

**31836 Alvarado Blvd  
Union City, CA 94587**

# ALVARADO PLAZA

**±21,440 SF Anchor For Lease**



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# PROPERTY HIGHLIGHTS



## Anchor Opportunity in Busy Neighborhood Shopping Center

Co-anchored by Seafood City Supermarket. Tenant mix includes local staple restaurants



## Highly Visible Location

Located at the signalized intersection of Alvarado Boulevard and Dyer Street



## Ample On-Site Parking Lot

Ample on-site surface parking for customers and employees with loading doors in the back



## Monument Signage Available

Top billing on monument sign

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	28,750	148,210	316,072
Average Household Income	\$187,469	\$191,379	\$179,658
Daytime Population	20,900	122,449	258,199
TRAFFIC COUNTS			
Dyer Street	22,270 – Cars per Day		
Alvarado Boulevard	13,097 – Cars per Day		
PLAZA MONTHLY VISITORS (JULY 2025)			
Monthly Visits	117.6K		
Unique Visitors	65.4K		

Demographics sourced from esri 2025; Placer Technologies July 2025 Report

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21,440 SF  
ANCHOR

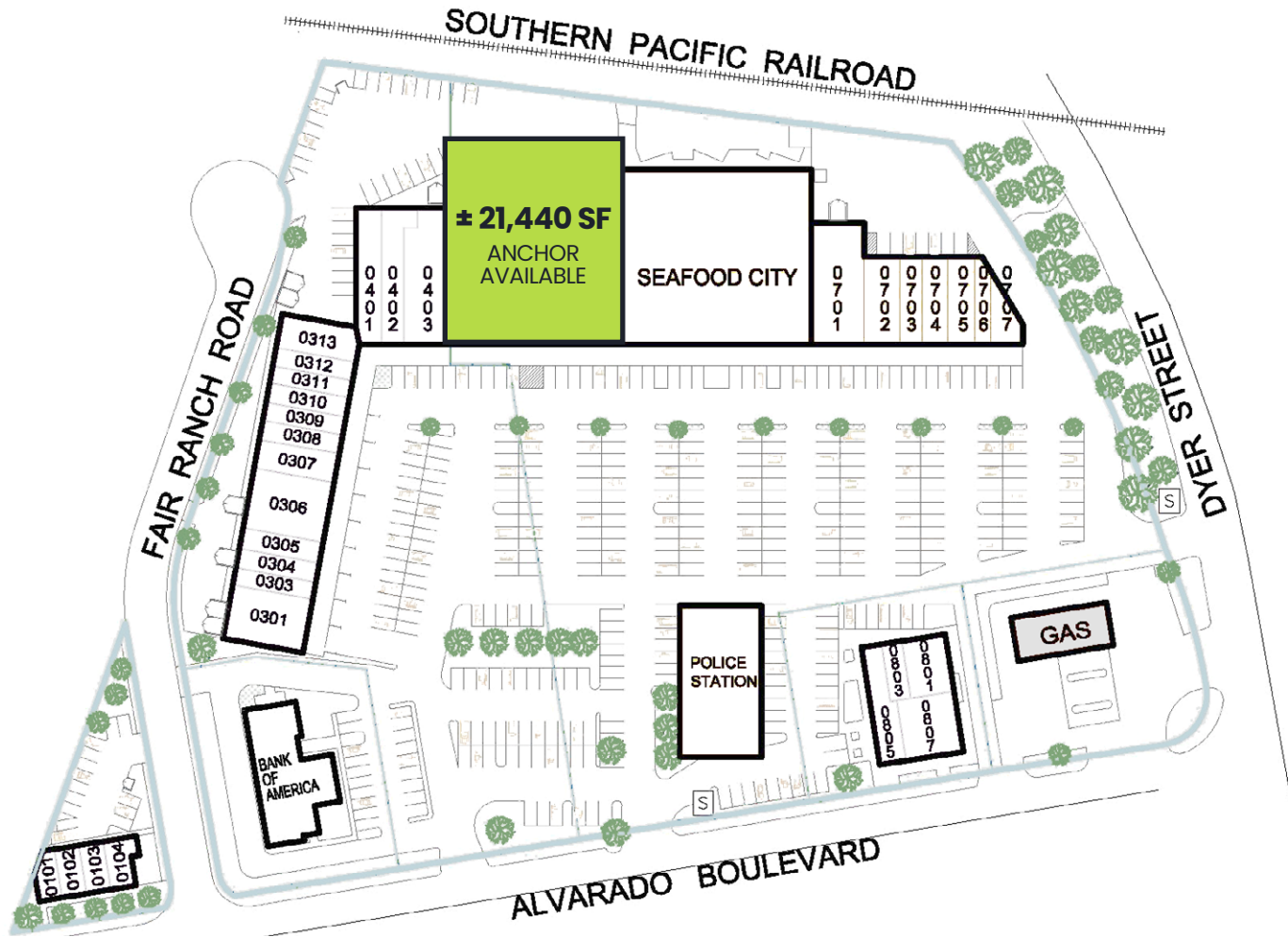




# PROPERTY SITE PLAN

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## ALVARADO PLAZA



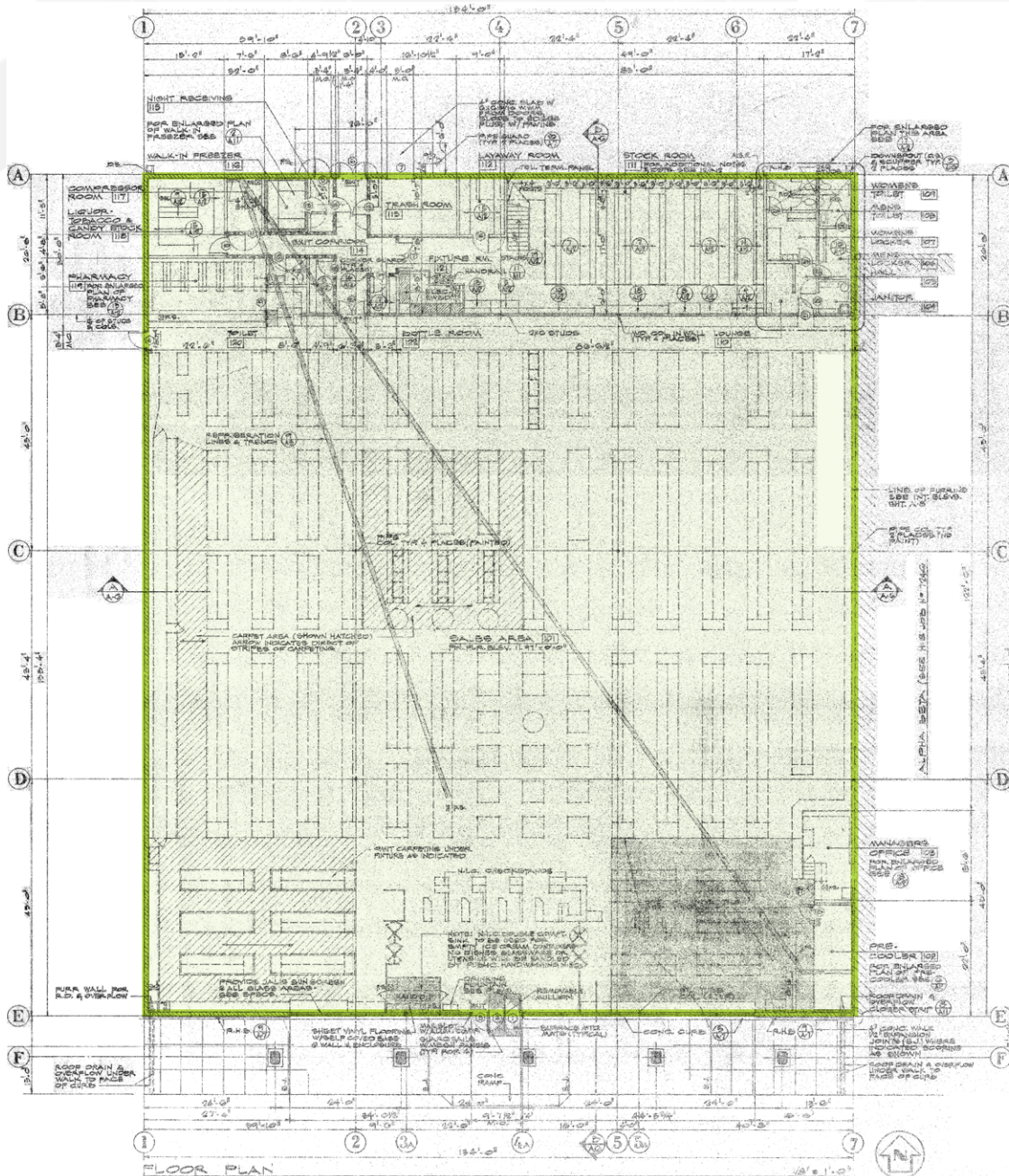
### TENANT MIX





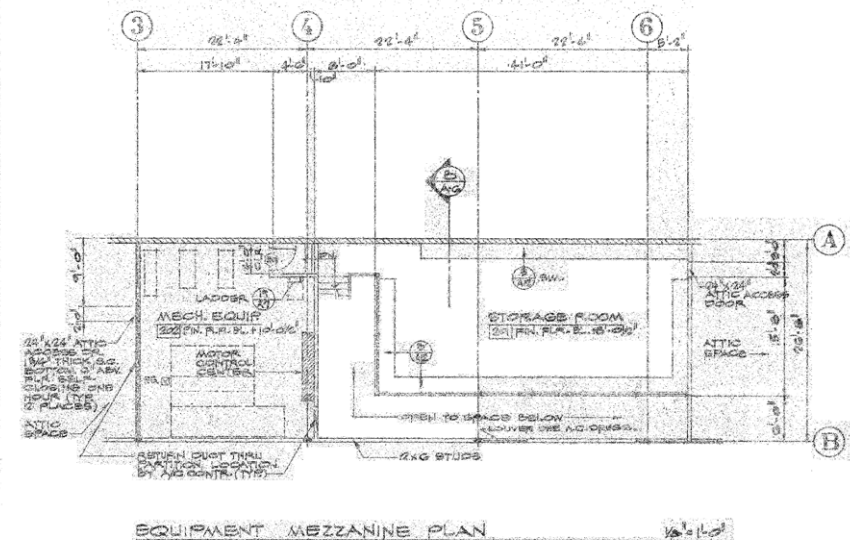
# AS-BUILTS FLOOR PLAN

## ALVARADO PLAZA



**± 21,440 SF**

- Prominent retail Anchor Opportunity
- High visibility along Alvarado Blvd
- Top billing on monument sign
- High ceilings
- Mezzanine equipment room and storage
- *Former Rite-Aid*

