



# 2333 NISSEN DRIVE

LIVERMORE, CA

Investment Opportunity

CONFIDENTIAL  
OFFERING MEMORANDUM





# The Opportunity

**NEWMARK KNIGHT FRANK**, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in 2333 Nissen Drive (the “Property”), a rare single-story office/R&D campus located in Livermore, California. The 82,855 sq. ft. property offers long term upside with the option to cater to both office and R&D users within a market currently experiencing strong rental growth. The property is currently 100% occupied by The Well, a popular local church through December 31, 2022.

Ideally located within the Airway Business Park, 2333 Nissen Drive provides direct access to the wider Bay Area via Interstate 580, the Tri-Valley’s main east to west transportation artery, as well direct access to Highway 84, providing access to the South Bay. The property is also located near the Pleasanton BART Station as well as Interstate 680 providing highway and mass transit access to all corners of the Bay Area. The Property’s location offers tenants convenient access to various retail centers with expansive amenities including The San Francisco Premium Outlets, Costco, and more. 2333 Nissen Drive provides investors with a true Bay Area value-add opportunity with near-term large block availability and rare full-building identity for both office and R&D users.







# Investment Highlights

- Substantial mark-to-market opportunity (current in-place rent 22% below market).
- Possible owner/user opportunity (current tenant lease expiration: 12/31/2022).
- Constricted supply and strong user demand have supported rising rental rates (average rent growth in last 5 years: 19.27%).
- Well-located, with easy access to I-580, providing access to San Francisco, Oakland, Silicon Valley, and the Central Valley.
- 7 Miles from regional job creators: Lawrence Livermore National Laboratory, one of the nation's premier federally funded nuclear research facilities and Sandia National Laboratory, one of three National Nuclear Security Administration R&D labs in the US.
- Countless private sector job creators just west of the site in Pleasanton: Oracle, Veeva Systems, Workday, Clorox, Kaiser, Safeway Headquarters, CooperVision, Shaklee and Ellie Mae among others.

**MIKE ZYLSTRA**  
925.974.0106  
MZYLSTRA@NGKF.COM  
CA RE. LIC. #01310041

**FORREST GHERLONE**  
925.974.0237  
FGHERLONE@NGKF.COM  
CA RE. LIC. #01376723

**RICK STEFFENS**  
925.974.0110  
RSTEFFENS@NGKF.COM  
CA RE. LIC. #00466002

**DAVE BRUZZONE**  
925.467.0910  
DBRUZZONE@NGKF.COM  
CA RE. LIC. #01103408

**MAX GUNARI**  
925.974.0116  
MAX.GUNARI@NGKF.COM  
CA RE. LIC. #02052225



# Investment Details

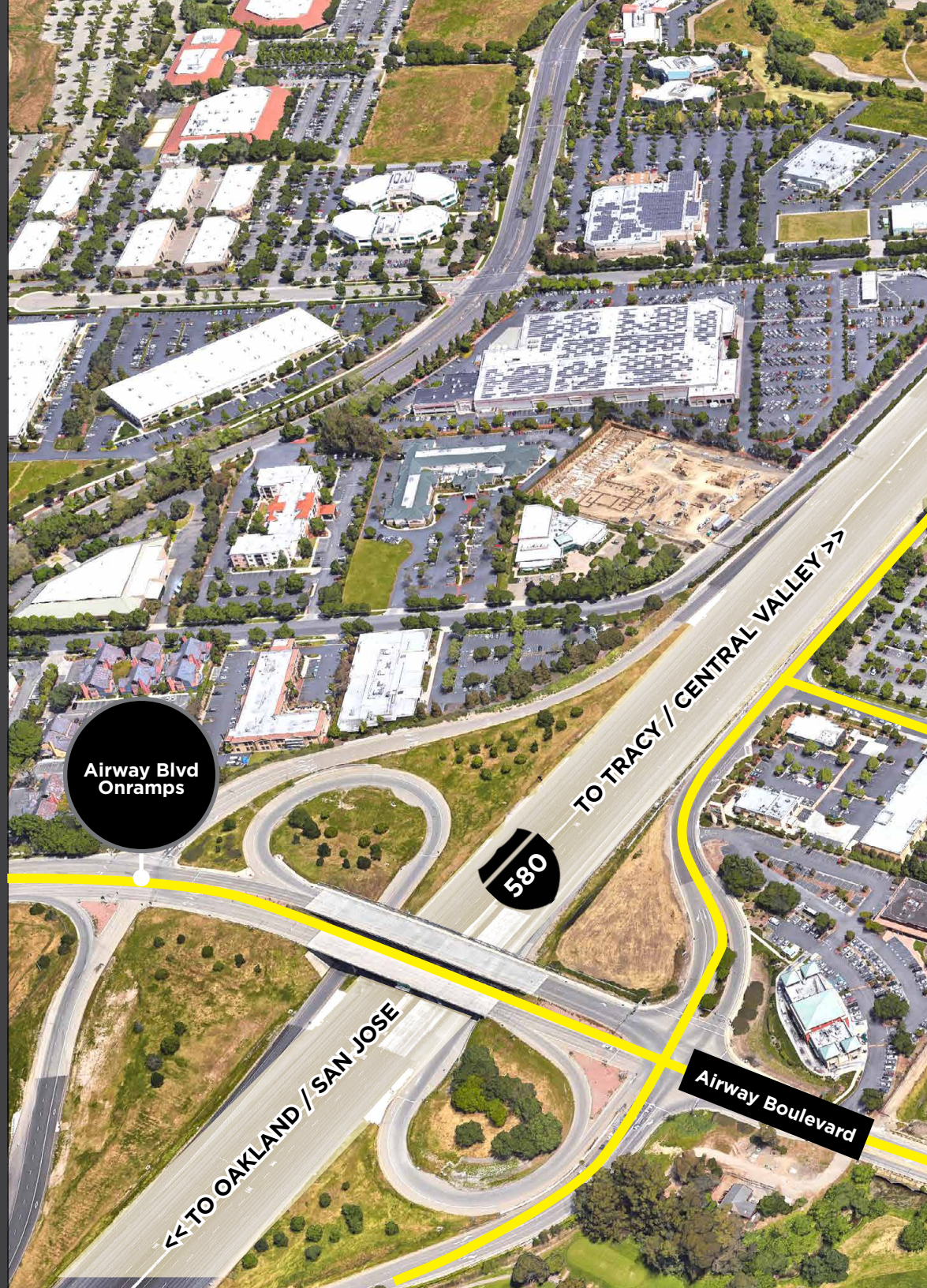
100% LEASED  
R&D BUILDING

ASKING PRICE  
\$16,000,000 (\$193 PSF)

NOI  
\$1,044,567

CAP RATE  
6.5%

SQUARE FEET  
±82,855







**2333  
NISSEN  
DRIVE**

Livermore  
Airport

Market Aerial



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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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