

775 Ridder Park Drive  
San Jose, California

# DAVITA SILICON VALLEY NNN INVESTMENT FOR SALE RETAIL PAD WITH HIGHWAY 880 EXPOSURE



**\$13,950,000<sup>00</sup>**  
**6.5% Cap Rate**

- 160,000 SF LOWE'S Anchors The Center
- 25,100± SF Retail Pad, On 2.2 Acres
- National Tenants Occupy 77% of Square Footage
- Extreme Highway Visibility Along Interstate 880
- 170,000+ ADT on I-880
- Surrounding Area Has Good Daytime And Nighttime Populations
- Building In New Condition, Built in 2009
- Low Average Rent of \$3.08 PSF

Exclusively Offered By:

**David Taxin**

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# 725 RIDDER PARK DRIVE • SAN JOSE, CALIFORNIA 95131



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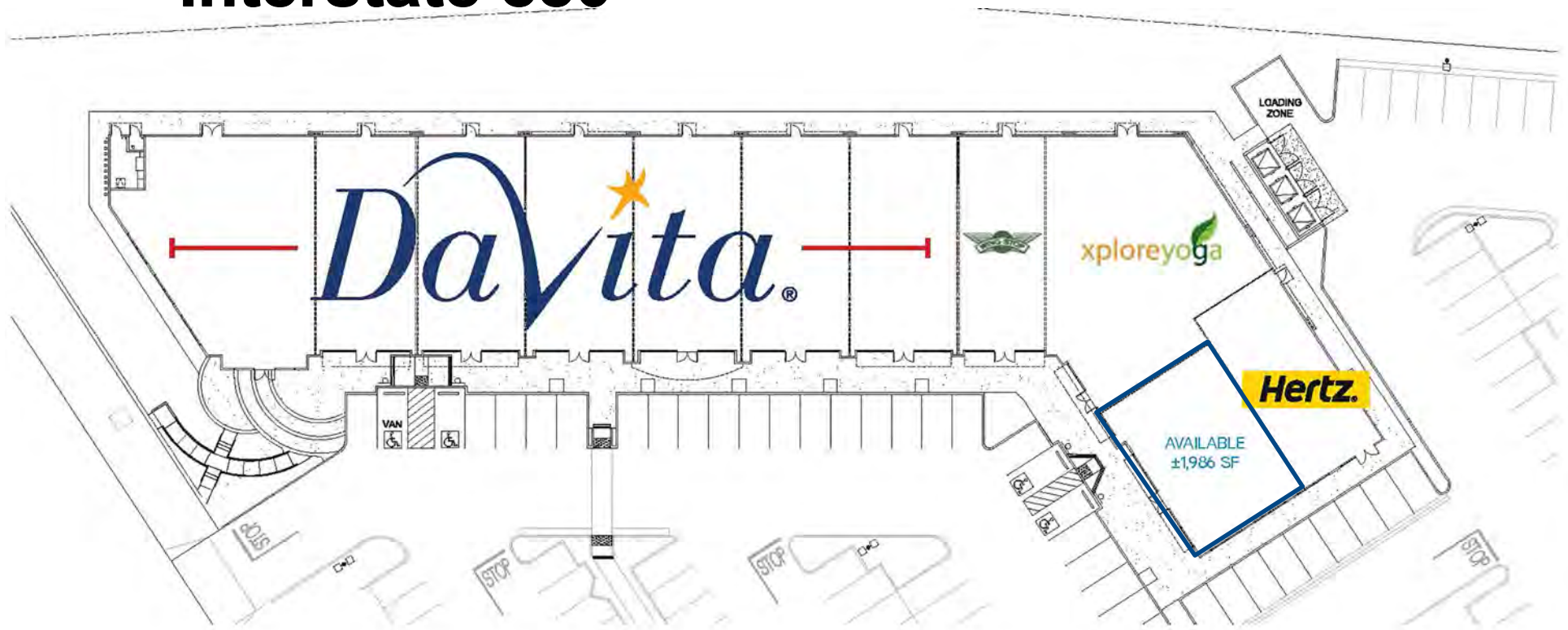


