



**420-422
E. SANTA CLARA
SAN JOSE,
CALIFORNIA
95113**

DOWNTOWN SAN JOSE RETAIL FOR SALE -LEASED INVESTMENT



Coming to Downtown:



Expansion



Extension

& 2,500+ Residential Units

PROPERTY HIGHLIGHTS:

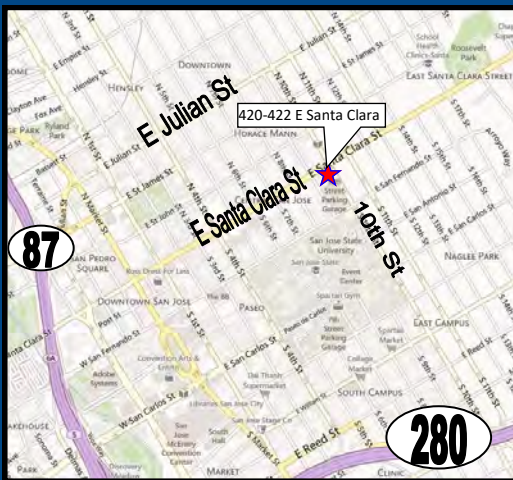
- 2,430 SF Retail Building
- Two Tenants, With Leases Through 2020
- A Part of the East Santa Clara Urban Village Plan
- Two Blocks From San Jose State University, Within 1 Mile of SAP Pavilion and San Jose City Hall
- Potential Upside in Rents-Convert From Gross to NNN
- APN 467-25-003
- Asking \$750,000.00/\$308.00 PSF

ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	5,082	18,635	46,487
AVG. HH INCOME:	\$116,784	\$116,493	\$115,633

FOR MORE INFORMATION CONTACT:

Ryan Warner
Lic. #01397580
rwarner@moinc.net
(408)477-2505
(408) 378-5900



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

420-422 E. Santa Clara Street • San Jose, California



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

Ryan Warner
Lic. #01397580
rwarner@moinc.net
(408)477-2505

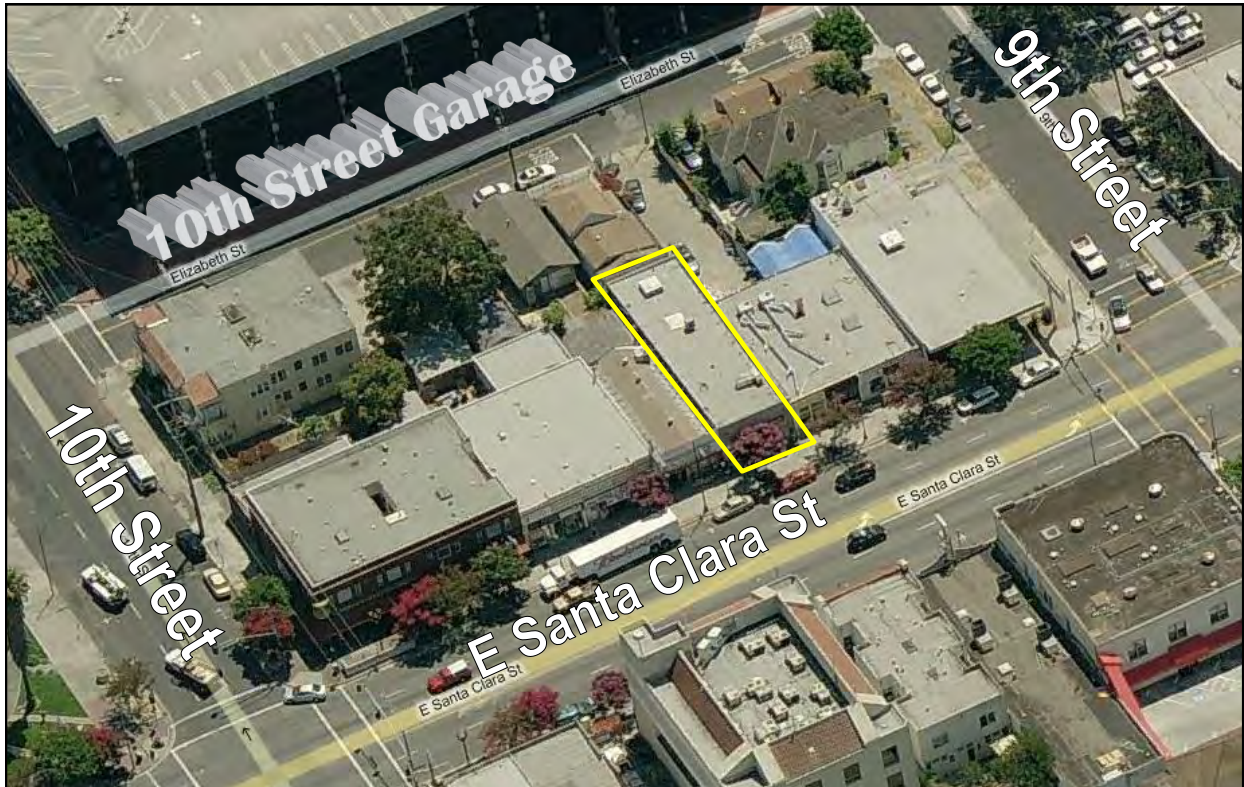
420-422 E. Santa Clara Street • San Jose, California

