



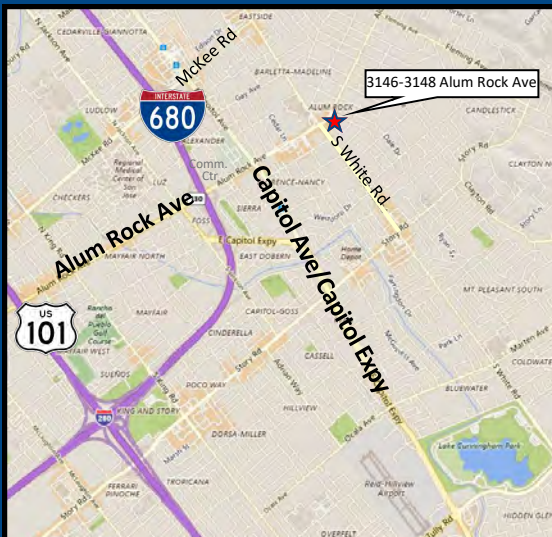
**3146 –3148 Alum Rock Ave.
San Jose, California**

FREESTANDING COMMERCIAL BUILDING FOR SALE



PROPERTY INFORMATION:

- 3 Suites – 100% Leased
- Clear Channel Billboard
- Built 1945, Renovated 2002
- Short-Term Leases In Place
- Owner/User Opportunity
- Gross Leasable Area: Approx. 1,421± SF
- Private Gated Parking Area
- Zoned CP – General Plan 2040 NCC
- Lot Size: 6,685± SF
- \$940,000.00
- APN: 601-11-029



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	26,037	211,557	513,366
AVG. HH INCOME:	\$83,679	\$101,161	\$109,233

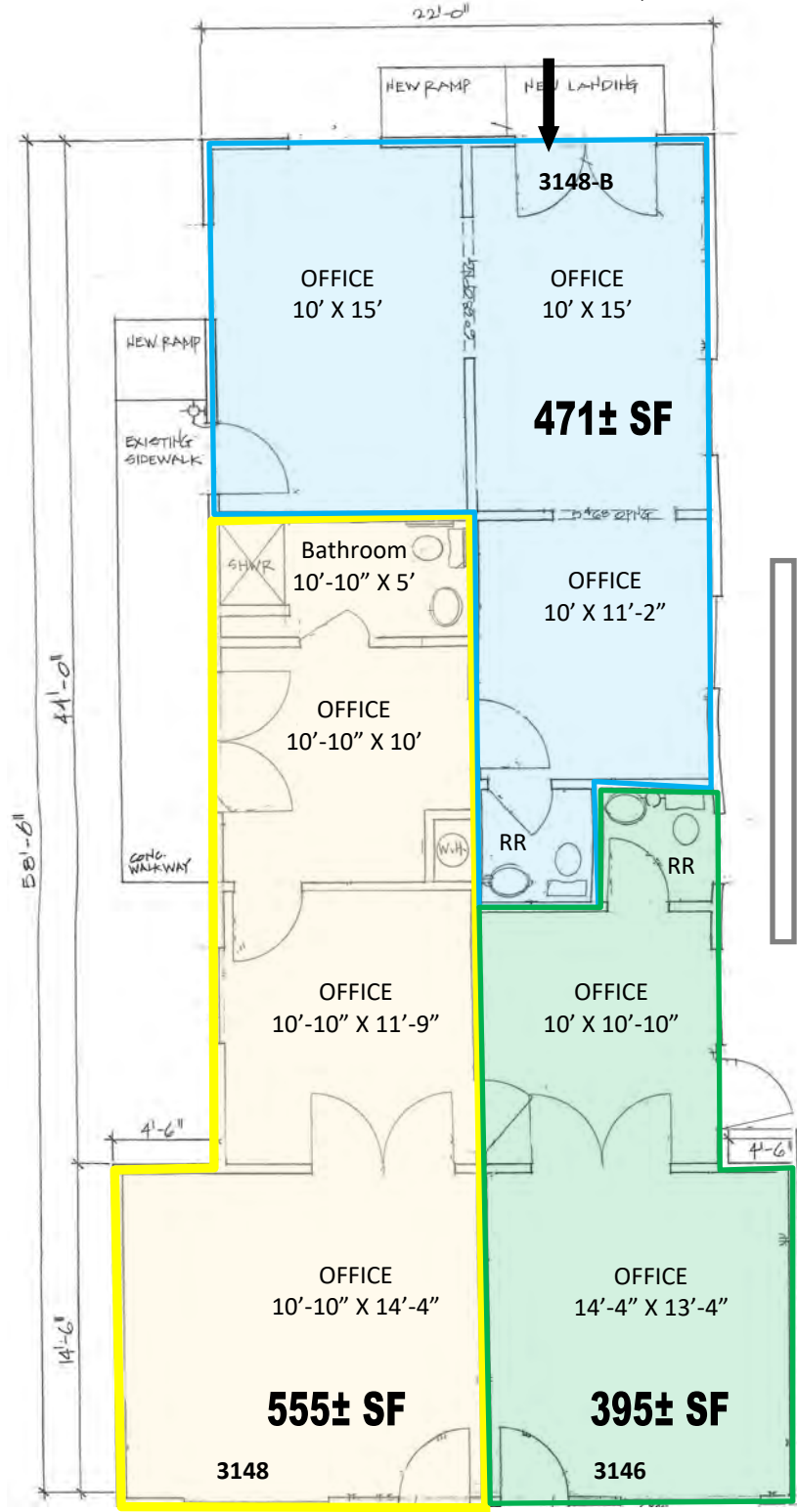
FOR MORE INFORMATION CONTACT:

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ALUM ROCK AVE

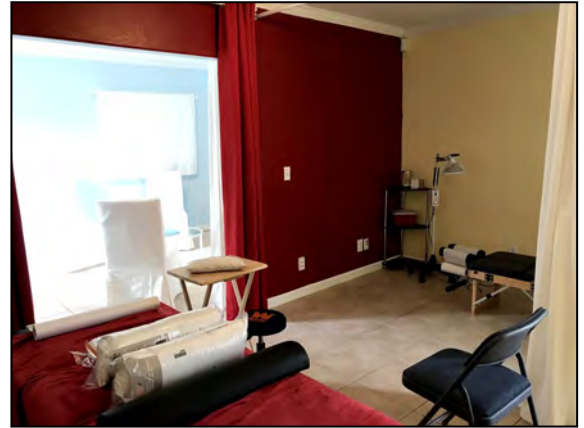
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3148 Alum Rock



3148-B Alum Rock



3146 Alum Rock



Gated Driveway



Building Façade



Clear Channel Billboard

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<u>TENANT</u>	<u>UNIT</u>	<u>SQUARE FOOTAGE</u>	<u>GROSS RENT</u>	<u>COMMENCEMENT DATE</u>	<u>LEASE EXPIRATION</u>	<u>OPTIONS</u>
Blue Rose Tattoo	3146	395 sf	\$ 1,800.00	8/1/16	7/31/18	None
M&M Registration	3148	555 sf	\$ 1,800.00	2/24/16	3/31/18	None
Billy Tang, DC	3148-B	471 sf	\$ 1,600.00	9/1/17	8/31/18	None
Clear Channel Billboard			\$ 250.00	Month To Month		
		Total	\$ 5,450.00	Monthly		
			\$ 65,400.00	Annual		

ANNUAL EXPENSES

Property Taxes (based on asking price)	\$ 11,750.00
Insurance	\$ 2,180.00
PG&E*	\$ 4,200.00
Landscape	\$ 540.00
Trash	\$ 1,687.00
Water*	\$ 1,104.00
TOTAL	\$ 21,461.00
Net Operating Income:	\$ 43,939.00

*Tenants reimburse Landlord for any monthly PG & E bill over \$300.00 and any monthly San Jose Water Company bill over \$150.00

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