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## Interstate 880



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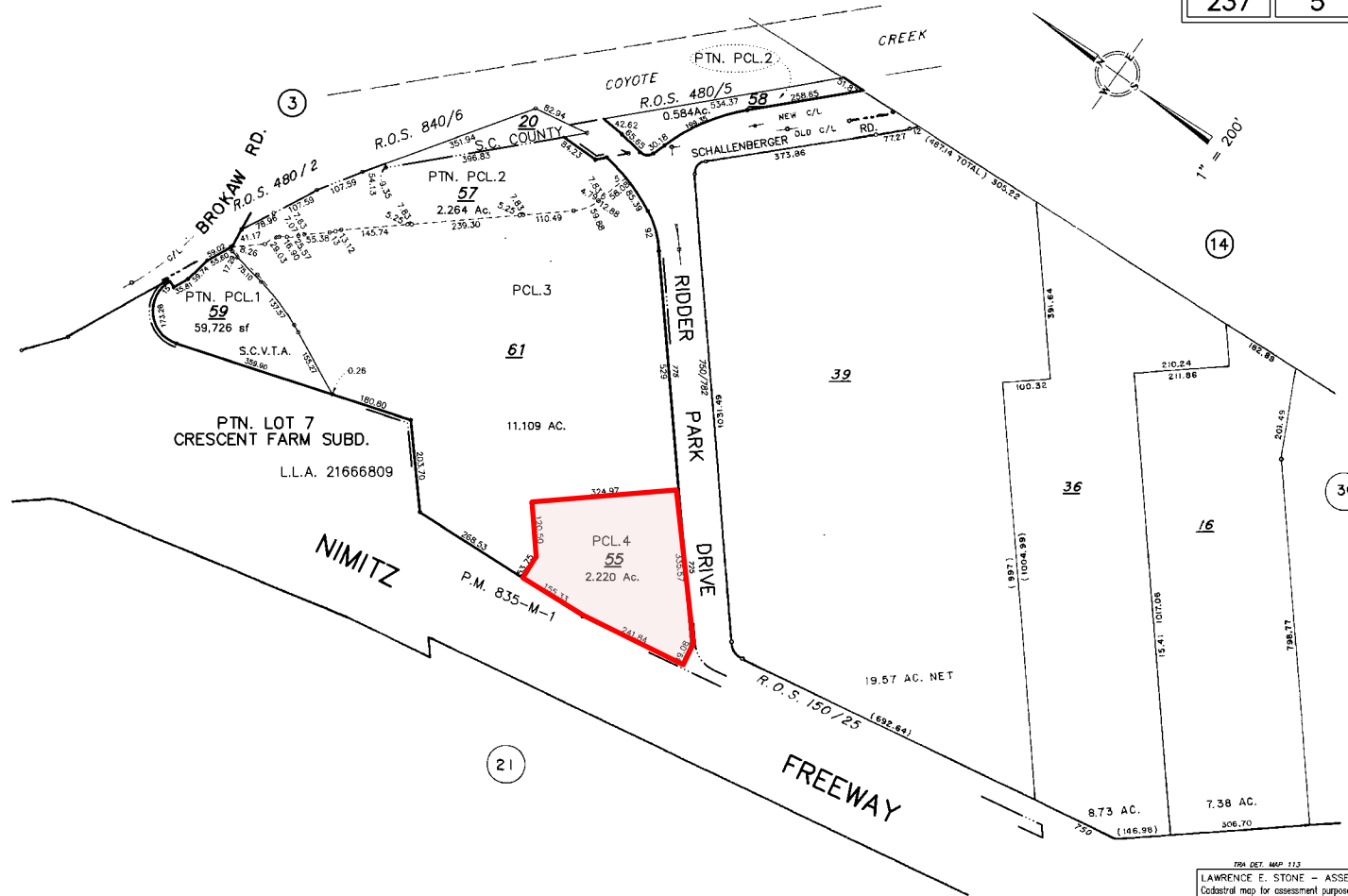
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## Parcel Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK <b>237</b>	PAGE <b>5</b>
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2014 REF. MAP 113  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2015-2016

