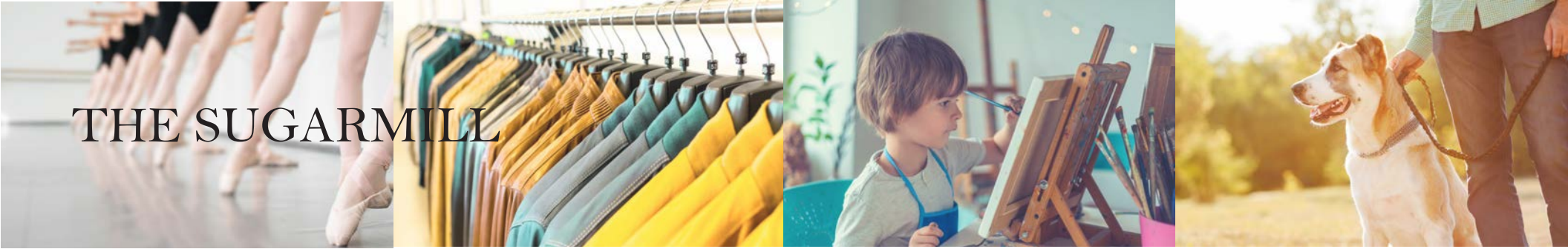
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# THE SUGARMILL



Prime Commercial, Inc. is pleased to offer investors as well as owner users the opportunity to purchase up to six retail condominium units located at 30710 - 30780 Union City Boulevard in Union City, California. These units provide opportunities for restaurants, retailers, and service commercial businesses to be located along one of Union City's busiest commercial streets.

The Sugarmill is a new mixed-use commercial/residential development that lies on the east side of Union City Boulevard between Smith Street to the south and Bettencourt Way to the north in western Union City. This attractive new project is now complete and includes 36 residential town homes in addition to six ground floor commercial units fronting Union City Boulevard. Units range from 473-721 square feet and feature prominent storefronts, high ceilings, and will be finished to cold vanilla shell standards.

Union City has been experiencing accelerated growth over the last few years with many new residential and commercial developments either under construction or planned. The Sugarmill is less than one mile from a major retail hub including big box retailers, restaurants, and theaters at Union Landing and less than 1.5 miles to Alvarado Plaza and Alvarado Boulevard, which is Union City's retail spine. Across the street from The Sugarmill is Alvarado Square, a 9,636 square foot, multi-tenant, ground floor retail condominium project.



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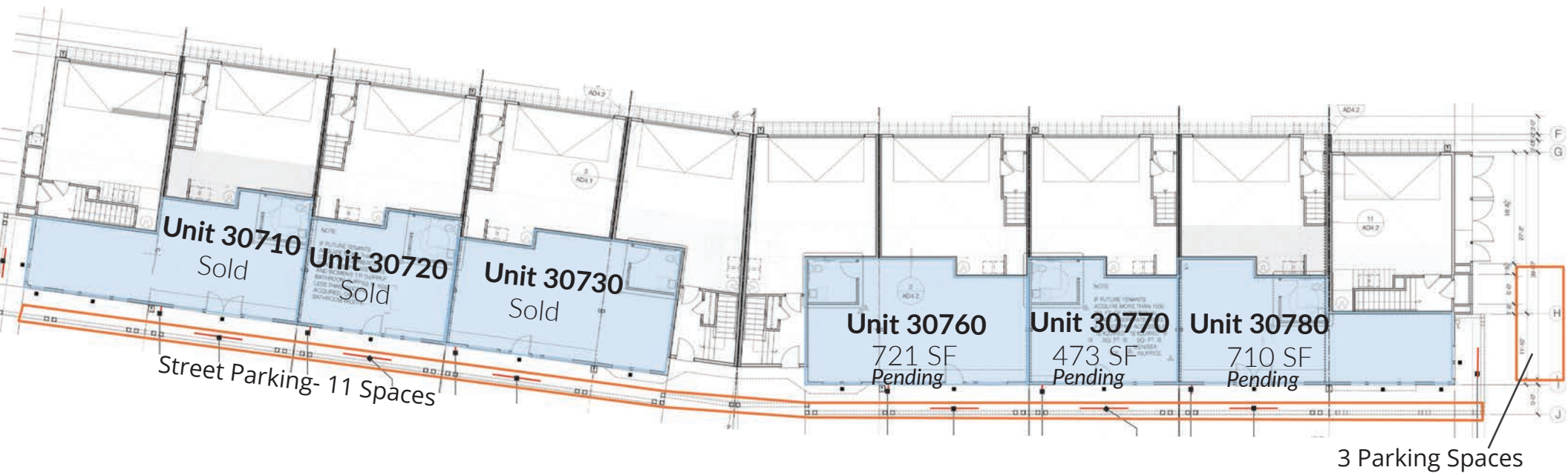