Unit #	Tenant	Lease Term	Occupied SF	Monthly Rent, Gross	Annual Rent	Options/ Escalations/Notes
420	Joe Lopez CALI STYLE TATTOOS	9/1/10- 8/30/20	1,215	\$1,700.00 Gross	\$20,400	1-3 Yr. Option No Increase
422	DOWNTOWN WORLD	10/15/15- 10/15/20	1,215	\$1,850.00 Gross	\$22,200	No Option \$50.00/Mo Increase Annually

Gross Scheduled Income: \$42,600

Expenses

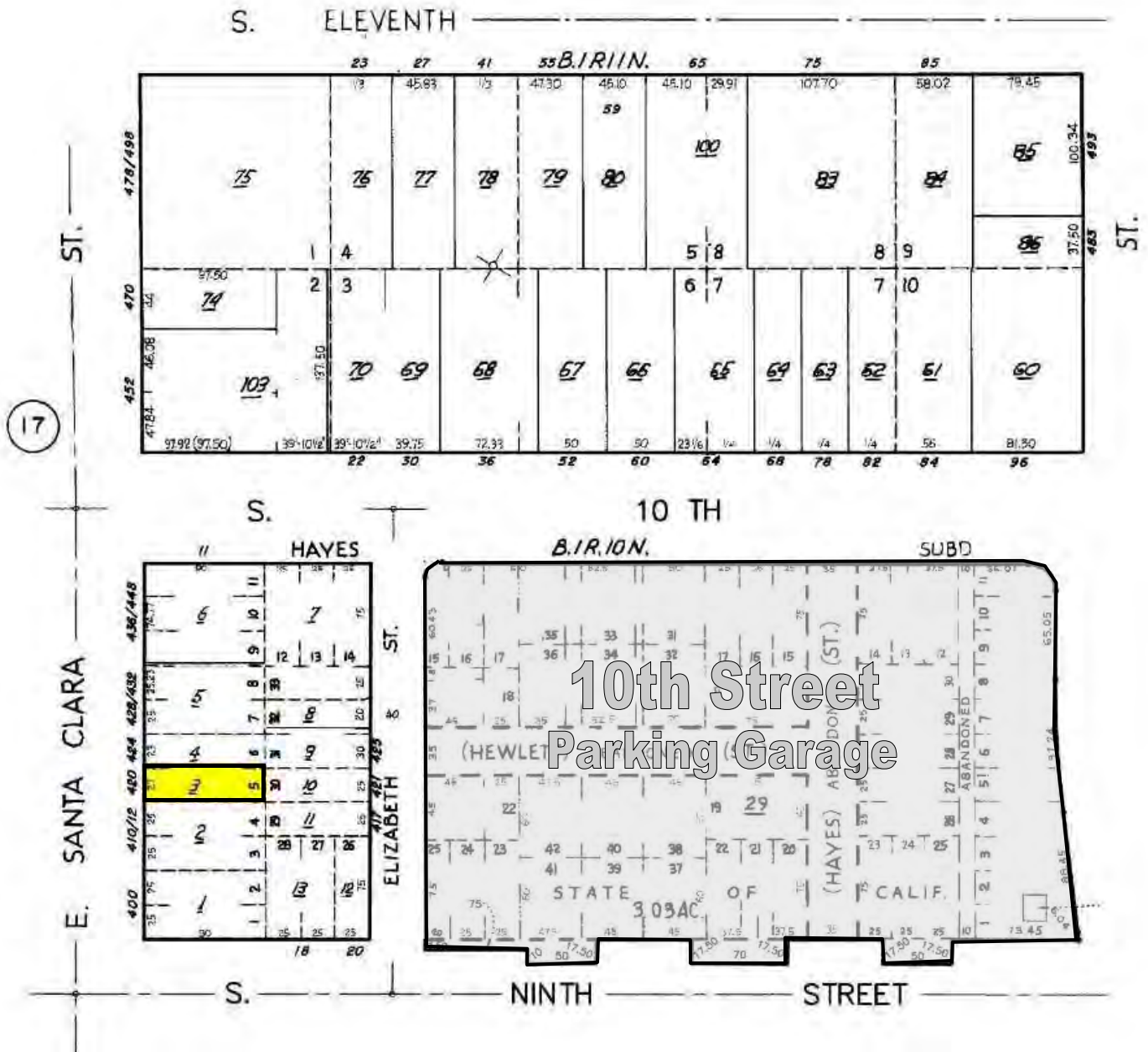
Current Property Tax	\$9,034.76
Property Insurance	\$ 1,200.00
	\$10,234.76



