



# 33401 CENTRAL AVENUE

UNION CITY, CA

## INVESTMENT SUMMARY

**94,976 SF | 100% LEASED | 2.7 YEAR WALT |  
INFILL EAST BAY LOCATION**

Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413





# THE OFFERING

Jones Lang LaSalle America’s Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 33401 Central Avenue (the “Property”) - a distribution facility totaling 94,976 SF (As Leased) on 4.56 acres (0.48 FAR), located in Union City. The Property is 100% leased to Sol Cabinets Wholesale with 2.67 years of remaining term (as of Jun-26). Built/renovated in 1970/2019, the Property features 26’ clear heights, 12 dock-high doors, and 1 grade level door. 33401 Central Avenue’s infill East Bay location coupled with the market’s extreme supply constraints and shrinking industrial base, provides an attractive opportunity below replacement cost for investors.

## Property Overview

ADDRESS	33401 Central Avenue
CITY	Union City
AS LEASED SF	94,976
OCCUPANCY	100%
WALT	2.67 Years
YEAR BUILT	1970 / 2019
ZONING	Light Industrial (ML)



**94K**  
TOTAL RSF



**4.56**  
ACRES



**100%**  
OCCUPANCY



**2.67 YEAR**  
WALT



**\$1,560,456**  
IN-PLACE NOI





**33401**  
CENTRAL AVENUE


## INVESTMENT HIGHLIGHTS

  
STRATEGIC INFILL EAST  
BAY LOCATION

  
CENTRAL I-880  
CORRIDOR POSITIONING

  
HIGH POPULATION /  
WORKFORCE DENSITY  
WITHIN 5 MILES

  
HIGH BARRIERS TO  
ENTRY

  
~35% BELOW  
REPLACEMENT COST

  
26' CLEAR HEIGHT & 12  
DH / 1 GL

  
STRATEGIC ACCESS  
TO GREATER BAY  
AREA VIA I-880 (1  
MILE AWAY)

  
LOCATED  
EQUIDISTANT TO 84  
AND 92 BRIDGES

  
PRO-INDUSTRIAL CITY



# EAST BAY MARKET OVERVIEW

The East Bay market boasts a thriving and dynamic economy, supported by a population exceeding two million residents. This region encompasses major cities such as Oakland, Berkeley, and Richmond, making it one of the largest metropolitan areas in California and the fifth largest in the United States. Positioned centrally across the Bay Bridge from San Francisco, the East Bay offers excellent proximity to key regions such as the North Bay, Silicon Valley, Sacramento, and the Central Valley. Additionally, the East Bay lies at the convergence of major interstate highways, including I-880, I-580, I-80, and I-280, providing seamless connectivity to various rail lines, international airports, and significant deep-water ports like the Port of Oakland, Richmond, and Stockton. This strategic advantage, combined with its proximity to the San Francisco Bay Area's workforce of over one million highly educated and skilled professionals, positions the East Bay as an attractive destination for investors. Additionally, the region's connectivity to renowned universities like the University of California Berkeley, and Stanford University further amplifies its appeal, granting easy access to a highly skilled and educated labor pool.



## EAST BAY / 880 CORRIDOR BY THE NUMBERS

7.1%	6.5%	\$1.32 NNN	\$1.23 NNN	+1M SF
880 Corridor Vacancy Rate	East Bay Vacancy Rate	880 Corridor Asking Rents	East Bay Asking Rents	Q4 Leasing Activity

## UNION CITY KEY STATISTICS

0.6%	0 SF	+3.6%	4.0%	61,705 SF
Q4 2025 YTD Total Net Absorption	Of New Industrial Development	QoQ Average Asking Rents	Total Vacancy %	YTD Total Net Absorption



# 33401 CENTRAL AVENUE

UNION CITY, CA

Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License  
#01223413

Jones Lang LaSalle Brokerage, Inc., California Real Estate License  
#01856260

## Deal Contacts

Erik Hanson Senior Director +1 415 308 1411 erik.hanson@jll.com CA DRE #01860062	Melinda Marino Director +1 818 667 1123 melinda.marino@jll.com CA DRE #02075704
--	---

## Finance

Taylor Gimian  
Director  
+1 415 276 6933  
taylor.gimian@jll.com  
CA DRE #01898953

## Analytics & Due Diligence

Brendan Bury Analyst +1 626 840 4511 brendan.bury@jll.com CA DRE #02259861	Tasman Lynch Analyst +1 206 617 0373 tasman.lynch@jll.com CA DRE #02358471
--	--

## Leasing Contacts

Jason Ovadia Executive Managing Director +1 510 285 5360 jason.ovadia@jll.com CA DRE #01742912	Eddie Shuai Senior Managing Director +1 510 288 5568 eddie.shuai@jll.com CA DRE #01454419
--	---

## Western Region Industrial Capital Markets Group



### Northern California

Erik Hanson  
Melinda Marino

### Southern California

Patrick Nally  
Evan Moran  
Ryan Spradling  
Chad Solomon  
Makenna Peter

### PNW

Buzz Ellis  
Rachel Jones

### Denver

Peter Merriom  
Robert Key

### Salt Lake City

Todd Torok

### Phoenix

Ben Geelan  
Greer Oliver  
Bryce Beecher

### Debt

Peter Thompson  
Brian Halpern  
Taylor Gimian  
Jason Carlos

### National Leadership

John Huguenard  
Trent Agnew

[www.us.jll.com/en/industries/industrial](http://www.us.jll.com/en/industries/industrial)

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.