

2326 MCKEE ROAD, SAN JOSE

±4,900 SF | OFFICE BUILDING FOR SALE



CONTACT

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2326 McKee Road, San Jose, CA

Opportunity

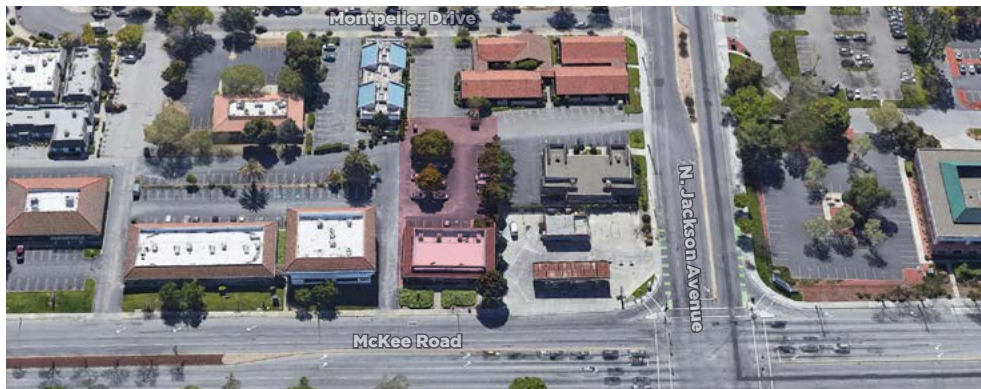
Cushman & Wakefield is pleased to present the opportunity to acquire a 4,900 square foot office building located at 2326 McKee Road in San Jose, California.

The Property enjoys a prominent location with great parking and strong visibility on McKee Road between Regional Hospital and Highway 680. This five-unit building has been 84% occupied by the U.S. Government for approximately 30 years serving various military recruiting offices including Army, Navy, Air Force and Marine Corps.

With an upcoming lease expiration on March 31, 2020, there are several possibilities including potentially renewing with the U.S. Government and occupying the one vacant 800 SF suite or allowing the lease to expire and utilize all or part of the building as an owner-occupant.

Highlights

- Prominent frontage on McKee Road
- Multiple suite entrances with signage potential
- Parking ratio: 6.9/1000
- Immediate access to Highway 680
- Walking distance to HCA's Regional Medical Center of San Jose
- Flexible unit mix ranging from 601 - 1,703 SF or 4,900 SF full building.
- Neighborhood comprised of many medical service providers
- Food, fitness and retail within immediate proximity



Property Overview

Legal Address 2326 McKee Road, San Jose, CA

County Santa Clara

APN 484-07-067

Building (SF) ±4,900

Land Area ±24,394 SF (0.56 Acres)

Parking Ratio 6.9/1,000 SF

Land Use Commercial Office

Permitted Uses
Office, General Business
Medical Office
Financial Institution

Uses Allowed with CUP
Day Care Center / School
Church / Religious Assembly
Hospital / In-Patient Facility
Residential Care / Service (Facility for 7+ persons)
Private Club or Lodge

