

100% Leased Bay Area NNN Center For Sale

MIRA LOMA PLAZA
First Street @ Kern Avenue
Gilroy, California 95020



7 Tenants

22,754± SF on 100,003± SF parcel

\$8,560,000.00 5.5% Cap rate

- Tenants O'Reilly Auto Parts, Social Security, YMCA, Straw Hat Pizza

- 22,754± SF / 100,003± SF (2.3 Acres)
- \$376 Per Square Foot
- Average Rent is \$2.00 PSF
- Future Development Potential

Exclusively Offered By:

David Taxin

Lic. # 00983163

dtaxin@moinc.net

(408) 477-2508

(408) 378-5900



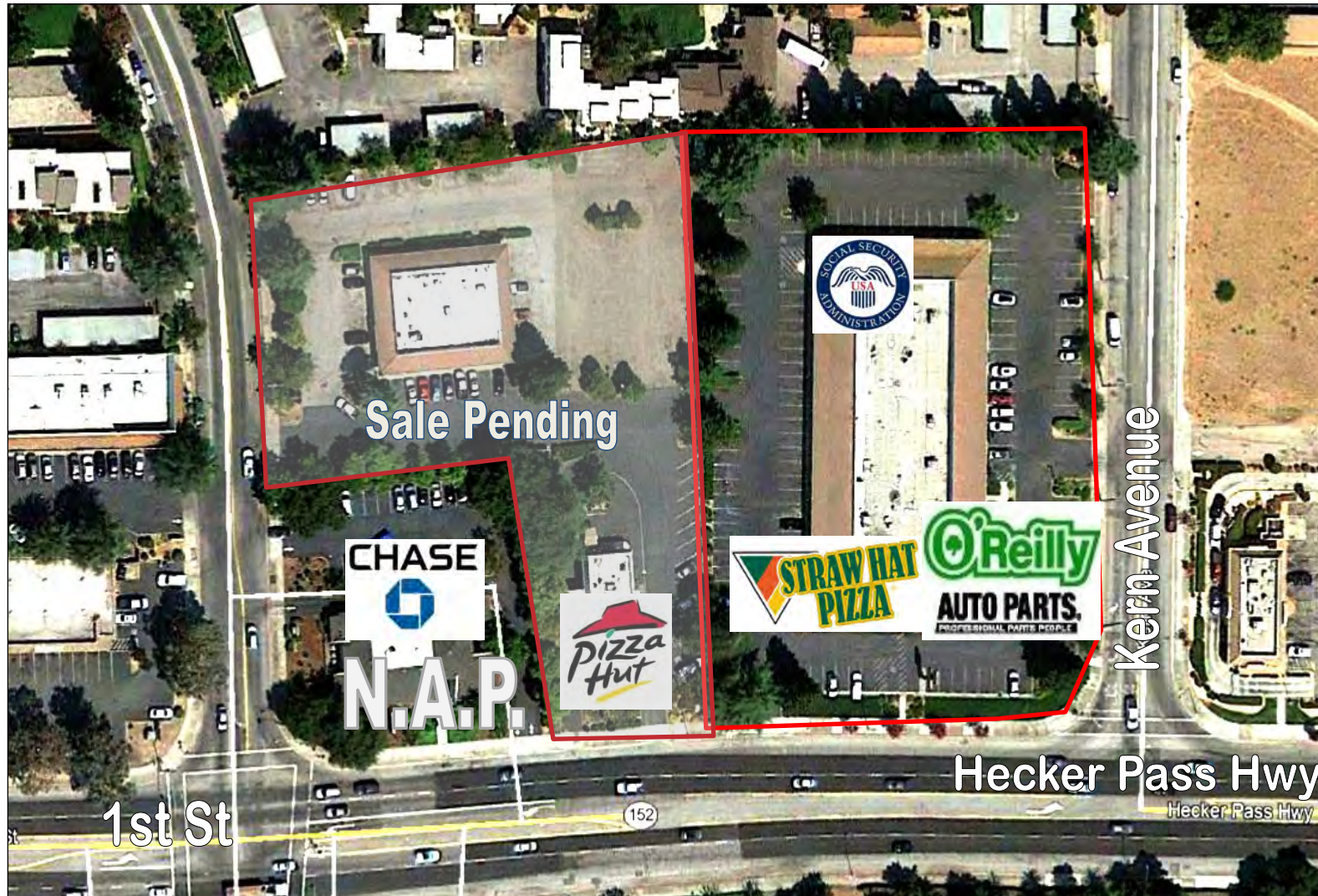
MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL
Commercial Brokerage | Investment Sales | Property Management



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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Rent Roll

