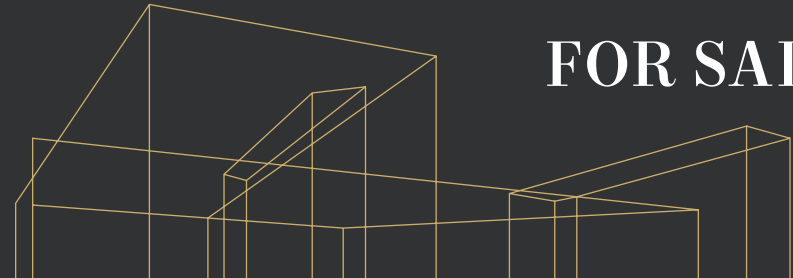




# NNN Single Tenant Leased Investment

BANK OF AMERICA | 1107 S KING RD | SAN JOSE, CA 95122

## FOR SALE



**GROCERY  
STORE ANCHOR**

**±6,123**

**TOTAL SF (OR COMBINE  
WITH ADJACENT PROPERTY  
FOR ±10,710 TOTAL SF)**



**GREAT  
VISIBILITY**

**US-101  
& I-680**

**EASILY  
ACCESSED**



**HIGH QUALITY  
DESIGN**

**Kidder  
Mathews**

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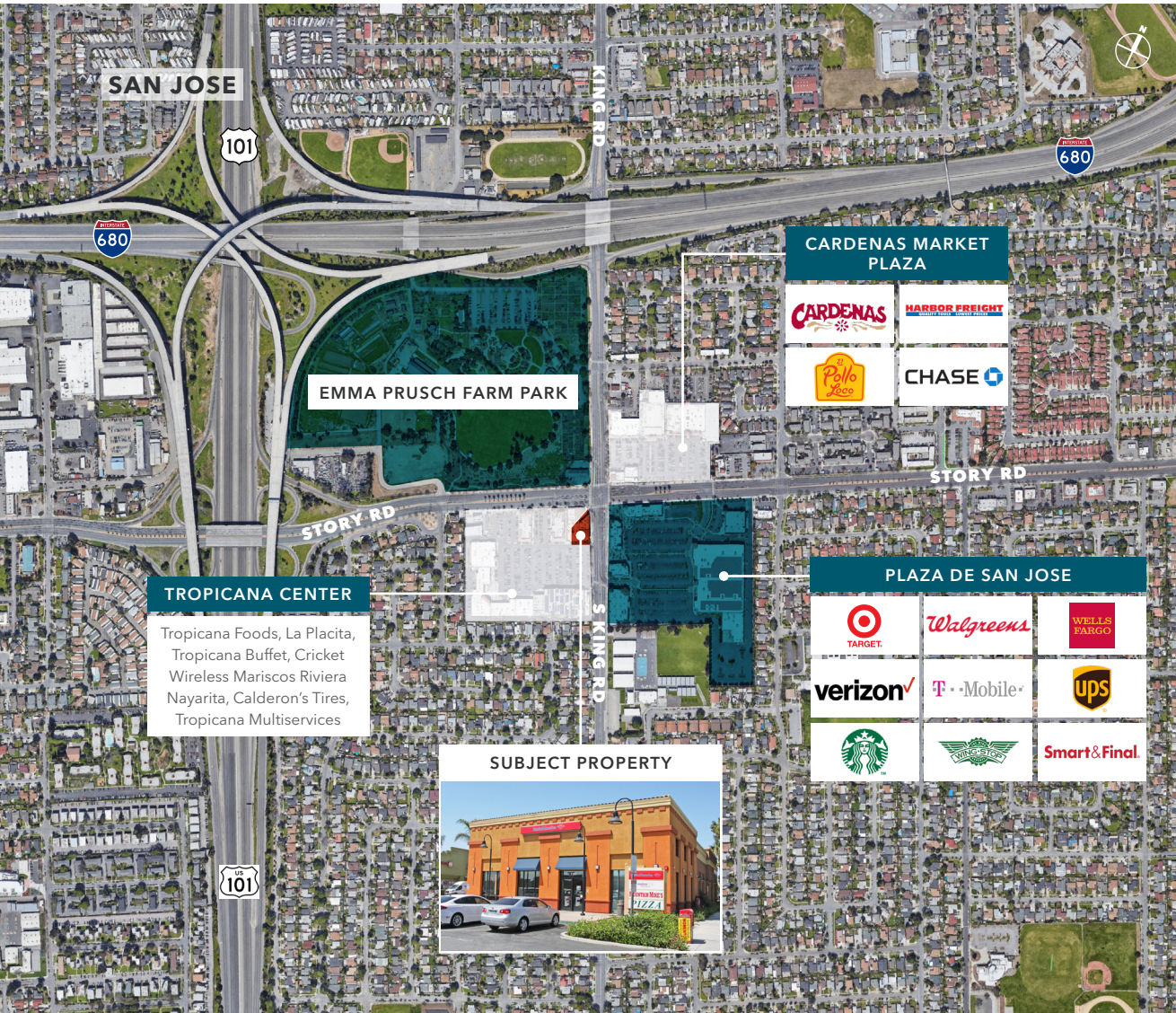
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# NNN SINGLE TENANT LEASED INVESTMENT