No. of Units 5

Year Built 1971

Price \$2,500,000

Offering Summary

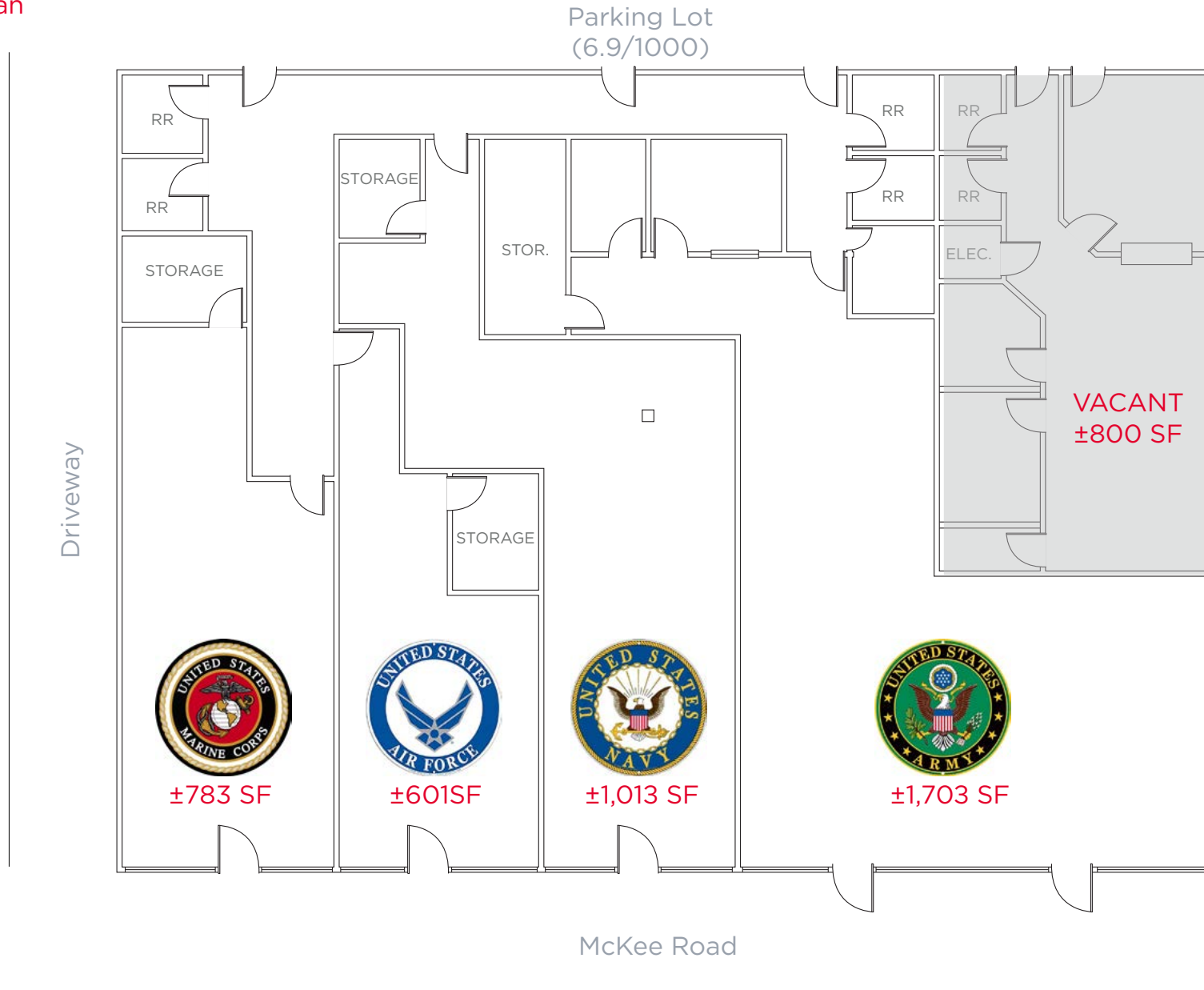
Lease Overview

Landlord	McKee Road Associates, LLC
Tenant	US Government
Size	±4,100 SF
Term	5 Years
Commencement	4/1/2015
Lease Expiration Date	3/31/2020 (No Options)
Monthly Rent	\$15,786.74 Full Service
Termination Right	Government can give Landlord 60 days' notice to terminate the lease in whole or in part.
Operating Expenses	Full Service Lease with Expenses running approximately \$72,500/year. Landlord pays for insurance, maintenance, utilities including HVAC M-F 8am to 8pm and on Saturdays 9am to 5pm as required, janitorial, sign cleaning, CAM, ceiling tile maint, light bulbs and ballasts.

