

3851 VINEYARD AVENUE

PLEASANTON, CALIFORNIA 94566

Prime 4-Unit Multifamily Investment Opportunity

Walking Distance to Vibrant Downtown Pleasanton

4 Units

Diverse Mix

~4,350 SF

Total Living Area

Individual Garages

+ Ample Parking

2 Courtyards

Private & Fenced

A Turnkey Income Property with Premium Finishes,
Exceptional Privacy, and Strong Tenant Demand in One of the East Bay's Most Desirable Communities

CONFIDENTIAL MARKETING WHITE PAPER | JUNE 2026

Prepared for Qualified Investors and Principals

EXECUTIVE SUMMARY

Nestled in a highly sought-after Pleasanton neighborhood, **3851 Vineyard Avenue** presents a compelling investment opportunity for discerning buyers seeking stable income, appreciation potential, and a quality asset in one of the San Francisco East Bay's most livable communities. This 4-unit multifamily property offers immediate cash-flow potential with minimal near-term capital expenditures thanks to recent upgrades and turnkey condition.

The complex consists of **two buildings** on a private, fully fenced and walled site. The front building houses three units (A, B, and D), while the back building features a premium Unit C with no shared walls and five individual single-car garages below. Two spacious separate courtyards provide outdoor living space for tenants, enhancing retention and satisfaction.

KEY INVESTMENT HIGHLIGHTS

- **Prime Walkable Location** — Steps to Downtown Pleasanton's vibrant Main Street with shops, restaurants, cafes, farmers markets, and community events. Unmatched convenience drives tenant demand and supports premium rents.
- **Desirable Unit Mix** — One 3BR/2BA family residence (~1,700 SF), one 2BR/1BA (~800 SF), one spacious 3BR/3BA premium remodel (~1,500 SF with dual ensuites), and one efficient 1BR/1BA (~350 SF). Appeals to families, couples, professionals, and singles — diversifying tenant risk.
- **Recent Upgrades & Quality Finishes** — Granite and quartz countertops, new cabinetry (white in Unit C), LVP flooring in living/kitchen/bath areas, stainless steel appliances, quartz tub/shower surrounds. All units include full-size washers, dryers, and refrigerators.
- **Exceptional Privacy & Parking** — Fully enclosed site with fencing and walls. Each unit has its own single-car garage plus dedicated off-street parking space. One additional guest space. Rare in urban-adjacent multifamily.
- **Strong Pleasanton Fundamentals** — Top-rated schools, award-winning safety and city services, abundant parks and trails, thriving local economy with access to major employment centers. Resilient real estate market with strong rental demand and long-term appreciation.

PROPERTY AT A GLANCE

Address	3851 Vineyard Ave, Pleasanton, CA 94566
Units / Buildings	4 Units in 2 Buildings (Front: A/B/D; Back: C + Garages)
Total Living Area	Approximately 4,350 Square Feet
Unit Mix	3BR/2BA • 2BR/1BA • 3BR/3BA (Premium) • 1BR/1BA
Parking	4 Garages + 4 Dedicated Off-Street + 1 Guest Space
Outdoor Amenities	2 Spacious Separate Shared Courtyards
Privacy Features	Fully Fenced & Walled Site; Unit C: No Shared Walls
Flooring	LVP in Living Areas, Kitchens & Bathrooms; Carpet in Bedrooms
Appliances	All Units: Refrigerator, Washer & Dryer Included
Est. Gross Monthly Rent	\$12,350 (based on current market comps)

DETAILED UNIT DESCRIPTIONS

Each unit has been thoughtfully maintained with modern finishes and practical layouts. The diverse configurations allow the property to attract a wide range of tenants, from growing families to young professionals and empty-nesters.

