

FOR SALE | 100% LEASED INVESTMENT



OFFERING MEMORANDUM

2331 S. 7TH STREET

±14,840 Square Foot Multi-Tenant Industrial Property

 Kidder
Mathews

2331 S 7TH STREET, SAN JOSE

Kidder Mathews has been retained as the exclusive advisors and agents in connection with the sale of 2331 S 7th Street in San Jose, California (the “property”). The Property consists on a multi-tenant industrial building totaling approximately 14,840 rentable square feet. The property is 100% lease to six tenants.

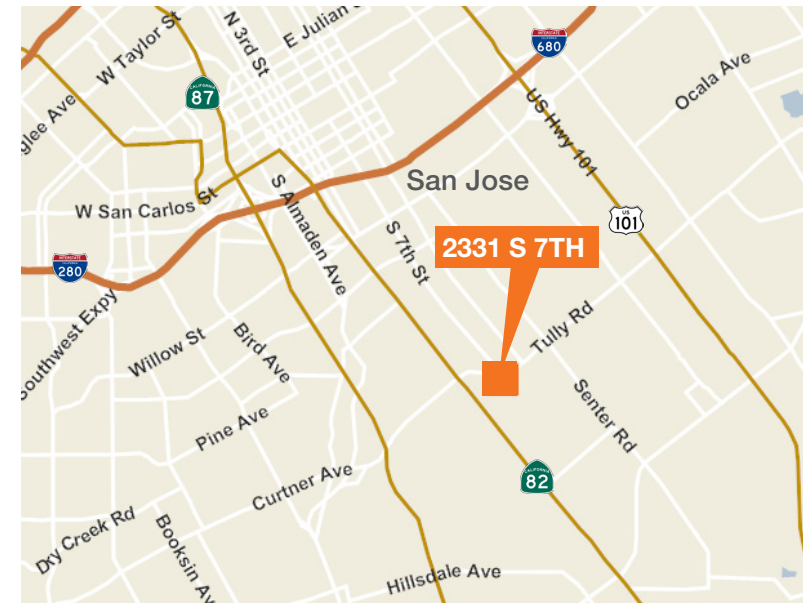
At full occupancy with two tenants still having under market rents (both expire in 2017), this has immediate opportunity to add value through either renewing or re-leasing units 3 and 4/5 offering a rare combination of stability and upside.

This well-located Property has excellent access to US Hwy 101 to the East and Highway 87 to the West via Tully Road. In addition, with access to Interstate 280/680 via State Route 82. The Property is within 20 miles of all Silicon Valley locations and is 50 miles south of San Francisco and Oakland.

* Note: Do not disturb tenants.

Offering Terms

Offering Price	\$2,600,000
Price Per Sq Ft	\$175
Proforma Cap Rate	6.2%
Building Size	±14,840 SF
Parcel Size	±0.9932 Acres
Year Built	1960/1970





Contact Information

Nigel Keep

nkeep@kiddermathews.com

408.588.2318

LIC #0136758

Kidder Mathews

10 Almaden Blvd, Suite 550

San Jose, CA 95113

kiddermathews.com