



### Space Profile for

Unit: #7177

Area: 25244 sq ft

### Address

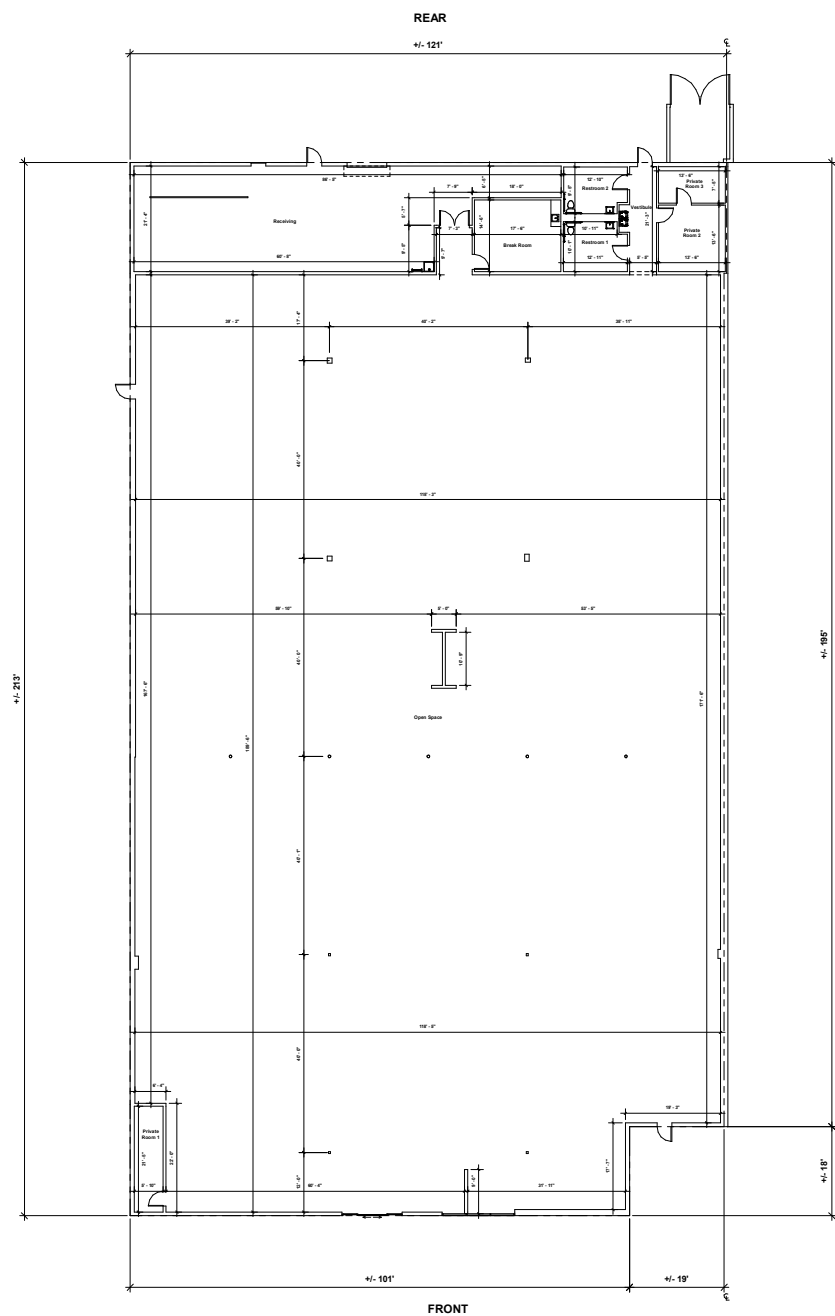
*7177 Amador Plaza*

*Dublin, CA 94568*



*4300 West Cypress St., Suite 160*

*Tampa, FL, 33607*



A1 MAIN FLOOR



Dublin Center



1234 East 17th Street  
Santa Ana, CA 92701

Unit # 7177  
Ground Floor  
+/- 25,244 SF

Gross Square Footage shown was  
measured on-site and adheres to BOMA  
Standards

Width  
+/- 121'

Depth  
+/- 213'