UNIT A — Front Building | 3 Bedrooms / 2 Bathrooms | ~1,700 SF

- Spacious Master Bedroom with private ensuite bathroom
- Separate family room and living room — ideal for entertaining or multi-generational living
- Large kitchen and dining area with granite countertops and new cabinets
- Private back balcony for outdoor relaxation
- Well-suited for families or roommates seeking space and separation
- Approx. market rent: \$3,700 / month

UNIT B — Front Building | 2 Bedrooms / 1 Bathroom | ~800 SF

- Open, spacious kitchen and living areas with excellent flow
- Granite kitchen countertops and quartz tub surround in bathroom
- Private front balcony — great for morning coffee or evening unwind
- Efficient yet comfortable layout perfect for couples or small families
- Strong rental demand for this size in walkable downtown-adjacent locations
- Approx. market rent: \$2,800 / month

UNIT C — Back Building | 3 Bedrooms / 3 Bathrooms | ~1,500 SF

Premium standout unit with recent full remodel — commands top rents

- TWO large Master Bedrooms, each with private ensuite bathroom — rare and highly desirable
- Recently remodeled kitchen and bathrooms featuring quartz countertops, all-white cabinetry, and quartz shower/tub surrounds
- All stainless steel appliances for modern tenant appeal
- Spacious living and dining areas with excellent natural light
- **No shared walls with other tenants** — provides house-like privacy and quiet
- Ideal for families, professionals, or tenants willing to pay premium for space and upgrades
- Approx. market rent: \$3,900 / month (premium unit)

UNIT D — Front Building | 1 Bedroom / 1 Bathroom | ~350 SF

- Efficient, low-maintenance layout ideal for singles, young professionals, or as affordable housing option
- Quartz kitchen countertops — upgraded finish uncommon at this size
- Compact footprint keeps utility costs low for tenants and owner
- Excellent complement to the larger family units; fills quickly in strong rental markets
- Provides income diversity and helps optimize overall property performance
- Approx. market rent: \$1,950 / month

COMMON AMENITIES & SITE FEATURES

Beyond the individual unit upgrades, the property offers shared features that significantly enhance tenant satisfaction, retention, and the property's overall marketability and value.

- **Individual Single-Car Garages** for each of the 4 units — highly valued in the Bay Area where covered parking is a premium amenity and protects vehicles from weather.
- **Dedicated Off-Street Parking** — one additional reserved space per unit plus one guest parking space. Total 9 parking spots for 4 units — generous ratio that reduces street parking issues and appeals to car-dependent tenants.
- **Two Spacious Separate Shared Courtyards** — private outdoor spaces for relaxation, entertaining, gardening, or children's play. Rare in multifamily and boosts perceived quality of life.
- **Full Privacy Enclosure** — the entire property is surrounded by fences and walls, creating a secure, gated-like feel. Tenants enjoy peace of mind and separation from neighboring properties.
- **Turnkey Appliances** — Every unit includes refrigerator, washer, and dryer. Reduces tenant acquisition friction and positions the property competitively against newer builds.
- **Modern Flooring Throughout** — Luxury Vinyl Plank (LVP) in all high-traffic living areas, kitchens, and bathrooms for durability, water resistance, and easy maintenance. Carpet in bedrooms for comfort and warmth.
- **Quality Countertops** — Granite in Units A & B; Quartz in Units C & D. Upgraded surfaces that photograph well and signal quality to prospective tenants.

LOCATION & NEIGHBORHOOD ADVANTAGES

3851 Vineyard Avenue enjoys one of Pleasanton's most convenient locations — truly **walking distance to Downtown Pleasanton**. Residents can stroll to Main Street for coffee, dining, shopping, or community gatherings without ever starting a car. This walkability is a rare and powerful differentiator in the East Bay multifamily market.

