



Exclusive Property Summary

COLLIERS INTERNATIONAL > SAN JOSE, CA > PROPERTIES FOR SALE

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EXCLUSIVE LISTINGS

JANUARY 02, 2014

INDUSTRIAL - FOR LEASE AND SALE

| Property Information | | Availability Information | | Comments | | |
|---|-----------------------------|--------------------------|----------------|----------------------|-----------------|--|
| 1    | 500 Luchessa Ave | <i>Available SF:</i> | 164,021 | <i>Office SF:</i> | 2,000 | <i>Agents:</i> Jeff Barnes 408-218-3366 <hr/> <i>Lease Comment:</i> 2 private offices. Great 101 exposure. ESFR sprinkler system. <hr/> <i>Sale Comment:</i> Great 101 exposure. ESFR sprinkler system. <hr/> <i>Features:</i> Freeway Visibility - 101 Rail Service Sprinklers - ESFR System Yard |
| | Gilroy, CA 95020 | <i>Min/Max:</i> | 81,010-164,021 | <i>Amps ; Volts:</i> | 1,600 ; 277/480 | |
| | <i>Type:</i> Warehouse | <i>Avail Date:</i> | TBD | <i>Clear Ht:</i> | 26' - 28' | |
| | <i>Status:</i> Existing | <i>Unit/Suite</i> | | <i>Park Ratio:</i> | 2.00 /1000 | |
| | <i>Bldg SF:</i> 164,021 | <i>Avail Type:</i> | Lease and Sale | <i>DH Doors:</i> | 6 | |
| | <i>Avail ID:</i> 1016132019 | <i>TI Allow:</i> | TBD | <i>GL Doors:</i> | 2 | |
| | | <i>Expenses:</i> | \$0.08 | <i>Columns:</i> | | |
| | | <i>Rental Rate:</i> | \$0.37 NNN | | | |
| | | <i>Asking Price:</i> | \$10,660,000 | | | |
| | | <i>Price/SF:</i> | \$64.99 | | | |
| | <i>Cap Rate:</i> | | | | | |
| | <i>Occupied?:</i> | Yes | | | | |
| 2    | 555 Mayock Rd | <i>Available SF:</i> | 51,646 | <i>Office SF:</i> | 5,165 | <i>Agents:</i> Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000 <hr/> <i>Lease Comment:</i> Freestanding building. First floor and second floor office space. Skylights. Corner location. Yard space. On site and street parking. <hr/> <i>Features:</i> Sprinklers Yard |
| | Gilroy, CA 95020 | <i>Min/Max:</i> | 51,646-51,646 | <i>Amps ; Volts:</i> | 1,000 ; 240 | |
| | <i>Type:</i> Industrial | <i>Avail Date:</i> | Immediate | <i>Clear Ht:</i> | 20' | |
| | <i>Status:</i> Existing | <i>Unit/Suite</i> | | <i>Park Ratio:</i> | 2.00 /1000 | |
| | <i>Bldg SF:</i> 51,646 | <i>Avail Type:</i> | Lease and Sale | <i>DH Doors:</i> | 0 | |
| | <i>Avail ID:</i> 16036369 | <i>TI Allow:</i> | TBD | <i>GL Doors:</i> | 2 | |
| | <i>APN:</i> 841-15-079 | <i>Expenses:</i> | \$0.10 | <i>Columns:</i> | | |
| | | <i>Rental Rate:</i> | \$0.30 NNN | | | |
| | | <i>Asking Price:</i> | \$3,047,114 | | | |
| | | <i>Price/SF:</i> | \$59.00 | | | |
| | <i>Cap Rate:</i> | | | | | |
| | <i>Occupied?:</i> | No | | | | |

Property Information

Availability Information

Comments

3



8155 Swanston Ln
Gilroy, CA 95020

Type: Industrial
Status: Existing
Bldg SF: 16,654
Avail ID: 1016108415
APN: 841-02-052

Available SF: 16,600
Min/Max: 16,600-16,600
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.45 GR
Asking Price: \$1,450,000
Price/SF: \$87.35
Cap Rate:
Occupied?: No

Office SF: 1,000
Amps ; Volts: 400 ; 480
Clear Ht: 16' - 18'
Park Ratio:
DH Doors: 0
GL Doors: 7
Columns:

Agents: Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000
Lease Comment: Zoned CM (Commercial-Industrial). Former food facility with floor drains and insulated cooler section (no equipment). Fenced yard. Also for sale.
Sale Comment: Zoned CM (Commercial-Industrial). Former food facility with floor drains and insulated cooler section (no equipment). Fenced yard. Also for lease.
Features: Highway Access - 101 Yard

4



Cannery Commercial Complex
165 E 10th St A
Gilroy, CA 95020

Type: Warehouse
Status: Existing
Bldg SF: 39,600
Avail ID: 1016044590

Available SF: 30,625
Min/Max: 30,625-70,225
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.45 GR
Asking Price: \$4,600,000
Price/SF: \$65.50
Cap Rate:
Occupied?: No

Office SF: 1,000
Amps ; Volts: 600 ; 120/208
Clear Ht: 24' - 24'
Park Ratio: 2.00 /1000
DH Doors: 0
GL Doors: 2
Columns:

Agents: Jeff Barnes 408-218-3366
Lease Comment: Current lease expires 3/14. Ready for occupancy 4/14.
Sale Comment: Freestanding building. Shared loading docks. Fenced yard. Can be combined with 39,600sf at 198 East 9th Street for a total of 70,225sf. The sale price for the two buildings which must be sold together is \$5,200,000 or \$74.00/SF.
Features: Sprinklers Yard

5



16020 Caputo Dr
Morgan Hill, CA 95037

Type: Industrial
Status: Existing
Bldg SF: 11,485
Avail ID: 1016137005
APN: 817-29-005

Available SF: 11,485
Min/Max: 11,485-11,485
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.59 NNN
Asking Price: \$1,550,000
Price/SF: \$134.96
Cap Rate:
Occupied?: No

Office SF: 3,000
Amps ; Volts: 800 ; 208
Clear Ht: 18' - 20'
Park Ratio: 2.00 /1000
DH Doors: 0
GL Doors: 3
Columns:

Agents: Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000
Lease Comment: 3 private offices. 2 conference rooms. 4 restrooms. Great free-standing building. Fenced yard are in rear.
Features: Highway Access - 101 Sprinklers Yard

Property Information

Availability Information

Comments

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Adams Court Business Park
18850 Adams Ct 4
Morgan Hill, CA 95037

Type: Industrial
Status: Existing
Bldg SF: 21,500
Avail ID: 16023739

Available SF: 21,500
Min/Max: 10,750-21,500
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: \$0.19
Rental Rate: \$0.60 NNN
Asking Price: \$1,913,500
Price/SF: \$89.00
Cap Rate:
Occupied?: No

Office SF:
Amps ; Volts: 2,000 ;
Clear Ht: 27'
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Brian Mason 408-282-3959
 Mark Sanchez 408-842-7000
Lease Comment: Freestanding building. Building is connected by conduits to allow a single user to occupy up to four buildings. TI's available.
Sale Comment: Freestanding building. Building is connected by conduits to allow a single user to occupy up to four buildings. TI's available.
Features:
 Highway Access - 101

7



1855 Dobbin Dr
San Jose, CA 95135

Type: Warehouse
Status: Existing
Bldg SF: 159,267
Avail ID: 1016055810
APN: 254-55-010

Available SF: 85,945
Min/Max: 85,945-159,267
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.65 NNN
Asking Price: \$8,096,000
Price/SF: \$94.18
Cap Rate:
Occupied?: No

Office SF: 1,200
Amps ; Volts: 4,000 ;
Clear Ht: 18'
Park Ratio: 1.00 /1000
DH Doors: 8
GL Doors: 1
Columns:

Agents:
 Mark Bruening 408-921-0214
Sale Comment: Space includes +/- 5,000 SF mezzanine. \$127/SF. Adjacent 73,322 SF building avail for sale. See combo entry. 2.5% Fee declines w/price. For sale at \$94.18/SF. GP= High density residential.
Features:
 Highway Access - 101, 880

8



1855 Dobbin Dr, Suite A + B
San Jose, CA 95135

Type: Warehouse
Status: Existing
Bldg SF: 159,267
Avail ID: 1016055812
APN: 254-55-010

Available SF: 73,322
Min/Max: 35,618-73,322
Avail Date: Immediate
Unit/Suite 1855/A + B
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.65 NNN
Asking Price: \$6,963,500
Price/SF: \$94.97
Cap Rate:
Occupied?: No

Office SF: 4,000
Amps ; Volts:
Clear Ht: 22'
Park Ratio: 1.00 /1000
DH Doors: 3
GL Doors: 2
Columns:

Agents:
 Mark Bruening 408-921-0214
Sale Comment: Space includes +/- 5,000 SF mezzanine. \$94.18/SF. Adjacent 85,945 SF building avail for sale. See combo entry. 2.5% Fee declines w/price. GP = High density residential. 1855-A (35618 sf) and 1855-B (37704 sf).