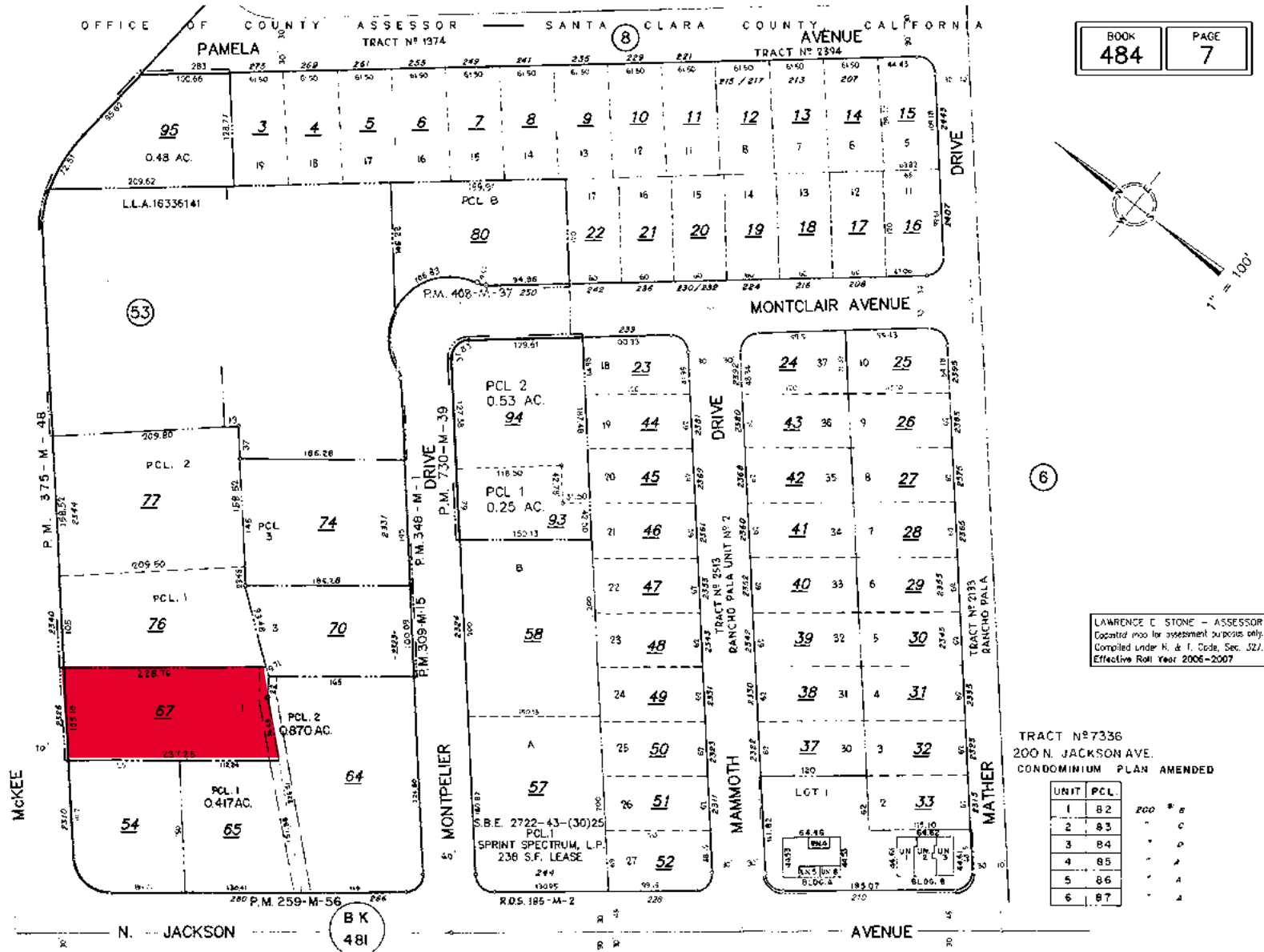
Current Monthly Income + Expense Summary

Actual Income (4 Leased Units)	\$15,786.74
Proforma Income (Vacant Suite)	\$3,080.00
Estimated Operating Expenses	(6,282.00)
Estimated Monthly NOI	\$12,584.74
Estimated Annual NOI	\$151,016.88

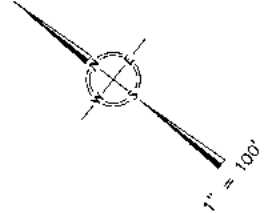
Floor Plan



Parcel Map



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LAWRENCE C. STONE - ASSESSOR
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 Compiled under R. & T. Code, Sec. 321.
 Effective Roll Year 2006-2007.

TRACT # 7336
 200 N. JACKSON AVE.
 CONDOMINIUM PLAN AMENDED

UNIT	PCL	PO	#
1	B 2		A
2	B 3		C
3	B 4		D
4	B 5		A
5	B 6		A
6	B 7		A

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