WHY PLEASANTON SHINES FOR INVESTORS & TENANTS

- **Top-Rated Schools** — Pleasanton Unified School District consistently ranks among California's best. Excellent public schools are a primary driver of family relocation and willingness to pay for housing in the area. Strong tenant pool of educated, stable families.
- **Vibrant, Walkable Downtown** — Charming Main Street with independent boutiques, acclaimed restaurants, cafes, and regular events including 'First Weekends on Main,' festivals, concerts, and holiday celebrations. Creates genuine community connection and high tenant satisfaction.
- **Award-Winning Quality of Life** — Recognized for exceptional safety, responsive city services, and engaged community. Low crime rates and family-oriented atmosphere make it easy to attract and retain long-term tenants.
- **Abundant Parks & Recreation** — Over 1,200 acres of parks, open space, and trails right in the city. Mission Hills Park, other playgrounds, sports fields, and easy access to hiking and outdoor activities. Supports active, healthy lifestyles that tenants value.
- **Strategic East Bay Location** — Centrally positioned in the Tri-Valley corridor with excellent access to major employment hubs in Silicon Valley, San Francisco, Oakland, and biotech corridors. Dublin/Pleasanton BART station provides car-optional commuting. Short drive to Livermore Valley wine country for weekend escapes.
- **Resilient & Strong Real Estate Market (2026)** — Pleasanton maintains robust fundamentals with median home prices around \$1.5M+ reflecting enduring desirability. High rental demand, low vacancy in quality properties, and steady appreciation. Multifamily assets benefit from both owner-occupier competition for condos/townhomes and rental pressure from those priced out of ownership.

INVESTMENT RATIONALE & MARKET CONTEXT

Pleasanton has long been recognized as one of the premier suburban communities in the San Francisco Bay Area. Its combination of top-tier schools, safe neighborhoods, vibrant downtown, and strategic location continues to attract families, professionals, and retirees alike. For multifamily investors, this translates into reliable tenant demand, strong rent growth potential, and resilient asset values even through economic cycles.

The 2026 market remains favorable for well-located, well-maintained multifamily assets. Despite interest rate environments and broader economic shifts, Pleasanton's fundamentals — limited supply of quality rental housing, high barriers to new construction in desirable infill locations, and consistent in-migration of affluent, educated households — support continued strength in both rental rates and occupancy.

WHY THIS PROPERTY STANDS OUT

- **Immediate Income with Upside** — Turnkey condition and recent upgrades in Unit C mean you can begin generating strong cash flow from day one with limited deferred maintenance. Unit C's dual-master layout and premium finishes position it to achieve top-of-market rents.
- **Risk Mitigation Through Diversification** — Four units with four different configurations and price points means the property is not overly reliant on any single tenant segment. If one unit turns over, others continue performing.
- **Parking & Privacy Premium** — In the competitive Bay Area rental market, covered parking and a fully private, fenced compound are significant differentiators. These features reduce vacancy duration and support higher rents.
- **Walkability = Tenant Magnet** — Properties within true walking distance of vibrant downtowns command loyalty and premium pricing. Tenants trade larger suburban lots for lifestyle convenience — and stay longer because of it.
- **Low Ongoing CapEx Profile** — With LVP flooring, upgraded counters, and newer appliances across units, near-term capital needs are minimized compared to older, unrenovated multifamily assets. More of your cash flow stays in your pocket.
- **Legacy Asset in a Legacy Location** — Pleasanton isn't a boom-and-bust market. It's a community where people put down roots. Owning a piece of it offers both financial returns and the satisfaction of providing quality housing in a place people genuinely want to call home.

3851 Vineyard Avenue represents a rare opportunity to acquire a high-quality, low-maintenance multifamily investment in one of the East Bay's most desirable and walkable neighborhoods. With its thoughtful unit mix, recent upgrades, generous parking, and unbeatable proximity to Downtown Pleasanton, this property is positioned for strong performance today and enduring value tomorrow.

NEXT STEPS

For additional information including rent rolls, operating statements, pro forma projections, or to schedule a private showing, please contact the listing broker or property owner representative. All inquiries will be handled confidentially.

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