Revisions

Floor Plan  
Prepared 08/11/2025

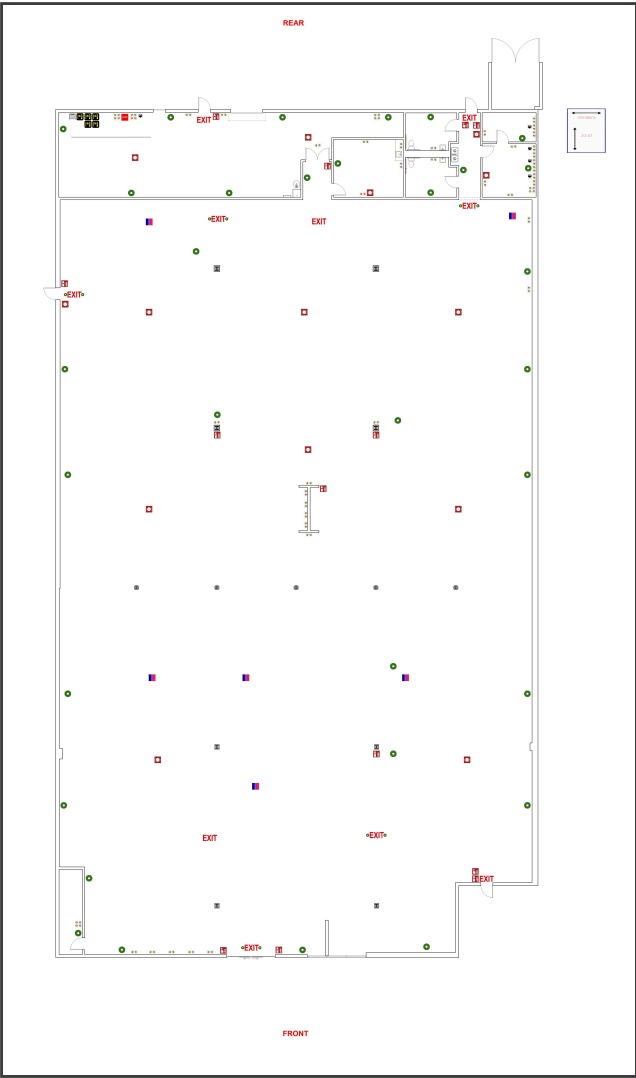
Unit # 7177

Plans Produced by:  
ID PLANS

















































4300 West Cypress Street Suite 160  
Tampa, Florida 33607  
Phone: (866) 657-2545  
idplans.com

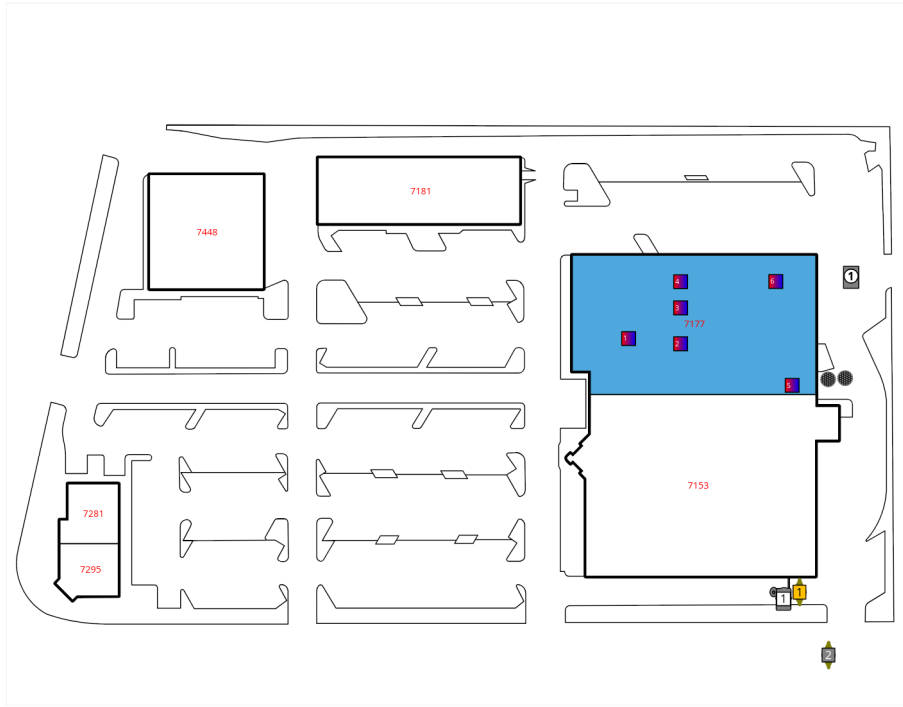


Floor plan is for general use and purposes only. ID Plans does not  
guarantee the accuracy or validity of provided information.  
Measurements are not intended to be architecturally valid for  
construction purposes or accepted as required for documents,  
drawings, or media intended or claiming to be structurally  
accurate, such as blueprints. The property owner has and reserves  
the right and responsibility to verify, change or alter the provided  
information at any time for any reason.



