

TWO UNIT RETAIL BUILDING FOR SALE

860-870 S. Bascom Avenue

San Jose, California



PRIME COMMERCIAL
INCORPORATED

1543 Lafayette Street, Suite C
Santa Clara, 95050
Office 408.879.4000
www.primecommercialinc.com

DOUG FERRARI
CA DRE 01032363
408.879.4002
dferrari@primecommercialinc.com

DIXIE DIVINE
CA DRE 00926251 & 01481181
408.879.4001
ddivine@primecommercialinc.com

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INVESTMENT SUMMARY

Offering Price	\$2,395,000
Building Area	4,236 SF Gross
Land Area	0.315 Acres
Year Built	1971
On-Site Parking	19 Spaces
Ownership	Fee Simple
Tenancy	100% Occupied
Cap Rate	4.14%
Price / SF	\$565.39



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PROPERTY OFFERING

Prime Commercial, Inc. is pleased to offer 860-870 S. Bascom Avenue for sale in San Jose, California. This single-story, two-unit retail building lies along heavily trafficked South Bascom Avenue directly across from Santa Clara County Valley Medical Center and just one block south of San Jose City College. The building has been leased for many years to Subway and H & R Block. 860-870 South Bascom Avenue provides the investor a solid in-fill location within west San Jose, a well-maintained building with ease of management and investment growth by increasing cash flow by bringing actual rents to market level.

PROPERTY HIGHLIGHTS

- Two-unit retail building
- High identity location near Valley Medical Center / San Jose City College / U.S HWY 280
- Well maintained building & parking lot
- On-Site parking for 19 vehicles
- Value Add Opportunity

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PROPERTY OVERVIEW

LOCATION

860-870 S. Bascom Avenue
San Jose, California 95128

SITE

The subject is located on the east side of S. Bascom Avenue.
APN 282-42-034 and 282-42-035

LAND AREA

Rectangular parcel totalling 13,728 Square Feet.

BUILDING AREA

860-870 S. Bascom Avenue is a single-story, two-unit retail building that was constructed in 1971. Construction features concrete slab foundation, concrete block walls and a hip roof with glue lam rafters and covered with asphalt shingles. Windows and storefront systems are anodized aluminum with tinted glazing. Gross building size is approximately 4,236 square feet. Interiors represent the corporate identity of each tenant and have been remodeled over the years.