## PROPERTY HIGHLIGHTS

- Six Retail Condominium Units ranging from 473-721 Square Feet
- High visibility on busy Union City Boulevard with over 20,700 cars per day
- Strong Demographics with a median income of \$109,850 and high rate of home ownership
- Growing population with a 5 year projected growth rate in excess of 7.5%
- Minutes from I-880, Highway 92, and Union City BART station
- Major retail nearby includes Alvarado Plaza Shopping Center, Century 25 Union Landing, and Union Landing Shopping Center



# THE SUGARMILL



## OFFERING TERMS

<b>UNIT 30710</b>	710 Square Feet	Sold	<b>UNIT 30760</b>	721 Square Feet	\$324,500	<i>Pending</i>
<b>UNIT 30720</b>	473 Square Feet	Sold	<b>UNIT 30770</b>	473 Square Feet	\$236,500	<i>Pending</i>
<b>UNIT 30730</b>	721 Square Feet	Sold	<b>UNIT 30780</b>	710 Square Feet	\$319,500	<i>Pending</i>

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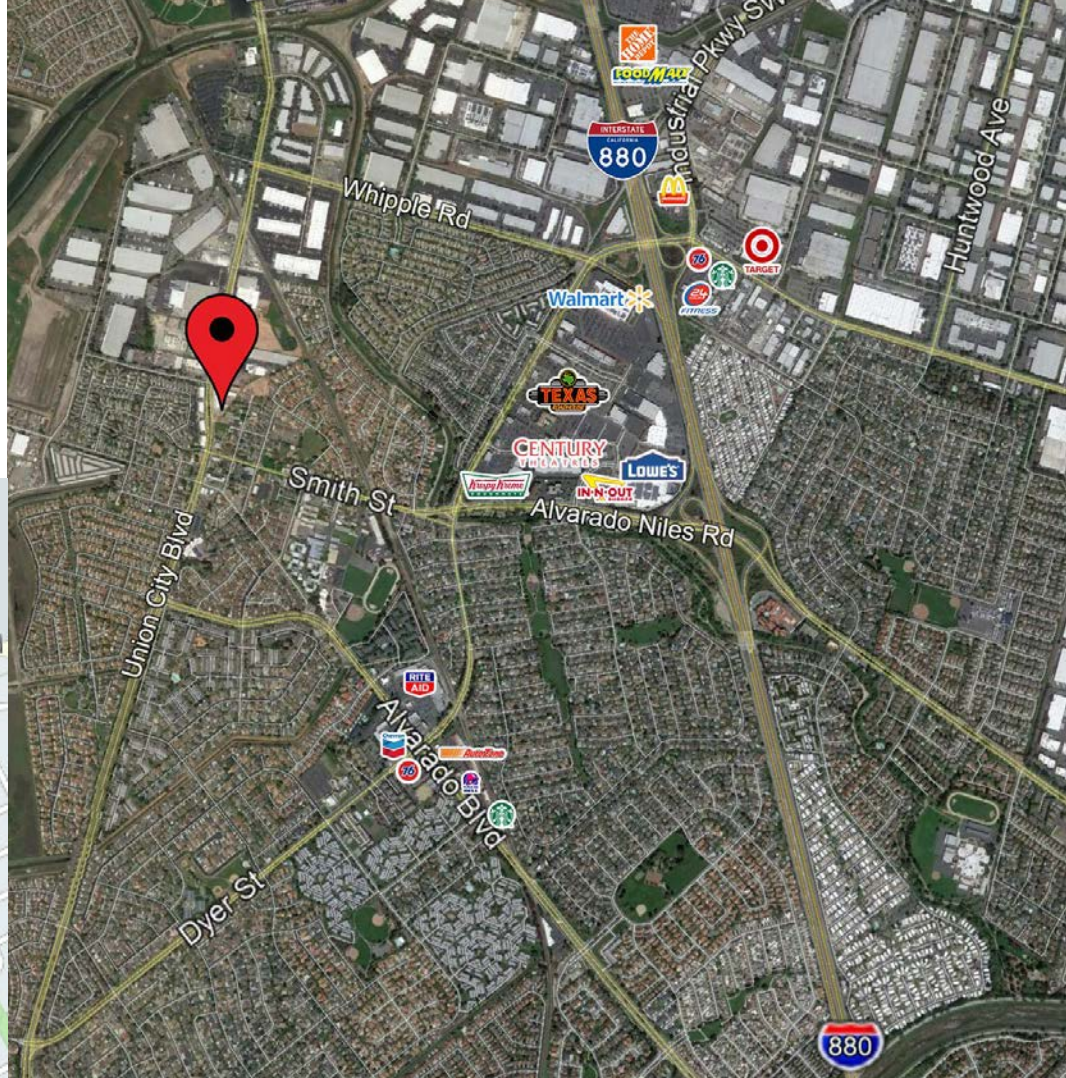
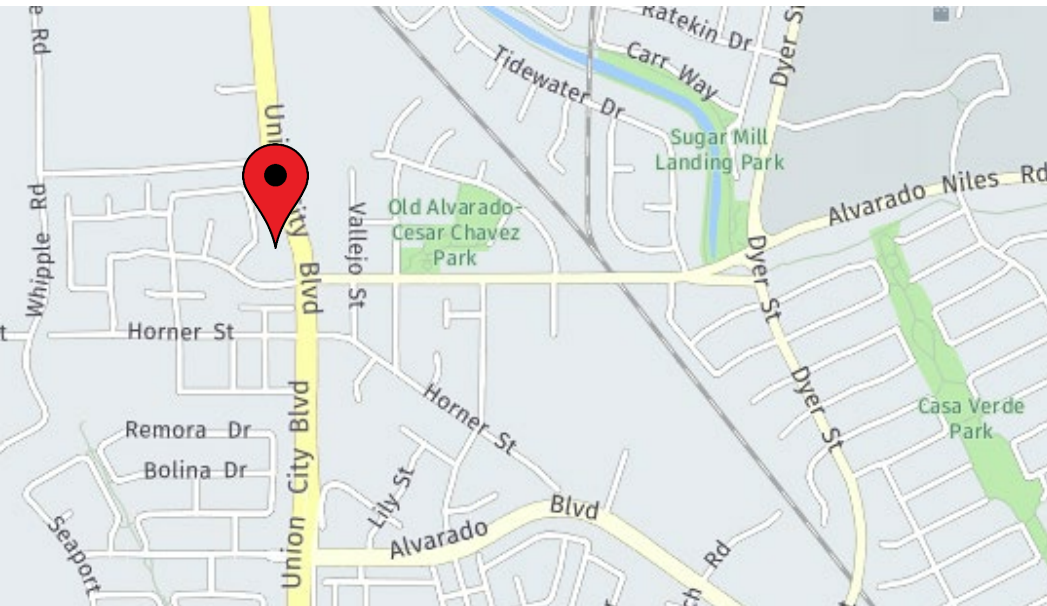
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## DEMOGRAPHICS & TRAFFIC COUNTS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	15,764	140,621	305,673
Avg HH Income	\$134,035	\$116,625	\$110,711
Union City Boulevard	24,933 ADT		
Smith Street	13,300 ADT		



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