## Legend

|  |                       |   |                          |   |                       |   |                      |
|--|-----------------------|---|--------------------------|---|-----------------------|---|----------------------|
|    | Tenant Water Meter    |    | Air Handler              |    | Rectangular Column    |    | Disconnect           |
|    | Sub Water Meter       |    | HVAC Unit                |    | Appliance Outlet      |    | Freezer              |
|    | House Water Meter     |    | Blank Air Handler        |    | Outlet                |    | Can Light            |
|    | Blank Water Meter     |    | Blank HVAC Unit          |    | Service Panel         |    | Recessed Light       |
|    | Tenant Gas Meter      |    | Vertical Fire Riser      |    | Water Heater          |    | Ceiling Fan w/ Light |
|    | Sub Gas Meter         |    | Horizontal Fire Riser    |    | RJ45                  |    | Ceiling Fan          |
|    | House Gas Meter       |    | Fire Sprinkler           |    | Backflow Preventer    |    | Diffuser             |
|    | Blank Gas Meter       |    | Fire Alarm Pull          |    | Water Fountain        |   | Air Vent             |
|   | Tenant Electric Meter |   | Fire Alarm               |   | Grease Trap           |  | Emergency Light      |
|  | Sub Electric Meter    |  | Fire Extinguisher        |  | Step Down Transformer |  | 4 Bulb Fluorescent   |
|  | House Electric Meter  |  | Thermostat               |  | Floor Drain           |  | 2 Bulb Fluorescent   |
|  | Blank Electric Meter  |  | Fire Alarm Control Panel |  | Tankless Water Heater |  | 1 Bulb Fluorescent   |





Space Overview

| Overview | Actual Square Footage | Measured Depth of Space |
|----------|-----------------------|-------------------------|
|          | 25244 SQFT            | 213' 0"                 |

| Thickness | Front Wall | Rear Wall | Left Wall | Right Wall |
|-----------|------------|-----------|-----------|------------|
|           | 0' 9"      | 0' 9"     | 0' 9"     | 0' 6"      |

| Flooring | Concrete     | Carpet | Tile          | Other | Unit       | Total        |
|----------|--------------|--------|---------------|-------|------------|--------------|
|          | 1502.25 SQFT |        | 23016.45 SQFT |       | 25244 SQFT | 24518.7 SQFT |



| Ceiling<br>Information | Height From Floor To Ceiling | Height From Floor To Bottom Of Deck | Height From Floor To Bottom Of Joist |
|------------------------|------------------------------|-------------------------------------|--------------------------------------|
|                        | Front: 11' 0" Back: 7' 11"   | Back: 16' 1"                        | Front: 14' 6" Back: 15' 10"          |

| Ceiling<br>Information<br>Cont. | Clear Ceiling Height |
|---------------------------------|----------------------|
|                                 | 7' 10"               |



Mechanical

| HVAC | Reference | Manufacturer | Model        | Serial     | Tonnage | Year | Notes |
|------|-----------|--------------|--------------|------------|---------|------|-------|
|      | 1         | TRANE        | YHC060E4RHA  | 104511947L | 5       | 2010 |       |
|      | 2         | TRANE        | YCD181E4HABC | 104910011D | 15      | 2010 |       |
|      | 3         | TRANE        | YHC120E4RMA  | 104511339L | 10      | 2010 |       |
|      | 4         | TRANE        | YCD181E4HABC | 104910047D | 15      | 2010 |       |
|      | 5         | TRANE        | YCD181E4HABC | 104910065D | 15      | 2010 |       |
|      | 6         | TRANE        | YHC060E4RHA  | 104511955L | 5       | 2010 |       |

| Not Present | Assets Not Present |
|-------------|--------------------|
|             | Air Handler        |