Property Information

Availability Information

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1855 Dobbin Dr, Suite COMBO
San Jose, CA 95135

Type: Warehouse
 Status: Existing
 Bldg SF: 159,267
 Avail ID: 1016055813
 APN: 254-55-010

Available SF: 159,267
 Min/Max: 73,322-159,267
 Avail Date: Immediate
 Unit/Suite: 1855/COMBO
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.65 NNN
 Asking Price: \$15,002,951
 Price/SF: \$94.20
 Cap Rate:
 Occupied?: No

Office SF: 5,200
 Amps ; Volts: 4,000 ;
 Clear Ht: 18' - 22'
 Park Ratio: 1.00 /1000
 DH Doors: 11
 GL Doors: 3
 Columns:

Agents: Mark Bruening 408-921-0214
 Sale Comment: (2) Adjacent Buildings - 1855 A & B = 73,322SF and 1885 = 85,945. For sale at \$94.20/SF. GP = High density residential.

10



390 E Gish Rd
San Jose, CA 95112

Type: Industrial
 Status: Existing
 Bldg SF: 12,700
 Avail ID: 1016095182
 APN: 237-27-056

Available SF: 12,700
 Min/Max: 5,400-20,000
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.79 MG
 Asking Price: \$1,900,000
 Price/SF: \$149.61
 Cap Rate:
 Occupied?: No

Office SF: 5,000
 Amps ; Volts: 400 ; 120/208
 Clear Ht: 13' - 15'
 Park Ratio: 3.00 /1000
 DH Doors: 0
 GL Doors: 5
 Columns:

Agents: Tom de Jong 408-282-3829
 Lease Comment: 7,300 SF bonus space also available. Great freeway visibility and access. Fenced parking. LI Zoning, HI general Plan. 1.17 acre lot.
 Sale Comment: 7,300 SF bonus space also available. Great freeway visibility and access. Fenced parking. LI Zoning, HI general Plan. 1.17 acre lot. Seller would consider partial leaseback.
 Features: Highway Access - 101, 880

11



2241 Lundy Ave
San Jose, CA 95131

Type: R&D
 Status: Existing
 Bldg SF: 64,890
 Avail ID: 1016142878
 APN: 244-18-006

Available SF: 64,890
 Min/Max: 64,890-177,749
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: \$0.22
 Rental Rate: \$0.75 NNN
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Office SF:
 Amps ; Volts: 2,000 ; 277/480
 Clear Ht: 14' - 14'
 Park Ratio: 2.68 /1000
 DH Doors: 2
 GL Doors: 0
 Columns:

Agents: Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Shane Minnis, LEED AP 408-282-3901
 Lease Comment: Can be combined with 2245 Lundy 39,859 SF & 2243 Lundy 73,000 SF for a total of 177,749 SF. Easy access to highways 680, 880 and 237. Call to show.
 Features: Highway Access - 680, 880, 237

Property Information

Availability Information

Comments

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2241-2245 Lundy Ave Combo, Suite Combo
San Jose, CA 95131

Type: R&D/Flex
 Status: Existing
 Bldg SF: 177,749
 Avail ID: 1016145549
 APN: 244-18-041, 244-18-006

Available SF: 177,749
 Min/Max: 39,859-177,749
 Avail Date: Immediate
 Suite: Combo
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: \$0.22
 Rental Rate: TBD
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Office SF:
 Amps ; Volts: 7,000 ; 277/480
 Clear Ht:
 Park Ratio:
 DH Doors: 9
 GL Doors: 2
 Columns:

Agents:
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Shane Minnis, LEED AP 408-282-3901
 Lease Comment: Combo listing for 2241 Lundy 64,890 SF, 2243 Lundy 73,000 SF, & 2245 Lundy 39,859 SF.
 Features:
 Highway Access - 680, 880, 237