PARKING

On-site, private lot for 19 vehicles including two handicap

TRAFFIC COUNTS

S. Bascom Ave.	29,460 ADT
Fruitdale Ave.	13,680 ADT

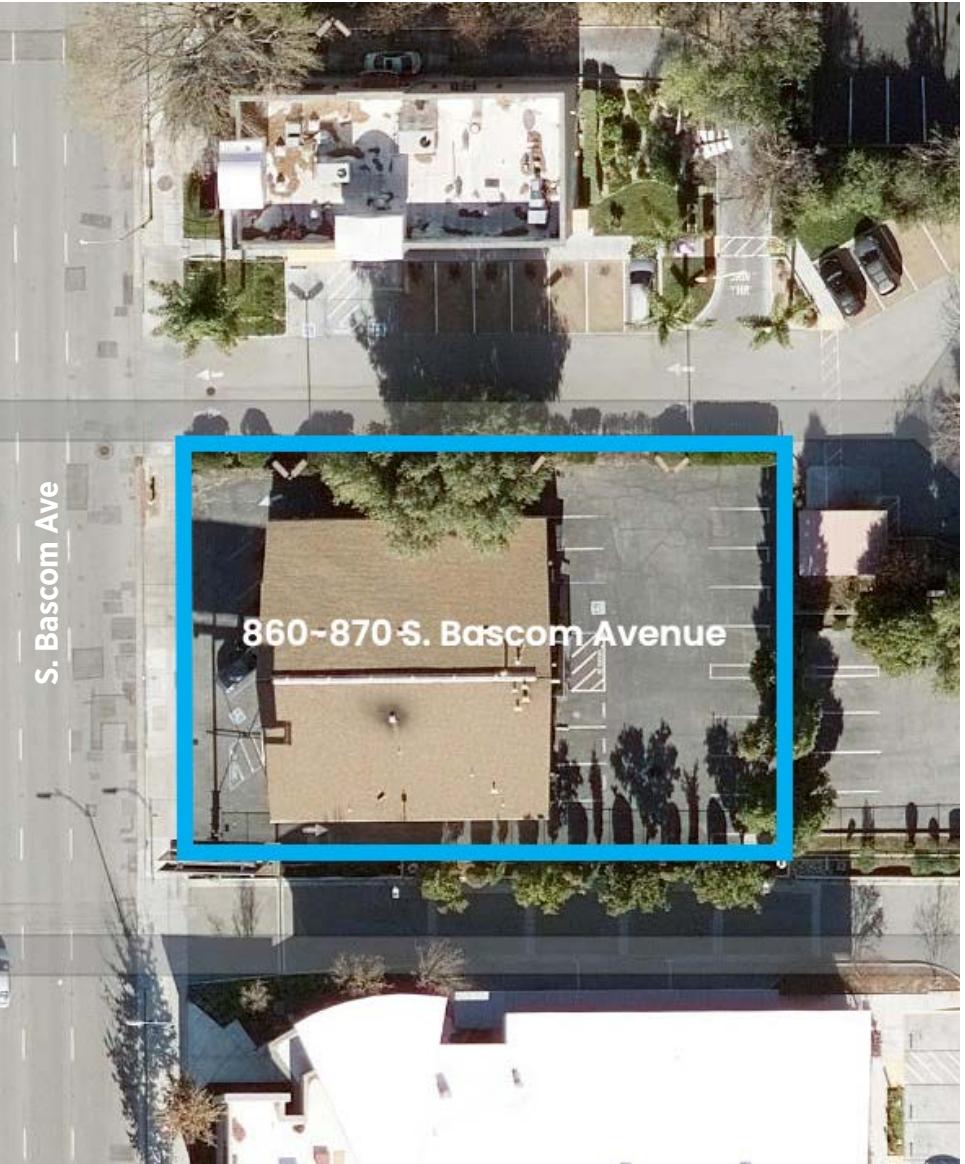
ZONING

Per the city of San Jose, the subject site is currently zoned as CP (Commercial Pedestrian) with General Plan Designation of Urban Village Commercial.

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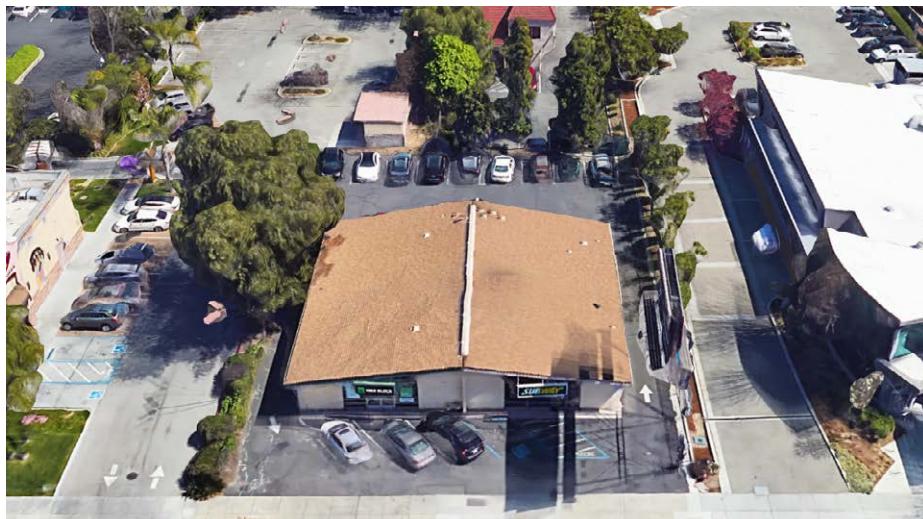
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LAND & TRADE AREA