## Bank of America

1107 S KING RD | SAN JOSE, CA 95122



## Features

**BUILDING SIZE** ±6,123 SF

**LOT SIZE** ±17,206 SF

**YEAR BUILT** 2010

**PARCEL NO.** 486-10-097

**PRIME** freestanding building

**HIGH TRAFFIC** hard corner location

**STRONG** co-tenants; Hispanic nucleus of trade area

**ZONED** CP - Commercial Pedestrian

**CAP RATE** 4.75%

**PRICE** \$6,806,200

### FOR MORE INFORMATION CONTACT

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### LEASE ABSTRACT

Tenant	Bank of America
Size	±6,123 SF
Commencement	6/7/2010
LED	12/31/2028

### ANNUAL RENT

5/31/2020	\$352,501.08
6/1/2020 - 5/31/2025	\$323,294.40
6/1/2025 - 12/31/2028	\$355,623.84
Options	3 - 5 year
Option Rent	FMV

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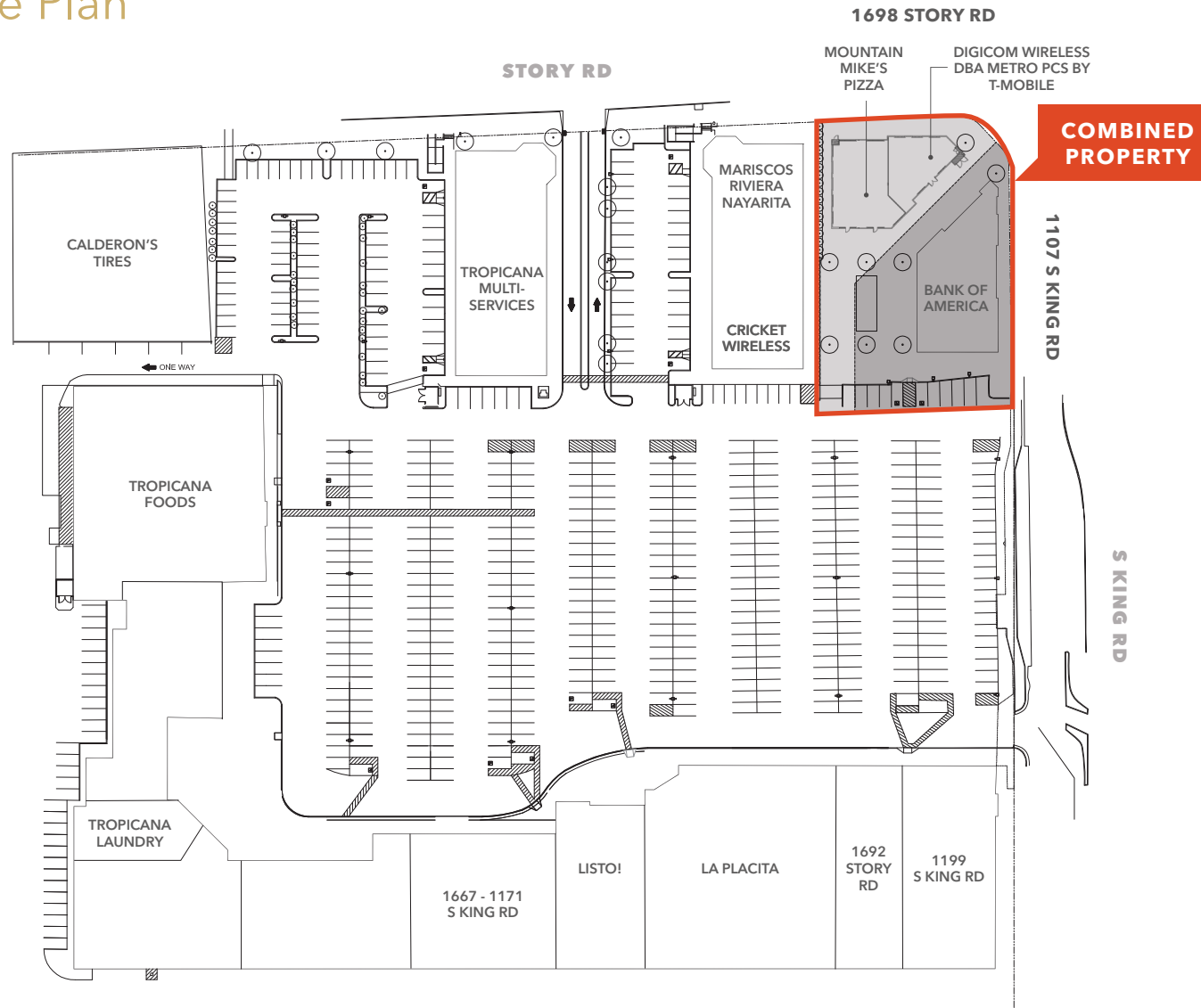