TENANT NAME	ADDRESS	SQ. FT.	RENT	PSF	CAM And Fees	Monthly Total	TERM	ESCALATIONS	OPTION	SECURITY DEPOSIT
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MIRA LOMA EAST

O'REILLY AUTO (formerly Kragen's)	1051 First Street	7,120	\$12,015.00	\$1.69	\$1,800.00	\$13,815.00	6/1/18 - 5/31/23		2 5 yr due 120 days before expiration 6/1/23 and 6/1/28	-
Advance Services	8021 Kern Avenue	1,416	\$ 2,206.24	\$1.56	\$649.28	\$2,855.52	10/1/17-9/30/20	10/1/18 \$2,269.68, 10/1/19 \$2,335.03	n/a	2,335.03
Glow Hair & Beauty Salon	8025 Kern Avenue	1,310	\$ 1,769.00	\$1.35	\$529.61	\$2,298.61	2/1/2017 - 1/31/2022	2/1/2020 - \$1980		1,980.00
SOCIAL SECURITY/GSA	1059 First Street	5,743	\$19,143.33	\$3.33	\$0.00	\$19,143.33	12/1/17 to 1/31/20			
Straw Hat Pizza 1	1053 First Street	4,113	\$ 6,787.00	\$1.65	\$1,705.42	8,492.42	12/1/2015-12/31/2022	12/1/19 \$7465, 12/1/21 \$8212	n/a	8,212.00
Straw Hat Pizza 2	1055 First Street	1,680	\$ 2,268.00	\$1.35	\$702.06	\$2,970.06	8/1/0/2017-11/30/2022	see lease	n/a	3,537.00
YMCA	1057 First Street	1,372	\$ 1,506.96	\$1.10	\$567.81	\$2,074.77	7/1/17-6/30/18	n/a	n/a	n/a

