



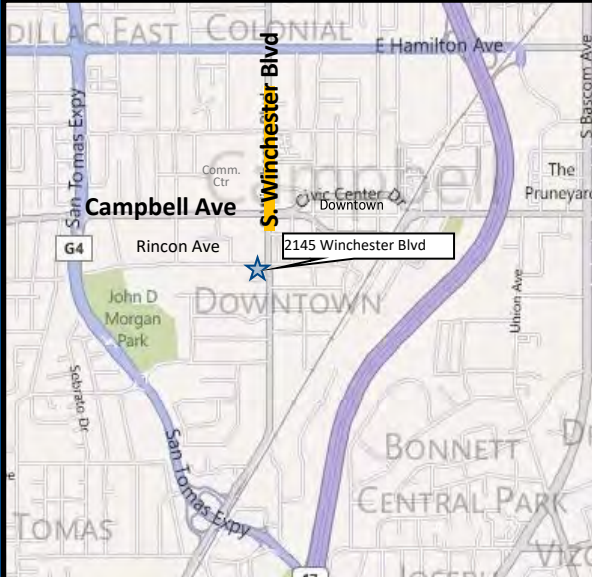
2135-2145
S. Winchester Blvd.
Campbell, California
@Rincon Ave.

100% NNN LEASED RETAIL BUILDINGS FOR SALE



PROPERTY INFORMATION:

- 4 Tenant Spaces, NNN Leases In Place
- 5,453± SF, Lot Size 16,553± SF
- First Class Construction
- Location is Easily Accessible to Highways and VTA Light Rail
- Major Thoroughfare Connecting Los Gatos, Campbell and San Jose
- Built 2015
- APN: 305-33-100
- \$5,540,000 Sale Price/ Cap Rate 4.5%



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:

MEACHAM/OPPENHEIMER, INC.
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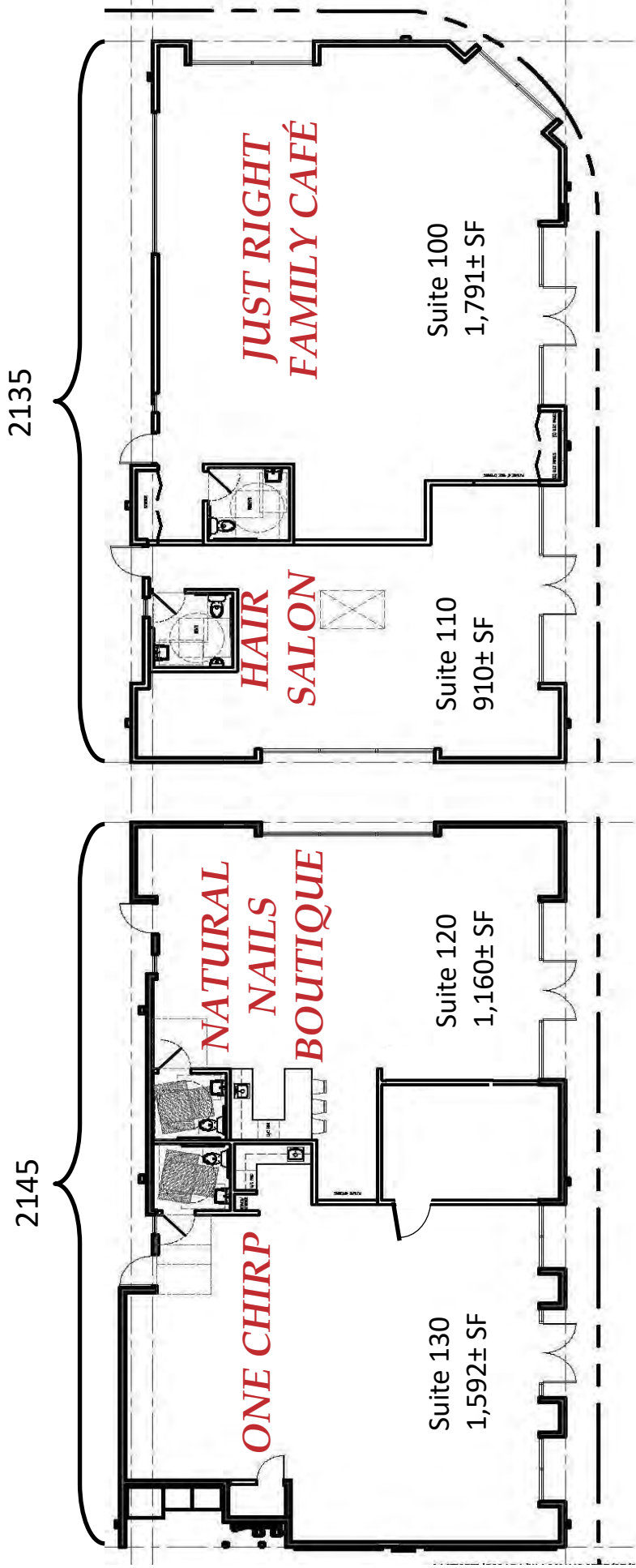
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<u>UNIT</u>	<u>TENANT</u>	<u>SQ. FT</u>	<u>BASE RENT</u>	<u>PSF</u>	<u>NNN</u>	<u>LEASE EXP.</u>	<u>Increases</u>	<u>OPTIONS</u>
Suite 100	Just Right Family Café	1,791	\$ 7,164.00	\$4.00	\$ 965.80	8/31/2022	3% annual	2—5-YR. @ Greater of FMV/3%
Suite 110	Lydia Hair	910	\$ 3,185.00	\$3.50	\$ 455.00	12/31/2022	3% annual	1 — 5 YR. @ greater of FMV /3%
Suite 120	Natural Nails Boutique	1,160	\$ 4,060.00	\$3.50	\$ 580.00	12/31/2022	3% annual Starting Year 3	1- 5YR @ greater of FMV /3%
Suite 130	OneChirp	1,592	\$ 5,572.00	\$4.00	\$ 796.00	Mo. To Mo.		

Total 5,453 \$ 20,777.00 \$3.75 Avg. Rent

\$ 249,324.00 Annual Rent

NOI \$249,324.00
 Sale Price: \$5,540,000.00
 Cap Rate: 4.5%

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