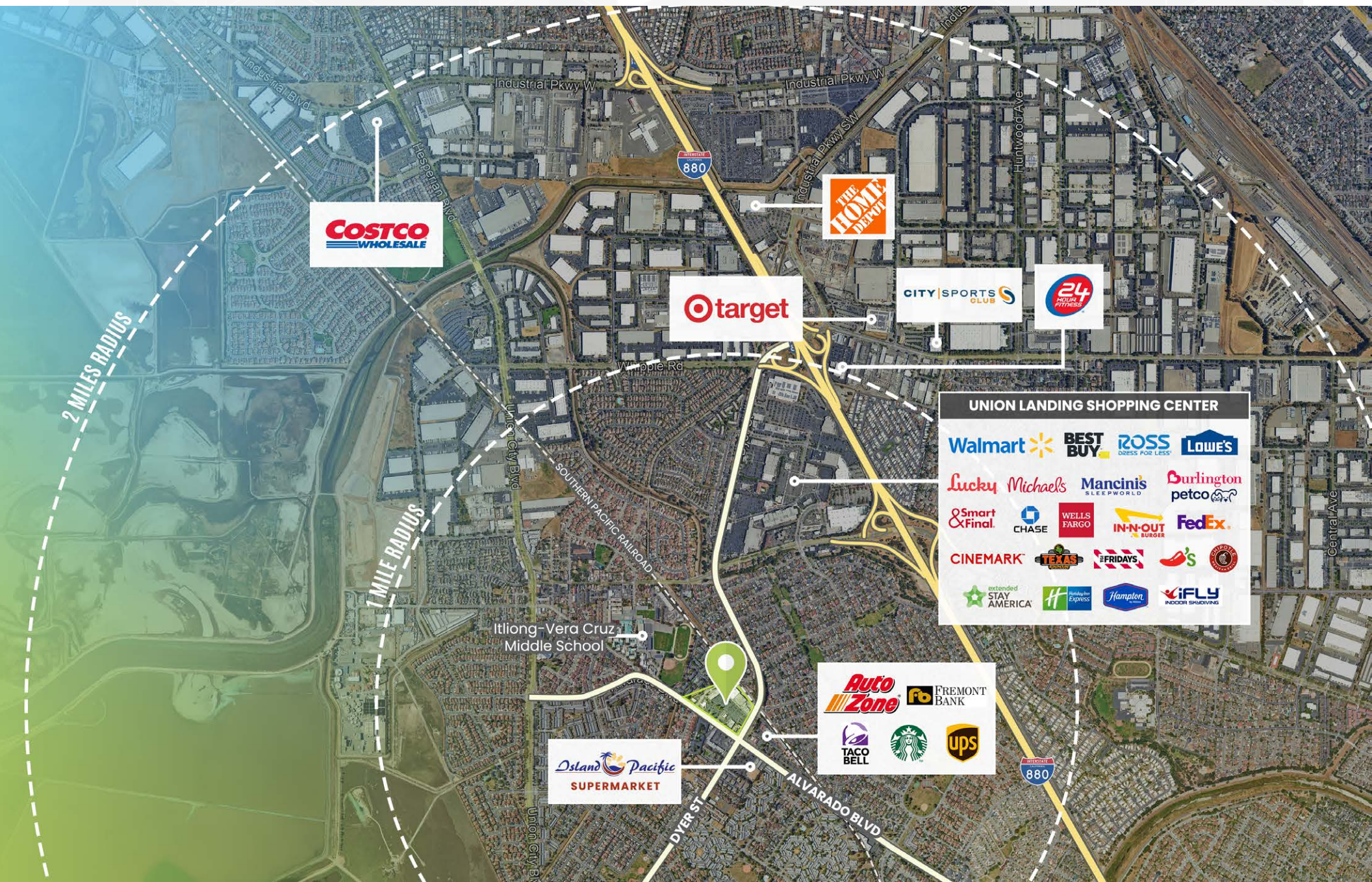




# NEARBY RETAILERS MARKET AERIAL

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## ALVARADO PLAZA



**COSTCO**  
WHOLESALE

**Target**

**THE HOME DEPOT**

**CITY SPORTS CLUB**

**24**  
HOUR FITNESS

### UNION LANDING SHOPPING CENTER



**Island Pacific**  
SUPERMARKET

**Auto Zone**, **FREMONT BANK**, **TACO BELL**, **Starbucks**, **UPS**



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