860-870 S. Bascom Avenue is located in West San Jose, approximately 2.5 miles southwest of Downtown San Jose and approximately 3.0 miles south of Mineta International Airport. San Jose is the largest city in Northern California with an estimated population of 1,021,795 and is the third largest city in California behind Los Angeles and San Diego and the tenth largest city in the United States. San Jose is more commonly referred to as "the Capital of Silicon Valley" with its booming high-tech industries that make up the economic engine of the region. The immediate neighborhood is primarily developed with retail strip centers, office buildings, single family residences as well as low-rise garden style apartments. The area is also home to Santa Clara County Medical Center, the largest hospital in the region and San Jose City College which has an average enrollment of about 1,700 full time students. The neighborhood is very established with approximately 34,197 residents residing in a one-mile radius with an average household income of \$146,420 (source ESRI).



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SANTA CLARA COUNTY

Santa Clara County is the most populous of the nine counties that make up the San Francisco Bay Region. The population of this metropolex is approximately 7,650,000 with approximately 1,781,642 residents residing in Santa Clara County. Over the past half century, Santa Clara County has been internationally referred to as "Silicon Valley" with a constant evolution of computers and high technologies being created in the region. The county has a highly affluent and educated workforce that provides the talent for these established and emerging high technology companies. Some of Santa Clara County's largest employers include Apple Computer, Google, Advanced Micro Devices, Adobe, Netflix, and Hewlett Packard.

When compared to the twenty most populated counties in the United States, Santa Clara County ranks sixth in retail sales per capita, eighth in restaurant sales per capita, and first nationally in household income at over \$112,000. The area has some of the top institutions of higher learning which include Stanford University, Santa Clara University, and San Jose State. Santa Clara County has the third highest percentage of adults with bachelor's or higher degrees compared to other counties nationally. In a recent study by ABAG, Santa Clara County is projected to have more than 1.4 million jobs by 2035 with its population swelling to 2.4 million residents.

