

# Multi-Tenant Retail Building

495-497 N. 13th Street

580-584 E. Empire Street, San Jose

**FOR SALE**



**Building Size: +/-9,000 SF**

**Lot Size: +/- 10,920 SF**

**APN: 249-53-075**

**Leased Investment (upside in near term lease)**

**Leased to 3 tenants**

**Development potential – Mixed Use**

**FAR: .5 up to 4.5 (1 – 6 Stories)**

**Across from Backesto Park**

**Zoning – Commercial, Neighborhood**

**General Plan – Mixed Use Commercial**

**Easy access to Highway 880/101**

**Occupied – Please do not disturb occupants**

**Please call to tour**

*For more information, please contact:*

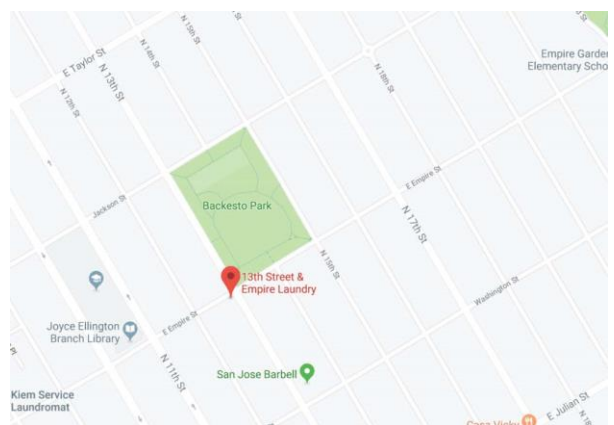
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**Lic. #: 01411086**



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## 580-584 E. Empire Street, San Jose

RENTROLL - May 2019													
495-497 N. 13th St. & 580-584 E. Empire APN 249-53-075													
COMMERCIAL	Suite #	Deposit	Start	End	SQFT	Rate	Month NNN Rent	NNN	Month NNN	Monthly Rent	Annual Rent	Note	Increase
FELIX SANDOVAL BODY	495N	\$ 5,320	11/1/2017	10/31/2022	2,800	1.70	4,758	0.25	700	5,458	65,496		3% annual increases
LAUNDROMAT *	497N		1/1/2004	12/31/2019	1,800	2.50	4,500	0.25	450	4,950	59,400	LED: 12/31/19	Current Gross Rent: \$1,960/month
GOLDEN GLOVES BOXING	580E	\$ 6,156	12/1/2016	2/28/2021	3,000	1.85	5,550	0.25	750	6,300	75,600		3% annual increase
GOLDEN GLOVES BOXING	584E		3/1/2017	3/31/2022	1,400	1.75	2,450	0.25	350	2,800	33,600		Next Increase: \$2,660 and \$2,730
<b>TOTAL INCOME</b>		<b>\$11,476</b>			<b>9,000</b>		<b>\$ 17,258</b>		<b>\$ 2,250</b>	<b>\$ 19,508</b>	<b>\$ 234,096</b>		
<b>NOI</b>										<b>Month</b>	<b>Year</b>		<b>Note</b>
										<b>\$ 17,258</b>	<b>\$ 207,096</b>	<b>Price</b>	
*Proforma Rent											<b>Cap 6.0</b>	<b>3,451,600</b>	
											<b>Cap 6.5</b>	<b>3,186,092</b>	
											<b>Cap 7</b>	<b>2,958,514</b>	



For more information, please contact:

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