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### Site Plan



Ability to  
combine  
with adjacent  
property at  
1698 Story Rd

**THREE** tenants

**BUILDING TOTAL** ±10,710 SF

**PARCEL TOTAL** ±30,448 SF

**COMBINED PRICE** \$11,585,000

**CAP RATE** 4.85%

**CALL OR EMAIL** for combined  
brochure

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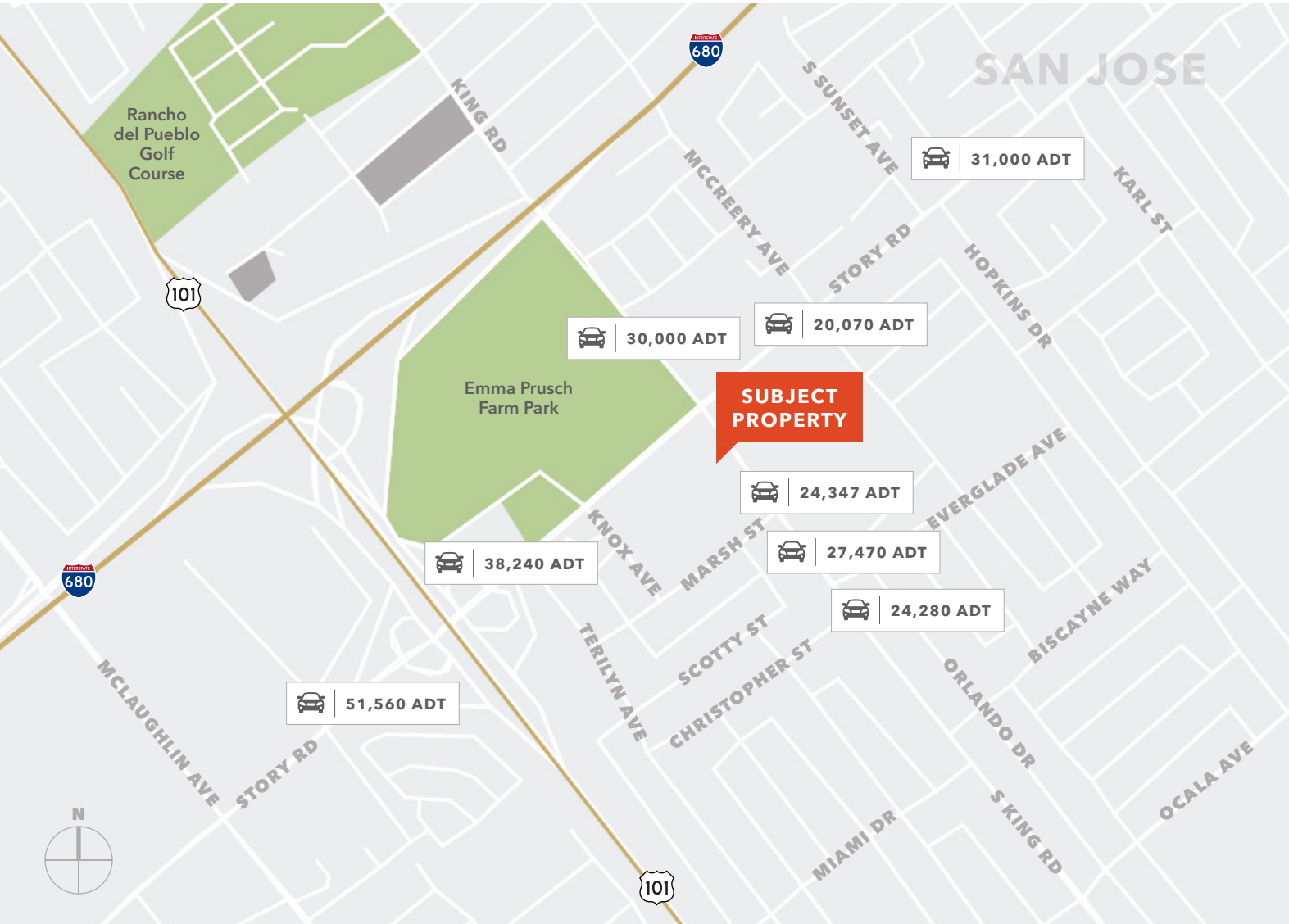
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**km** Kidder  
Mathews