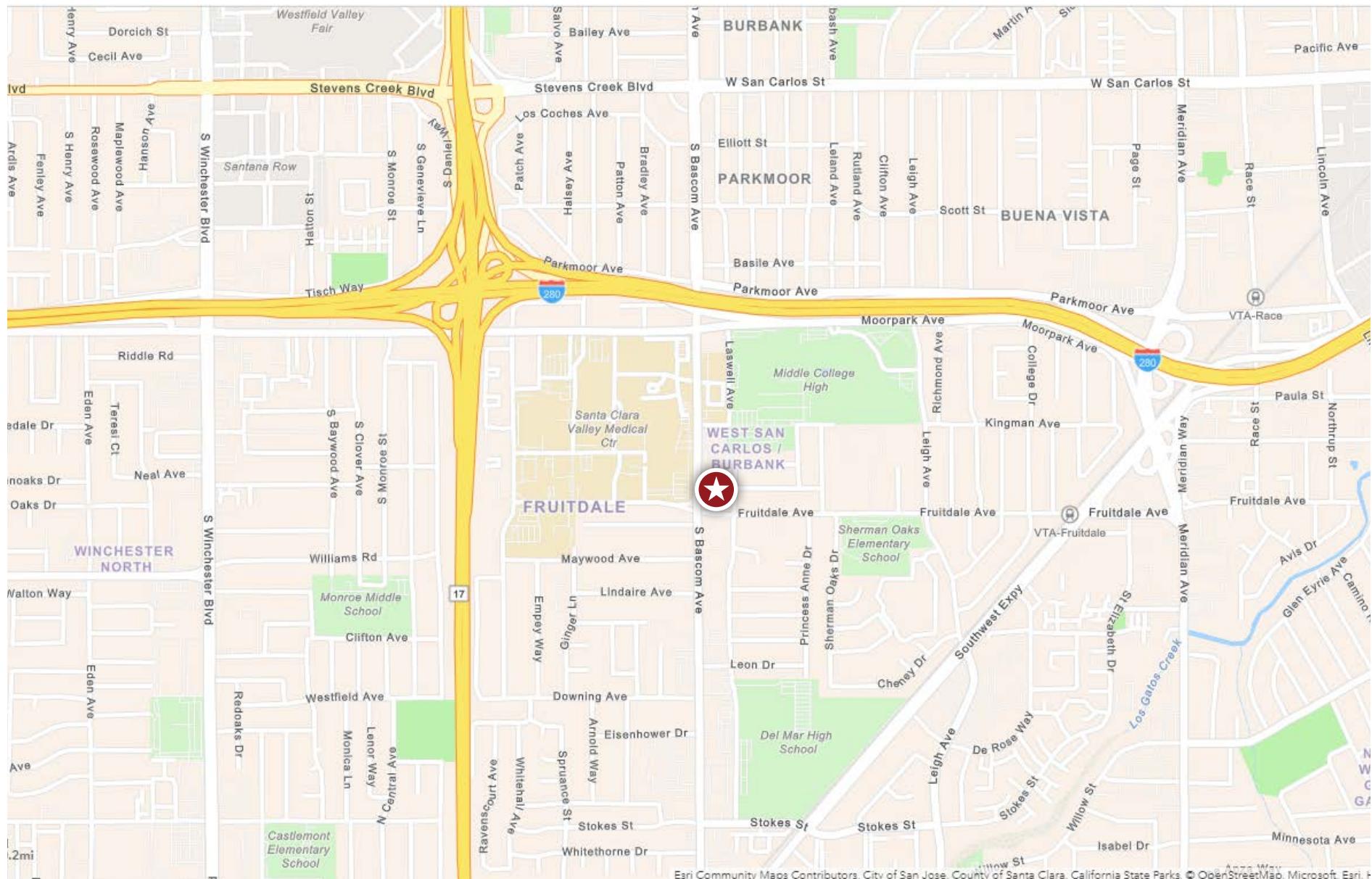
SAN JOSE DEMOGRAPHICS

Estimated Population 2020	1,021,795
Median Age	36.8
Total Households	323,940
Average People per Household	3.09
Average Household Income	\$150,864
Median Household Income	\$112,399