Total 22,754 \$ 45,695.53

\$51,649.70

ANNUAL TOTAL \$548,346.36

\$619,796.40

Projected Annual Gross Income: \$ 619,796

Estimated Expenses: \$ 149,019

NOI: \$ 470,777

Purchase Price: \$8,560,000.00 5.5% Cap Rate

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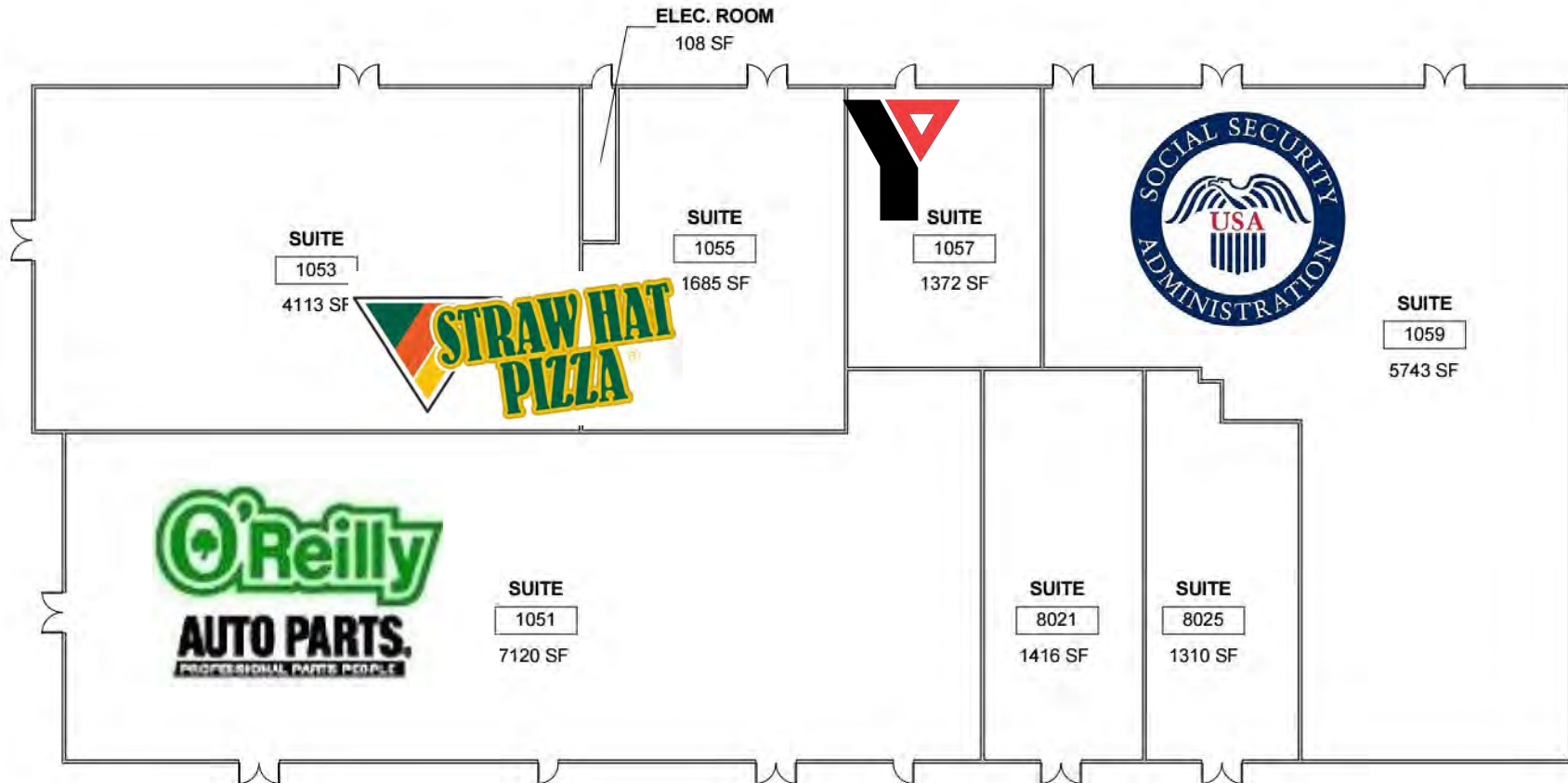
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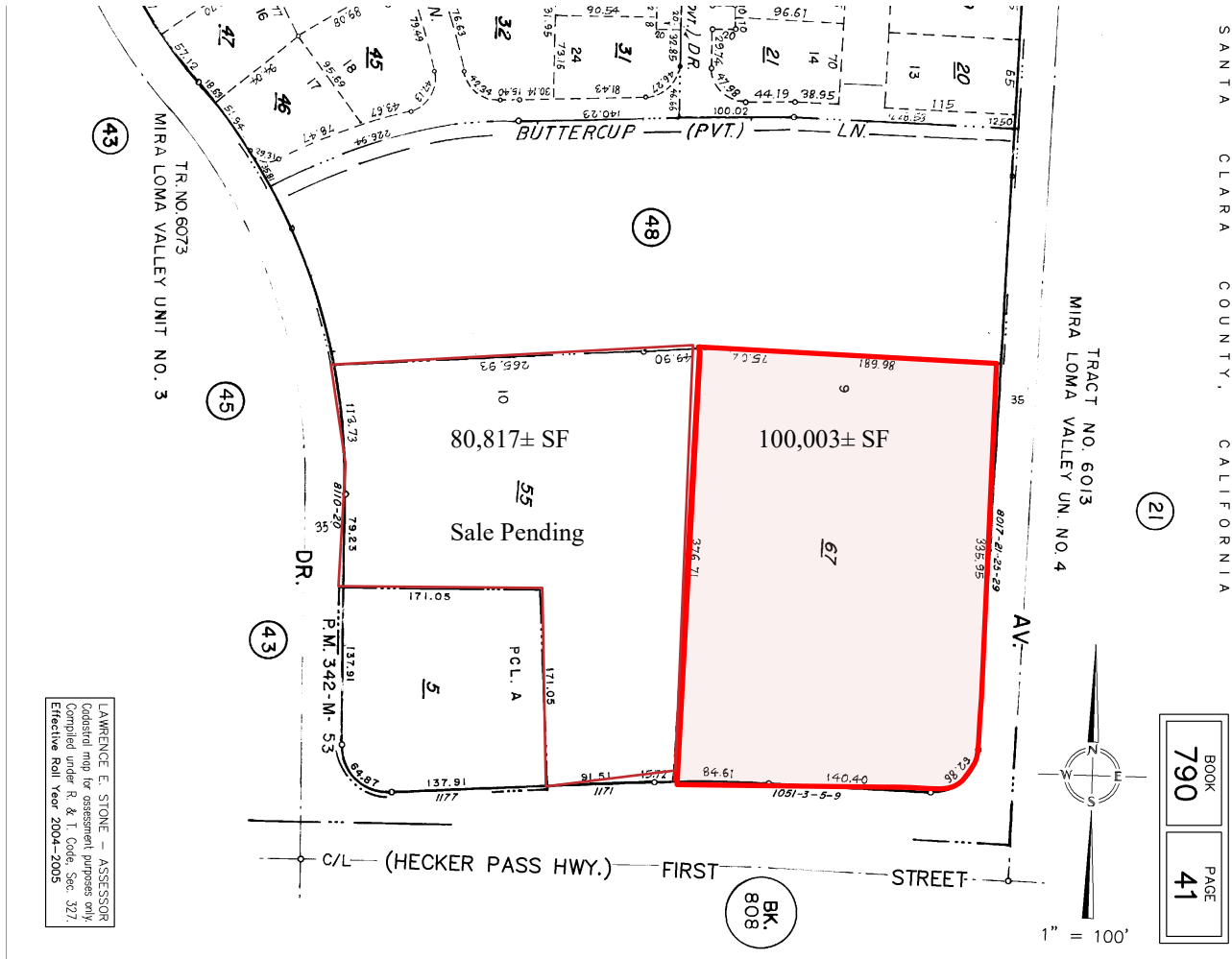
Kern Avenue