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**BANK OF AMERICA**

WEBSITE: WWW.BANKOFAMERICA.COM

### TENANT OVERVIEW

Bank of America, through its subsidiaries, provides various banking and financial products and services for individual consumers, small and middle market businesses, institutional investors, corporations, and governments in the United States and internationally.

The company's Consumer & Business Banking segment offers traditional and money market savings accounts, CDs and IRAs, checking accounts, and investment accounts and products, as well as credit and debit cards; and lending related products and services, working capital management, and treasury solutions. This segment provides its products and services through operating 4,600 retail financial centers, 15,900 ATMs, call centers, and online and mobile banking platforms.



## BAC (NYSE)

STOCK SYMBOL

## A-

INVESTMENT GRADE

## 4,600+

NO. OF LOCATIONS

## 1874

YEAR FOUNDED

## NO. 2

LARGEST BANKS IN THE US

## NO. 26

LARGEST COMPANIES IN THE US  
BY TOTAL REVENUE

## NO. 11

FORBES MAGAZINE GLOBAL 2000  
LIST OF LARGEST COMPANIES IN  
THE WORLD

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### DEMOGRAPHICS (2019)

Population	1-Mile	3-Miles	5-Miles
Projected Population (2024)	43,308	331,031	640,560
Estimated Population (2019)	42,967	321,859	621,069
Census Population (2010)	44,900	299,199	567,165
Population Growth (2019 - 2024)	0.79%	2.85%	3.14%
Population Growth (2010 - 2019)	(4.31%)	7.57%	9.50%
<b>Households</b>			
Projected Households (2024)	8,853	89,314	190,633
Estimated Households (2019)	8,811	86,551	184,455
Census Households (2010)	9,363	78,813	166,319
Households Growth (2019 - 2024)	0.48%	3.19%	3.35%
Households Growth (2010 - 2019)	(5.90%)	9.82%	10.90%
<b>Average Household Income</b>	<b>\$83,845</b>	<b>\$93,508</b>	<b>\$115,428</b>
<b>Median Household Income</b>	<b>\$65,577</b>	<b>\$70,644</b>	<b>\$89,582</b>
<b>Median Home Value</b>	<b>\$598,284</b>	<b>\$657,555</b>	<b>\$753,175</b>

### DATA FOR ALL BUSINESSES IN AREA (2019)

Daytime Employment	1-Mile	3-Miles	5-Miles
Total Businesses	801	10,433	21,379
Total Employees	5,602	101,312	217,750
Employee/Bus. Population Ratio	7	10	10
<b>Consumer Spending</b>			
Total Consumer Spending (2024)	\$322,106	\$3,024,776	\$7,007,261
Total Consumer Spending (2019)	\$291,169	\$2,674,205	\$6,197,732

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