13



2245 Lundy Ave
San Jose, CA 95131

Type: R&D/Flex
 Status: Existing
 Bldg SF: 39,859
 Avail ID: 1016142879
 APN: 244-18-041

Available SF: 39,859
 Min/Max: 39,859-177,749
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: \$0.22
 Rental Rate: \$0.75 NNN
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Office SF:
 Amps ; Volts: 2,000 ; 277/480
 Clear Ht: 24' - 24'
 Park Ratio: 2.87 /1000
 DH Doors: 2
 GL Doors: 1
 Columns:

Agents:
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Shane Minnis, LEED AP 408-282-3901
 Lease Comment: Can be combined with 2241 Lundy 64,890 SF & 2243 Lundy 73,000 SF for a total of 177,749 SF. Locker rooms with showers. Easy access to highways 680, 880 and 237.
 Features:
 Highway Access - 680, 880, 237

Property Description

2245 and 2243 Lundy are on the same parcel.

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Phase II
921 Berryessa Rd 2, Suite 102
San Jose, CA 95133

Type: Industrial
 Status: Existing
 Bldg SF: 5,688
 Avail ID: 1016141812
 APN: 241-08-015

Available SF: 5,688
 Min/Max: 5,688-5,688
 Avail Date: Immediate
 Unit/Suite: 921/102
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.10 GR
 Asking Price: \$995,000
 Price/SF: \$174.93
 Cap Rate:
 Occupied?: No

Office SF:
 Amps ; Volts: 200 ; 277/480
 Clear Ht:
 Park Ratio: 2.10 /1000
 DH Doors: 0
 GL Doors: 1
 Columns:

Agents:
 Dave Schmidt, SIOR 408-282-3814
 Lease Comment: 12' drop ceiling. HVAC in office with glass side lights. Fully insulated warehouse with sealed concrete flooring, incandescent lighting and space heat. 1 grade level door. 200 amps @ 277/480v and 125 amps @ 120/208v. 12 reserved parking spaces. Excellent access to Highway 101. Call to tour.
 Sale Comment: 12' drop ceiling. HVAC in office with glass side lights. Fully insulated warehouse with sealed concrete flooring, incandescent lighting and space heat. 1 grade level door. 200 amps @ 277/480v and 125 amps @ 120/208v. 12 reserved parking spaces. Excellent access to Highway 101. Call to tour.
 Features:
 Drop Ceiling - 12'
 Highway Access - 101
 HVAC - Office
 Sprinklers



EXCLUSIVE LISTINGS

JANUARY 02, 2014

INDUSTRIAL - FOR SALE

| Property Information | Availability Information | Comments |
|----------------------|--------------------------|----------|
|----------------------|--------------------------|----------|

| | | | | |
|----------|---|---|---|---|
| 1 | <p>161-215 Curtner Ave Campbell, CA 95008</p> <p>Type: Industrial Status: Existing Bldg SF: 9,800 Avail ID: 1016133871 APN: 412-33-018</p> | <p>FOR SALE</p> <p>Asking Price: \$2,750,000 Sale SF: 9,800 Price/SF: \$280.61 Cap Rate: Occupied?: Yes Sale Terms:</p> | <p>Office SF: Amps ; Volts: Clear Ht: 11' - 20' Park Ratio: 1.00 /1000 DH Doors: 0 GL Doors: 5 Columns:</p> | <p>Agents: Dave Schmidt, SIOR 408-282-3814 Paige DeSmet 408-282-3918</p> <p>Lease Comment: Great owner/user opportunity. Total lot area of ±38,375 SF; 5,000 SF of vacant land available now. Seller will consider a short-term lease back on 161-A Curtner. Call to tour.</p> <p>Sale Comment: Great owner/user opportunity. Total lot area of ±38,375 SF; 5,000 SF of vacant land available now. Seller will consider a short-term lease back on 161-A Curtner.</p> <p>Features: Highway Access - 17 Yard</p> |
|----------|---|---|---|---|