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AREA MAP



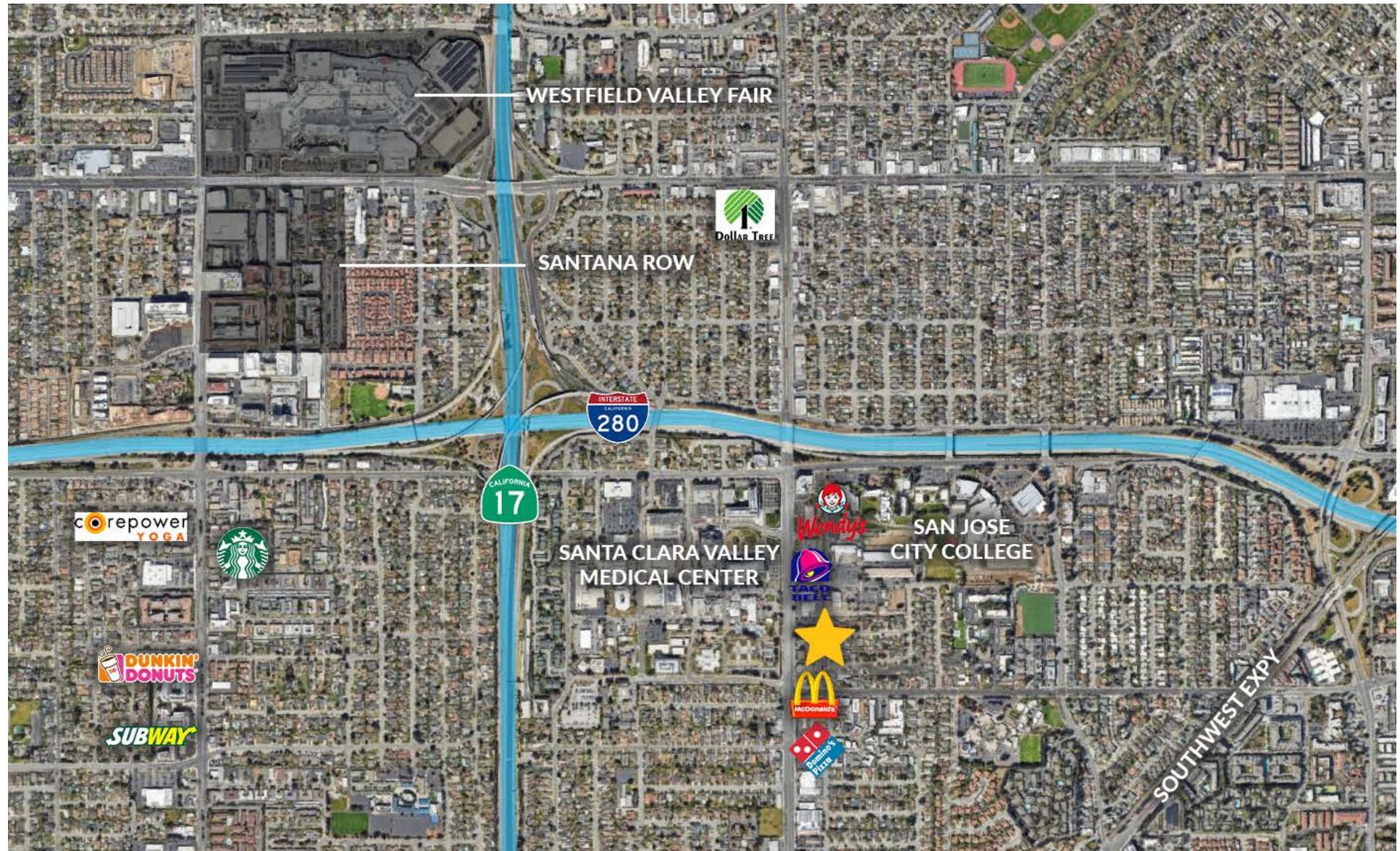
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AERIAL MAP