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Parcel Map



LAWRENCE E. STONE - ASSESSOR
 Ordinal map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2004-2005

APN: 790-41-067

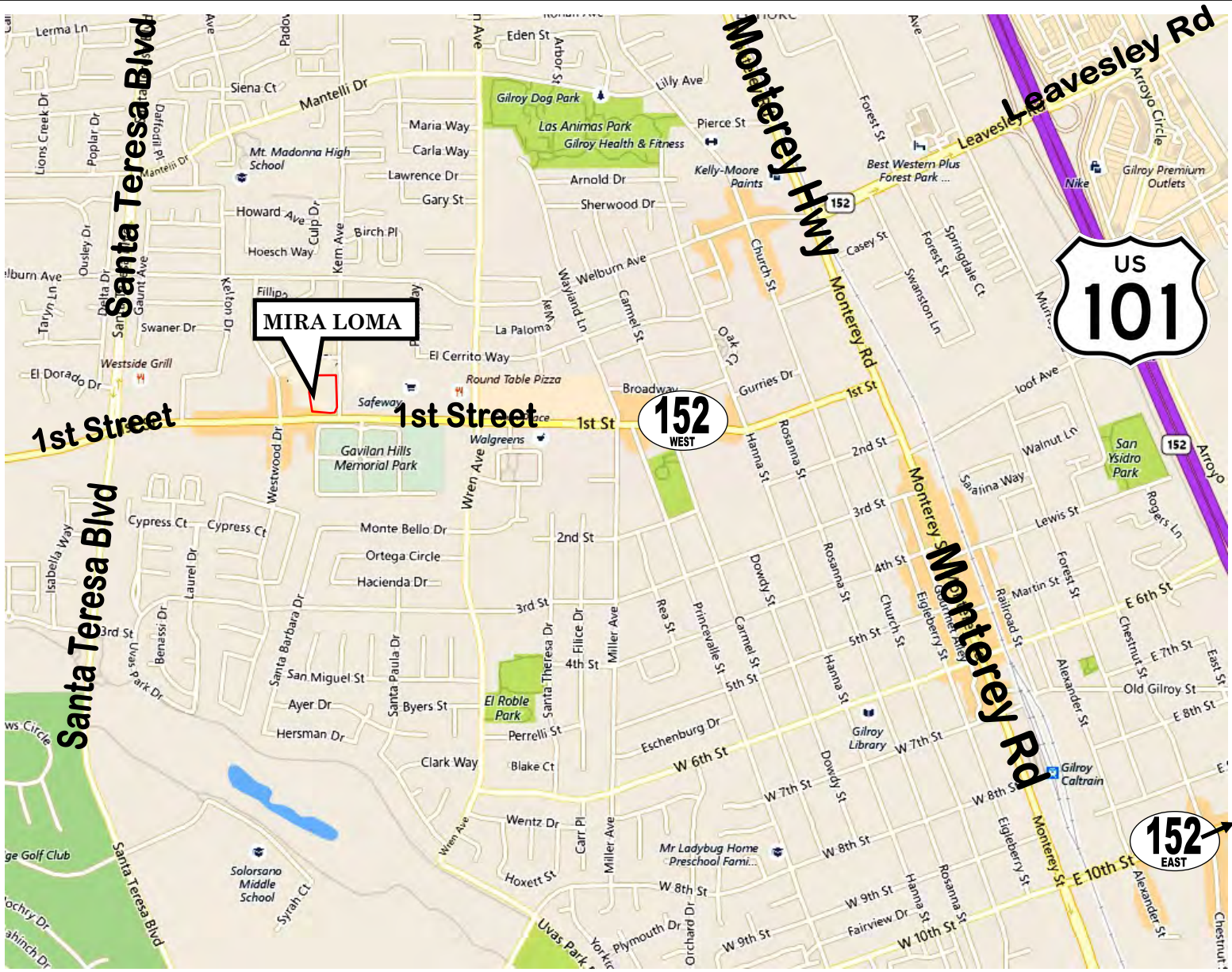
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