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
 8 No. San Pedro St., Suite 300
 San Jose, California 95110
 Tel: 408.378.5900
www.moinc.net

Ryan Warner
 Lic. #01397580
rwarner@moinc.net
(408)477-2505

420-422 E. Santa Clara Street • San Jose, California



MEACHAM/OPPENHEIMER, INC.
 CORFAC INTERNATIONAL
 8 No. San Pedro St., Suite 300
 San Jose, California 95110
 Tel: 408.378.5900
 www.moinc.net

Ryan Warner
 Lic. #01397580
rwarner@moinc.net
 (408)477-2505

420-422 E. Santa Clara Street • San Jose, California

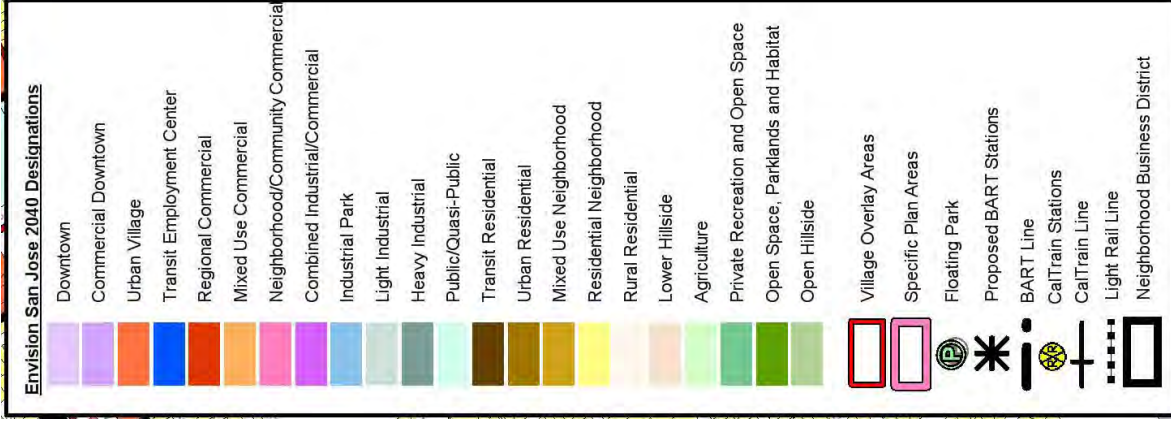
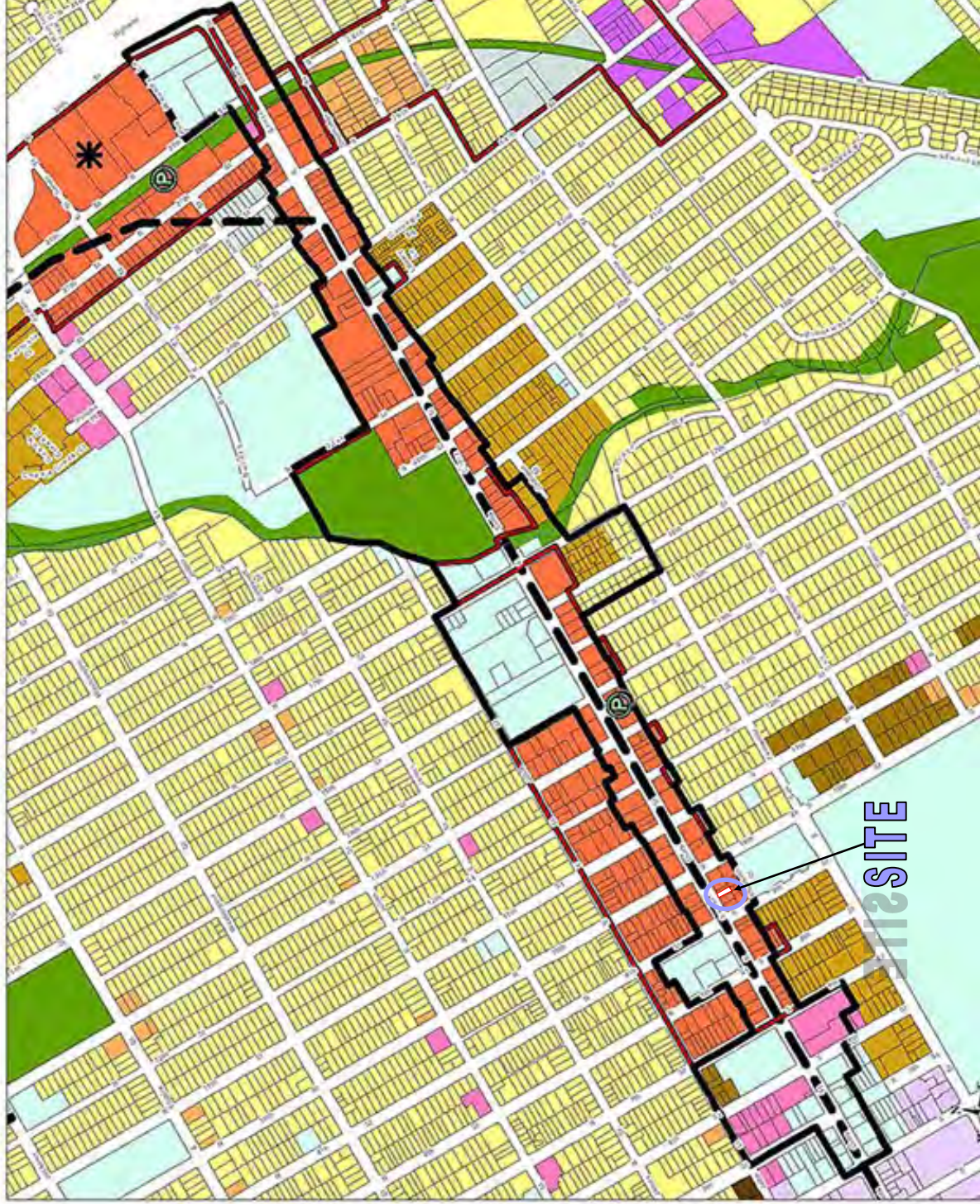
E. Santa Clara Urban Village Planning Area

