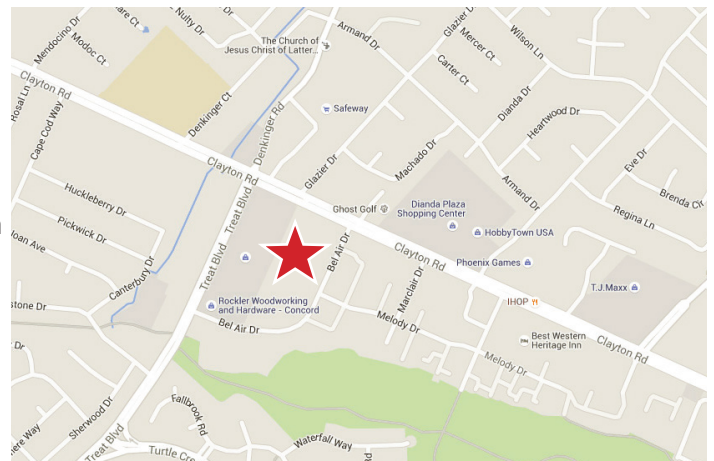




**Highlights**

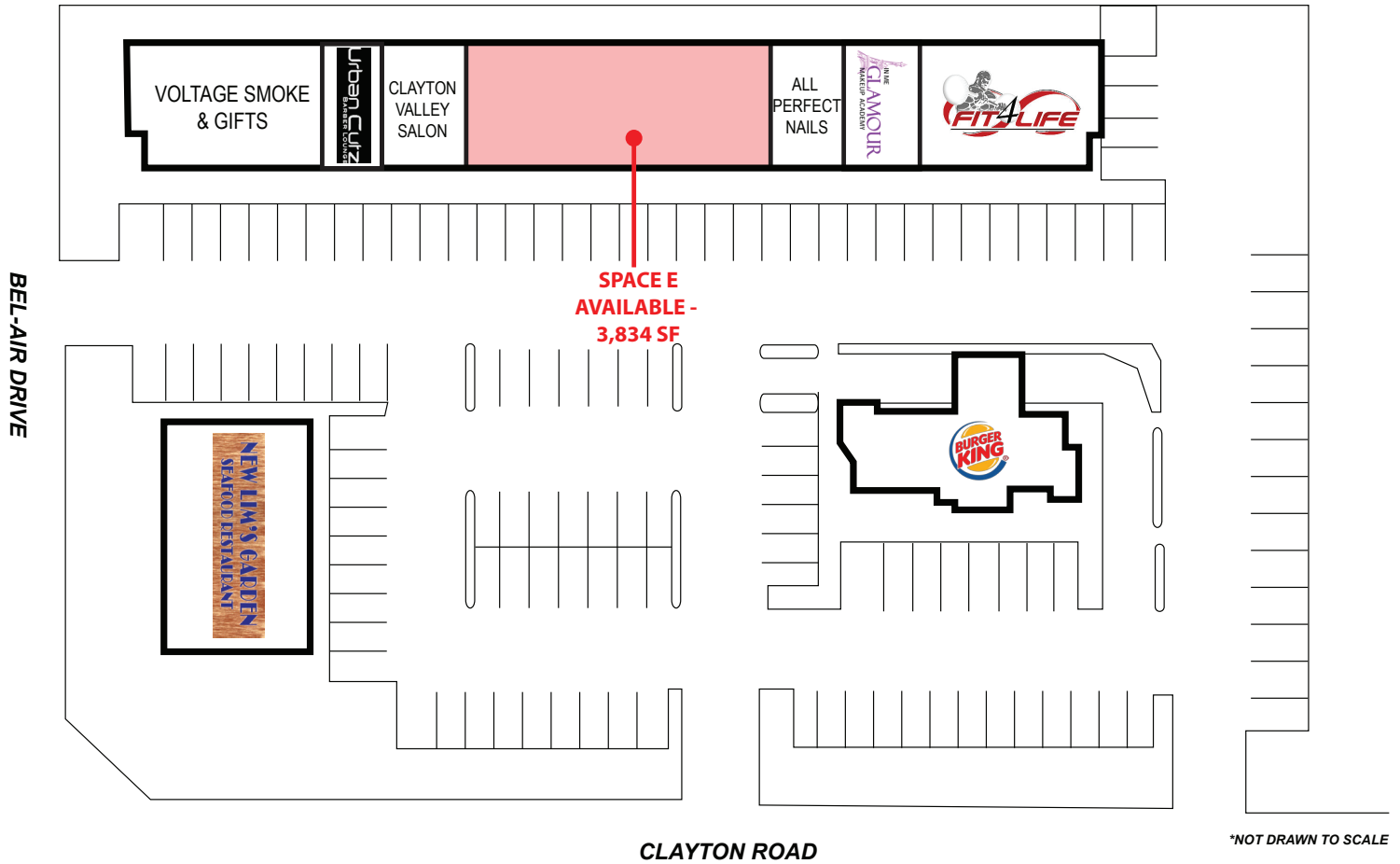
- Under new ownership
- TI Package available for strong restaurant or dental tenant
- Building upgrades and monument sign improvements coming soon
- 3,834 square feet available
- Join: All Perfect Nails, Clayton Valley Salon, New Lim's Garden,



**University Avenue Partners**  
 1000 Brannan Street, Suite 202  
 San Francisco, CA 94103  
[james@universityavepartners.com](mailto:james@universityavepartners.com)

Main: 925.809.5229  
 Fax: 415.869.5314

Site Plan



\*NOT DRAWN TO SCALE

Aerial