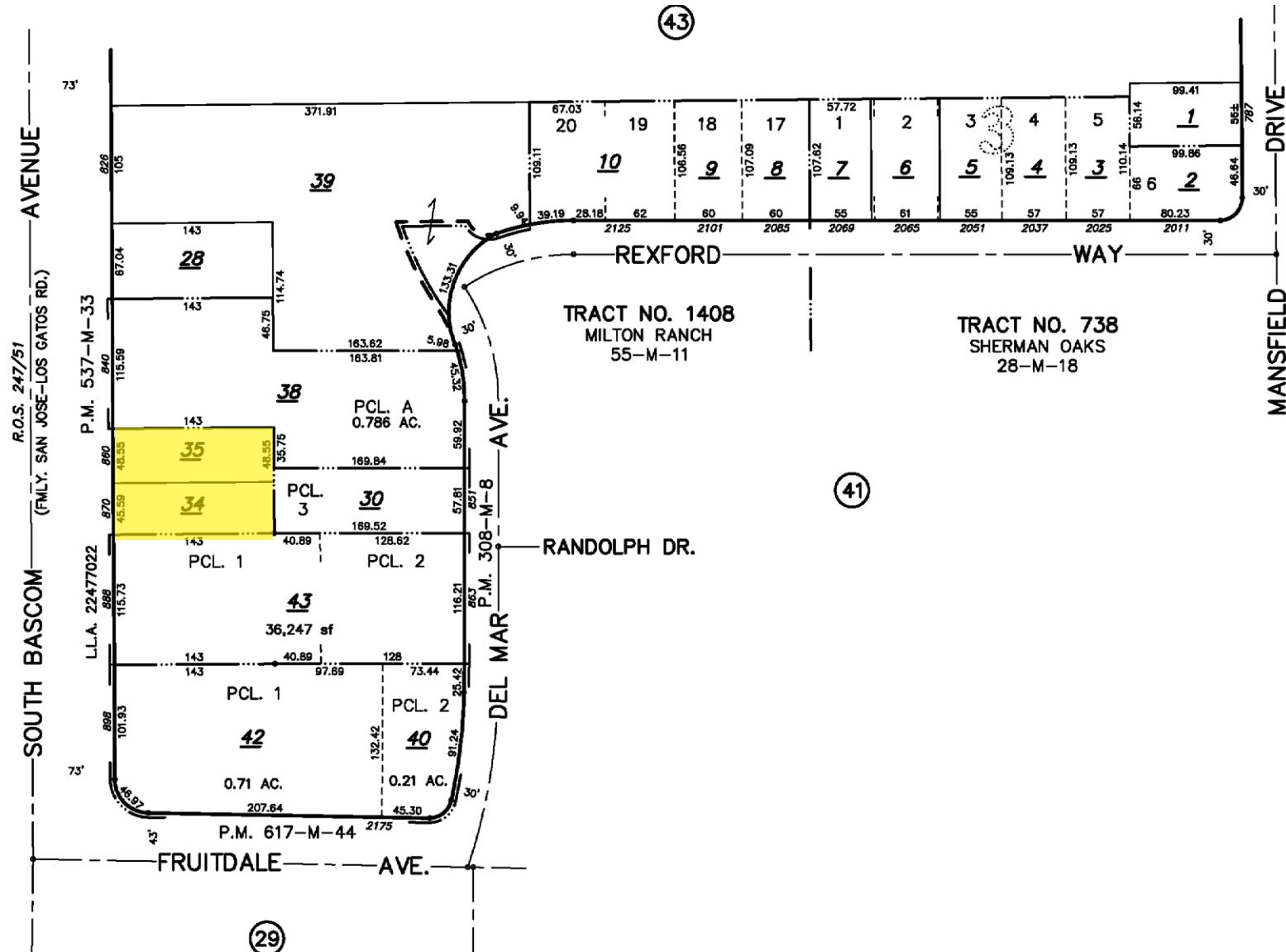
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PLAT MAP



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RENT ROLL

Address	Tenant	Rentable Square Feet	Percent Occupied	Lease Commencement	Lease Expiration	Annual Rent	Rent/SF/Month	Rent Adjustment	Service	Options
860 S. Bascom Avenue	H & R Block	2,000	47.20%	3/1/2021	4/30/2026	\$69,126.48	\$2.75	3% Annual	NNN	None
870 S. Bascom Avenue	Subway	2,000	47.20%	8/1/2023	7/31/2028	\$44,301.08	\$1.85	2% Annual	Gross ⁽¹⁾	None
Billboard	Outfront			9/1/2021	8/31/2026	\$3,800.00			Gross	Year 6-10, \$4,100/mo.
Total		4,000	94.40%			\$117,227.56				

(1) 2% annual increase

OPERATION EXPENSES

Taxes (1.2106%)	\$30,204.37
Direct Assessments	\$1,184.34
Insurance	\$3,300.00
HVAC Maintenance	\$1,200.00
Utilities (Water)	Tenant
Garbage	Tenant
Total	\$35,888.81

REIMBURSEMENTS

Taxes	\$15,102.24
Direct Assessments	\$592.17
Insurance	\$1,650.00
HVAC Maintenance	<u>\$600.00</u>
Total	\$17,944.41

FINANCIAL OVERVIEW

Scheduled Base Rent	\$117,227.56
Expense Reimbursements	\$17,944.41
Vacancy (0.00%)	\$0.00
Effective Gross Income	\$135,171.97
Less Operating Expenses	\$35,888.81
Net Operating Income	\$99,283.16

PRICE PER SQUARE FOOT \$565.39
PRICE \$2,395,000.00 (4.14% CAP)

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