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Price: 13,950,000.00  
Cap Rate: 6.5%  
Price Per Square Foot Building: \$561.72  
Price Per Square Foot Land: \$144.25  
NOI: \$918,434.52

Property Location: 725 Ridder Park Drive, San Jose, CA 95131

Leasable Square Feet: 24,834 SF  
Land Included: 2.22 Acres (96,703 SF)  
APN: 237-05-055

## AREA DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population:	11,034	183,086	567,746
Avg. Household Income:	135,116	\$120,981	\$108,802
Business Population:	35,285	204,949	428,488

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## Rent Roll

Tenant	SF	Base Rent	Rent PSF	Lease Term	Options	Increases
Total Renal Care, Inc.	9,523	\$27,902.39	\$2.93	2/15/2012— 9/4/2027	3—5 Yr. @ Less of FMV or 3%, Increasing 3% Annually	Year 11 (2022) 15% Increase
Total Renal Care, Inc.	6,351	\$18,608.43	\$2.93	2/15/2012— 7/17/2022	3—5 Yr. @ Less of FMV or 3%, Increasing 3% Annually	
West Coast Wings San Jose, Inc.	1,707	\$ 7,109.89	\$4.17	9/25/2009— 4/30/2020	2—5 Yr. @ 7% or FMV	Year 9 (2018)— 7% Increase
Sophia Shi Xplore Yoga	3,462	\$10,698.00	\$3.09	1/11/2016— 12/31/2020	1—5 Yr.	3% Annual Increases
Hertz Corporation	1,805	\$ 5,763.00	\$3.19	5/23/2016— 5/31/2021	1—5 Yr.	3% Annual Increases
<i>VACANT (Proforma)</i>	<i>1,986</i>	<i>\$ 6,454.50</i>	<i>\$3.25</i>			

<b>Total</b>	<b>24,834</b>	<b>\$ 76,536.21</b>	<b>\$ 3.08 Avg. Rent</b>
<b>Annual Rent</b>		<b>\$918,434.52</b>	

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## TENANTS

**TOTAL RENAL CARE, INC.:** Operating as DaVita Silicon Valley, TRC, Inc. is a division of DaVita HealthCare Partners Inc., a Fortune 500® company that provides health care services to patient populations throughout the United States and abroad. A leading provider of kidney care in the United States, DaVita delivers dialysis services to patients with chronic kidney failure and end stage renal disease. As of September 30, 2013, DaVita operated or provided administrative services at 2,042 outpatient dialysis centers located in the United States serving approximately 166,000 patients. The company's leadership have been recognized by Fortune, Modern Healthcare, Newsweek and WorldBlu.



**WINGSTOP:** What began in 1994 as a small buffalo-style chicken wing restaurant in Garland, Texas continues to soar to great heights. Today there are more than 500 Wingstop locations open in 30+ states with new restaurants landing across the U.S. and Mexico. Wingstop began offering franchises in 1997, and is now one of the fastest-growing concepts in the country, attracting top entrepreneurs and operators with the drive and passion to own their own business.



**XPLORE YOGA:** Xplore Yoga specializes in heated yoga such as Bikram, Crossflow, Power, Power Pi-Yo, Vinyasa & Yin Yoga and they offer private classes, yoga retreats, seminars and workshops. Xplore also supports the related concepts of health and fitness and features a retail boutique and sport massage for injury prevention and recovery. They opened their first studio in Newark, California in 2011, and also have a location in Jakarta, Indonesia.



**HERTZ CORP:** The Hertz Corporation operates the Hertz, Dollar and Thrifty vehicle rental brands in approximately 9,700 corporate and franchisee locations throughout North America, and 150 countries around the world. The Hertz Corporation is one of the largest worldwide general use vehicle rental companies, and the Hertz brand is one of the most recognized in the world.