Electric

| Disconnect | Reference | Amps | Location      | UL Number  | Manufacturer | Handle or Breaker | Notes |
|------------|-----------|------|---------------|------------|--------------|-------------------|-------|
|            | 1         | 400  | Rear Exterior | Not Listed | Eaton        | Breaker           |       |

| Electric<br>Meter | Reference | Meter #    | Location      | Amps | Notes   |
|-------------------|-----------|------------|---------------|------|---|
|                   | 1         | 1006715195 | Meter Cabinet |      | Utility company will not confirm name on the account. |



| Service<br>Panel | Reference | Amps | Service<br>Type | Panel Type                                   | Panel UL<br>Number | Manufacturer     | Location  | Number of Circuit<br>Breakers | Notes |
|------------------|-----------|------|-----------------|--|--------------------|------------------|-----------|-------------------------------|-------|
|                  | 1         | 125  | 277/480         | A-Series II Panelboard                       | HT 883585          | General Electric | Receiving |                               |       |
|                  | 2         | 400  | 277/480         | Spectra Series APNB Heat Rated Bolt-On Style | C-3511             | General Electric | Receiving |                               |       |
|                  | 3         | 225  | 120/208         | A-Series II Panelboard                       | HT 883467          | General Electric | Receiving |                               |       |
|                  | 4         | 125  | 120/208         | A-Series II Panelboard                       | HT 841670          | General Electric | Receiving |                               |       |
|                  | 5         | 125  | 120/208         | A-Series II Panelboard                       | HT 841301          | General Electric | Receiving |                               |       |
|                  |           |      |                 |  |                    |                  |           |                               |       |

| Step<br>Down<br>Transformer | Reference | Size (kVA) | Service Type | Location  | Notes |
|-----------------------------|-----------|------------|--------------|-----------|-------|
|                             | 1         | 75.0       | 480V         | Receiving |       |

*\*IDPlans does not provide an Ampacity Report\**



Plumbing

| Backflows | Number of Backflows |  | Location       |  | Size   | Notes |
|-----------|---------------------|--|----------------|--|--------|-------|
|           | 1                   |  | Right Exterior |  | 1 1/2" |       |

| Sub Water Meter | Reference | Meter #  | Location       | Meter Size | Line Size | Notes |
|-----------------|-----------|----------|----------------|------------|-----------|-------|
|                 | 1         | 67603452 | Right Exterior | 1 1/2 inch | N/A       |       |

| Water Fountains | Number of Water Fountains |  | Location  |  | Notes |
|-----------------|---------------------------|--|-----------|--|-------|
|                 | 2                         |  | Vestibule |  |       |



| Water Heater | Reference | Manufacturer     | Model            | Serial        | Gallons | Tank | Water Line (in) | Location  | Notes |
|--------------|-----------|------------------|------------------|---------------|---------|------|-----------------|-----------|-------|
|              | 1         | State Industries | PCE-17-10MSA 102 | 1924115303916 | 15      | Tank | 3/4"            | Receiving |       |

| Water Meter | Reference | Meter #  | Location | Meter Size | Line Size | Notes |
|-------------|-----------|----------|----------|------------|-----------|-------|
|             | 1         | 65850012 | Sidewalk | 2 inch     | N/A       |       |



Waste

|                                      |          |       |
|--------------------------------------|----------|-------|
| In-ground<br>Grease<br>Trap<br>Cover | Diameter | Notes |
|                                      | 25       |       |
|                                      | 25       |       |

|                |                    |
|----------------|--------------------|
| Not<br>Present | Assets Not Present |
|                | Grease Container   |



Fire

| Fire Alarm Control Panel | Reference | Manufacturer                  | Model  | Number of Lines | Phone Numbers Listed | Location  | Notes |
|--------------------------|-----------|-------------------------------|--------|-----------------|----------------------|-----------|-------|
|                          | 1         | Fire-Lite Alarms by Honeywell | ES-50X |                 | 800-548-4478         | Receiving |       |

| Fire Extinguisher | Number of Fire Extinguishers | Notes |
|-------------------|------------------------------|-------|
|                   | 10                           |       |

| Sprinkler Heads | Sprinkler Type | Sprinkler Heads Present | Riser Located in Space | Additional Information |
|-----------------|----------------|-------------------------|------------------------|------------------------|
|                 | Upright        | 253                     | No                     |                        |



Gas

| Gas Meter | Reference | Meter #  | Location       | Size       | Notes   |
|-----------|-----------|----------|----------------|------------|---|
|           | 1         | 60870003 | Right Exterior | 1 1/2 inch | Utility company will not confirm name on the account. |



Room

| Restroom | Unit       | Description |
|----------|------------|-------------|
|          | Restroom 1 |             |
|          | Restroom 2 |             |