The East Santa Clara Street Urban Village Plan is focused on meeting future jobs and housing needs of the City while also improving public spaces like streets, sidewalks, and parks. The Envision San Jose 2040 General Plan anticipates 850 new residential units and 178,500 square feet of new commercial space in this Urban Village. The Plan will bring more vibrancy to the area and bring more people closer to desirable amenities and jobs.

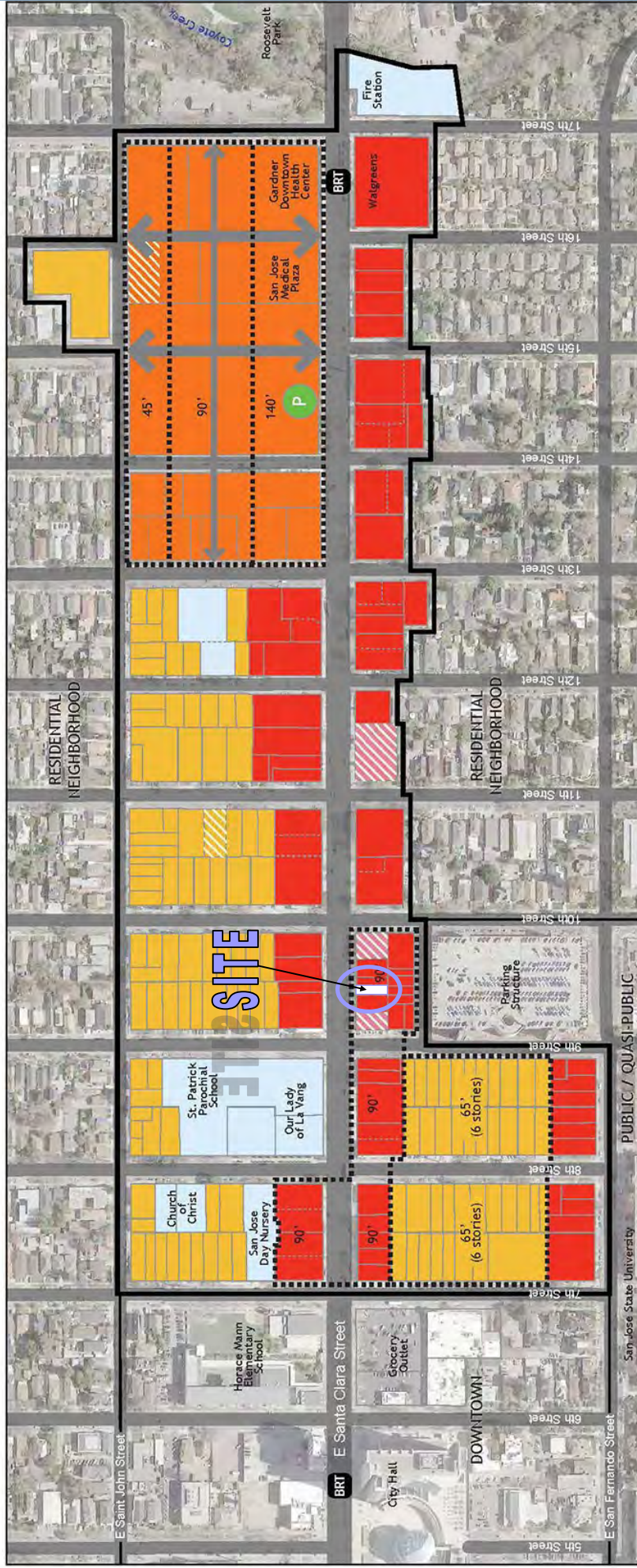


420-422 E. Santa Clara Street • San Jose, California

NEIGHBORHOOD BUSINESS DISTRICTS (EAST SANTA CLARA STREET)



420-422 E. Santa Clara Street • San Jose, California



Note: All heights shown on map are maximum heights

<ul style="list-style-type: none"> Urban Village <ul style="list-style-type: none"> - 65' height limit unless otherwise noted - Step down to 45' height adjacent to single family residential - 30 - 175 du/ac - Ground floor retail required along E Santa Clara - Upper floors residential or office Urban Residential <ul style="list-style-type: none"> - 45' height limit unless otherwise noted - 3 story maximum unless otherwise noted - 30 - 90 du/ac 	<ul style="list-style-type: none"> Mixed Use Commercial <ul style="list-style-type: none"> - Height limits as shown - 30 - 250 du/ac - 0.5 FAR minimum commercial development - Ground floor retail required along E Santa Clara - Upper floors residential or office Neighborhood / Community Commercial Public / Quasi-Public <ul style="list-style-type: none"> - Allowed anywhere in Urban Village Plan Area 	<ul style="list-style-type: none"> Historic to Preserve Urban Village Plan Area Boundary General Plan Boundaries Special Height Limit Areas New Local Street New Pedestrian Way Required (exact location TBD) Public Open Space Required (exact location TBD) Future BRT Stop
---	--	---

Land Use Concept

EAST SANTA CLARA STREET URBAN VILLAGE MASTER PLAN

420-422 E. Santa Clara Street • San Jose, California



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

Ryan Warner
Lic. #01397580
rwarners@moinc.net
(408)477-2505

420-422 E. Santa Clara Street • San Jose, California

Completed / Under Construction Developments Downtown San Jose



**The Pierce - 232 Residential Units
and 4,000 SF Retail**



**Donner Lofts - 102 Residential Units
and 2,500 SF Retail**



**The Graduate-235 Residential Units
and 5,000 SF Retail**



**Silvery Towers-643 Residential Units
and 20,000 SF Retail**



**Marshall Square - 190 Residential Units
and 10,000 SF Retail**



Balbach Condos - 100 Residential Units



**Parkview Towers - 220 Residential Units
and 18,000 SF Retail**



**Modera - 204 Residential Units
and 9,000 SF Retail**



**The Sparq - 105 Residential Units
and 21,000 SF Retail**



Balbach Condos - 78 Residential Units



N. San Pedro - 305 Residential Units

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

Ryan Warner
Lic. #01397580
rwarners@moinc.net
(408)477-2505