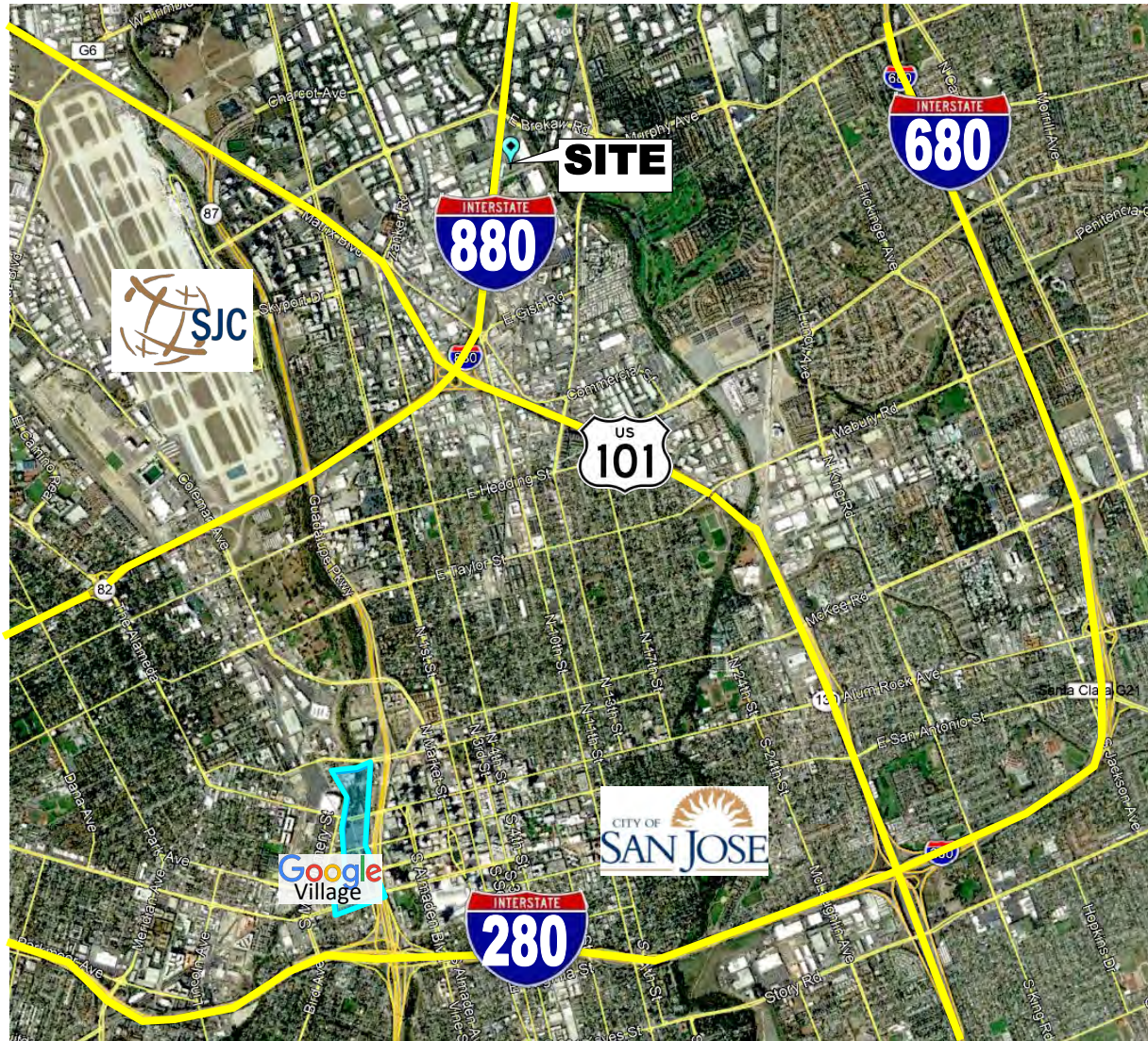


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