| | | | | |
|----------|--|---|---|---|
| 2 | <p>37390 Centralmont Pl Fremont, CA 94536</p> <p>Type: Industrial Status: Existing Bldg SF: 17,500 Avail ID: 1016137441 APN: 501-0350-002</p> | <p>FOR SALE</p> <p>Asking Price: \$1,998,000 Sale SF: 17,500 Price/SF: \$114.17 Cap Rate: Occupied?: No Sale Terms:</p> | <p>Office SF: 3,500 Amps ; Volts: 400 ; 110/208 Clear Ht: 13' Park Ratio: 2.00 /1000 DH Doors: 0 GL Doors: 2 Columns:</p> | <p>Agents: John Serex 408-282-3803</p> <p>Sale Comment: 20% office. Extensive lighting, skylights and insulated ceilings. Distributed power & air lines. Newer TI's. Building is easily divisible. Fenced and gated rear yard. Call to tour.</p> <p>Features: Highway Access - 880, 84 HVAC - 100% Sprinklers - 100% Yard - Fenced</p> |
|----------|--|---|---|---|

Property Information

Availability Information

Comments

3



255 Fitzgerald Ave
Gilroy, CA 95020

Type: Industrial
Status: Existing
Bldg SF: 22,720
Avail ID: 1016112755
APN: 779-15-010

FOR SALE

Asking Price: \$1,199,000
Sale SF: 22,720
Price/SF: \$52.77
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

16' - 18'

Agents:
Mark Sanchez 408-842-7000
Jeff Barnes 408-218-3366
Sale Comment: AG zoned industrial facility. 2 warehouse buildings: 16,000 SF and 6,720 SF. 1 Pole Barn of 5,625 SF. 1 AC fenced and paved yard. Currently Occupied.
Features:
Highway Access - 101
Sprinklers
Yard - 1 Acre, Fenced



4



8425 Monterey St
Gilroy, CA 95020

Type: Industrial
Status: Existing
Bldg SF: 41,100
Avail ID: 1016153898
APN: 790-27-055

FOR SALE

Asking Price: \$2,120,000
Sale SF: 41,100
Price/SF: \$35.01
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

0.36 /1000

Agents:
Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000
Sale Comment: 41,100 SF building on 1.39 acres. Fabulous commercial site at gateway entry to city. Huge traffic counts.
Features:
Highway Access - 101, 152



5



230 Old Gilroy St
Gilroy, CA 95020

Type: Industrial
Status: Existing
Bldg SF: 3,840
Avail ID: 1016141913
APN: 841-11-072

FOR SALE

Asking Price: \$475,000
Sale SF: 3,840
Price/SF: \$123.70
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

400

Agents:
Mark Sanchez 408-842-7000
Matt van Keulen 408-842-7000



Property Information

Availability Information

Comments

6

**Southpoint Business Park****8100 Arroyo Cir
Gilroy, CA 95020**

Type: R&D
 Status: Existing
 Bldg SF: 76,000
 Avail ID: 1016022688
 APN: 841-69-006

FOR SALE

Asking Price: \$5,244,000
 Sale SF: 76,000
 Price/SF: \$69.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 21,737
 Amps ; Volts: 4,000 ; 480
 Clear Ht: 18' - 18'
 Park Ratio: 3.50 /1000
 DH Doors: 2
 GL Doors: 2
 Columns:

Agents:
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Fantastic R&D facility in Southpoint Business Park. Walk to retail, restaurants, services. Immediate Highway 101 access. 2 - 12' x 14' grade level doors. 2 dock doors.
 Features:
 Highway Access - 101



7

**156-166 S Milpitas Blvd****Milpitas, CA 95035**

Type: Industrial
 Status: Existing
 Bldg SF: 65,373
 Avail ID: 1016150549

FOR SALE

Asking Price: \$4,977,975
 Sale SF: 65,373
 Price/SF: \$75.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 7,000
 Amps ; Volts: 1,200 ; 277/480
 Clear Ht: 19' - 19'
 Park Ratio: 0.90 /1000
 DH Doors: 6
 GL Doors: 5
 Columns:

Agents:
 Ed Hofer, SIOR 408-282-3819
 Sale Comment: Freestanding industrial building divided into two units of 39,600 SF and 25,773 SF. Each unit is leased until 2/28/2015.
 Features:
 Sprinklers



8

**375 Digital Dr****Morgan Hill, CA 95037**

Type: R&D/Flex
 Status: Existing
 Bldg SF: 9,646
 Avail ID: 1016144788
 APN: 726-25-084

FOR SALE

Asking Price: \$1,300,000
 Sale SF: 9,646
 Price/SF: \$134.77
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 2,927
 Amps ; Volts:
 Clear Ht: 20' - 20'
 Park Ratio: 3.70 /1000
 DH Doors: 0
 GL Doors: 2
 Columns:

Agents:
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Free-standing industrial building. Quality construction by Venture Corp.
 Features:
 Sprinklers -



Property Information

Availability Information

Comments

9



Sutter Business Park
225 Cochrane Cir 1
Morgan Hill, CA 95037

Type: R&D
 Status: Existing
 Bldg SF: 13,126
 Avail ID: 1016126668

FOR SALE

Asking Price: \$1,181,250
 Sale SF: 13,126
 Price/SF: \$89.99
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio: 3.00 /1000
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Jeff Barnes 408-218-3366
 André Walewski 408-282-3837
 Features:
 Sprinklers



10



2108 Bering Dr, Suite C
San Jose, CA 95131

Type: Industrial
 Status: Existing
 Bldg SF: 20,116
 Avail ID: 1016153271
 APN: 237-17-160

FOR SALE

Asking Price: \$1,453,480
 Sale SF: 8,013
 Price/SF: \$181.39
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 1,200
 Amps ; Volts: 400 ; 277/480
 Clear Ht: 16' - 16'
 Park Ratio: 2.00 /1000
 DH Doors: 0
 GL Doors: 1
 Columns:

Agents:
 Marty Morici 408-282-3921
 Features:
 Sprinklers -



11



662 Giguere Ct
San Jose, CA 95133

Type: Industrial
 Status: Existing
 Bldg SF: 17,027
 Avail ID: 1016146061
 APN: 254-54-022

FOR SALE

Asking Price: \$2,537,023
 Sale SF: 17,027
 Price/SF: \$149.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 2,500
 Amps ; Volts: 2,000 ; 120/208
 Clear Ht: 12' - 15'
 Park Ratio: 2.50 /1000
 DH Doors:
 GL Doors: 7
 Columns:

Agents:
 Greg Galasso 408-282-3816
 Steve Zamudio, CCIM 408-282-3824
 Sale Comment: Multi-tenant building built in 1990. Can divide into 6 separate units. Currently 100% leased to month-to-month tenants (who all wish to stay). Heavy Power. Great owner/user asset with ability for additional income.



Property Information

Availability Information

Comments

12



33 Great Oaks Blvd
San Jose, CA 95119

Type: R&D/Flex
 Status: Existing
 Bldg SF: 23,435
 Avail ID: 1016154626
 APN: 706-09-084

FOR SALE

Asking Price: \$4,999,999
 Sale SF: 23,435
 Price/SF: \$213.36
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 6,450
 Amps ; Volts: 1,200 ;
 Clear Ht:
 Park Ratio: 1.36 /1000
 DH Doors: 1
 GL Doors: 0
 Columns:

Agents:
 David Mein 408-891-6504
 Sale Comment: Freestanding office/R&D building for sale. Built in 1997, steel frame construction, award-winning design. 23,435 SF: 16,985 SF on the first floor; 6,450 SF on the 2nd floor. Very high image and quality construction. East access to highways 85 and 101.
 Features:
 Highway Access - 101, 85

13



1 Live Oak Ave
San Jose, CA 95124

Type: Industrial
 Status: Existing
 Bldg SF: 6,000
 Avail ID: 1016143127
 APN: 712-07-055

FOR SALE

Asking Price: \$2,316,956
 Sale SF: 6,000
 Price/SF: \$9.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio: 1.00 /1000
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Brent Dressen 408-282-3979
 Ryan Slater 408-282-3812
 Sale Comment: 5.91 partially paved lot with 1 office building and 1 metal building. Above ground fuel torch on site. Fenced and lit yard.



14



2921 Monterey Hwy
San Jose, CA 95111

Type: Industrial
 Status: Existing
 Bldg SF: 9,324
 Avail ID: 1016130828
 APN: 455-24-038

FOR SALE

Asking Price: \$1,299,000
 Sale SF: 9,324
 Price/SF: \$139.32
 Cap Rate:
 Occupied?: Yes
 Sale Terms:

Office SF: 500
 Amps ; Volts:
 Clear Ht: 12' - 12'
 Park Ratio: 1.50 /1000
 DH Doors: 0
 GL Doors: 1
 Columns:

Agents:
 Dave Evans 408-282-3825
 Brian Mason 408-282-3959
 Sale Comment: Monterey exposure and signage. Front and rear parking. Dump A/C in the warehouse. Tour by appointment only. Do not disturb tenant.
 Features:
 Signage
 Skylights



Property Information

Availability Information

Comments

15



1170 Olinger Ct
San Jose, CA 95122

Type: Warehouse
Status: Existing
Bldg SF: 63,600
Avail ID: 1016134946

FOR SALE

Asking Price: \$7,250,000
Sale SF: 63,600
Price/SF: \$113.99
Cap Rate:
Occupied?: No
Sale Terms:

Office SF: 8,900
Amps ; Volts: 1,200 ; 277/480
Clear Ht: 22' - 24'
Park Ratio: 1.50 /1000
DH Doors: 11
GL Doors: 1
Columns:

Agents:
Steve Hunt 408-282-3846
Steve Zamudio, CCIM 408-282-3824
Sale Comment: Food processing plant. Meat, Fish and Poultry. Over 25,000 SF of Freezer/Refrigeration space. Cool Dock to receive product. 11 dock positions and one oversized grade level door. Fenced yard. 22' - 24' clear height. Excellent access to major freeways.
Features:
Freezer - FDA Certified, 4,500 SF
Highway Access - 101, 280
Refrigeration - Freezer
Sprinklers
Yard - Fenced



16



181 Commercial St
Sunnyvale, CA 94086

Type: Industrial
Status: Existing
Bldg SF: 18,000
Avail ID: 1016148359
APN: 205-42-003

FOR SALE

Asking Price: \$2,970,000
Sale SF: 18,000
Price/SF: \$165.00
Cap Rate:
Occupied?: No
Sale Terms:

Office SF: 7,200
Amps ; Volts: 1,200 ; 277/480
Clear Ht:
Park Ratio: 1.50 /1000
DH Doors: 0
GL Doors: 4
Columns:

Agents:
Michael Rosendin, SIOR, CCIM 408-282-3900
Brett Taylor 408-282-3889
Sale Comment: 30% office, 70% production/warehouse. Fire sprinklers throughout. Located directly off Central Expressway.





EXCLUSIVE LISTINGS

JANUARY 02, 2014

LAND - FOR SALE

Property Information

Availability Information

Comments

1

40935 Grimmer Blvd
Fremont, CA 94538



Type: Land
Avail ID: 1016114491

FOR SALE

Asking Price: \$421,725
Sale SF: 16,869
Price/SF: \$25.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 0.39
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
John Serex 408-282-3803
Sale Comment: Parcel of land for sale. Great street frontage and zoned community commercial. Sold with plans for 5,000 SF office building.
Features:
Highway Access - 680, 880



2

42111 Osgood Rd
Fremont, CA 94539



Type: Land
Avail ID: 1016131926
APN: 525-0339-004-04

FOR SALE

Asking Price: \$2,809,600
Sale SF: 56,192
Price/SF: \$50.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 1.29
Useable Acres:
Dimensions:
Zoning: Residential
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Chris Twardus 408-282-3836
Mark Zamudio 408-282-3822
Lease Comment: In escrow oas of 8/20/2013.
Sale Comment: 1.29 acres. Planned for residential: 30-70 units per acre. Can be assembled with adjacent parcel of 15,000 SF. Adjacent parcel has same zoning and price.



Property Information

Availability Information

Comments

3

0 Shinn St
Fremont, CA 94536



Type: Land
 Avail ID: 1016131851
 APN: 507-0377-005-01

FOR SALE

Asking Price: \$0
 Sale SF: 1,042,826
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 23.94
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Robert Rowland 925-743-0791



4

6970 Camino Arroyo Rd
Gilroy, CA 95020



Type: Land
 Avail ID: 1016145281
 APN: 841-70-049

FOR SALE

Asking Price: \$3,769,246
 Sale SF: 443,440
 Price/SF: \$8.50
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 10.18
 Useable Acres: 10.18
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Mark Sanchez 408-842-7000
 Jeff Barnes 408-218-3366
 Sale Comment: 10.18 acres. Part of Regency PUD.
 Directly across from Target/Kohls power center. Owner will sell, build-to-suit, all or part. Ground zero retail site!
 Features:
 Highway Access - 101, 152



5

1871 Carob Ct
Gilroy, CA 95020



Type: Land
 Avail ID: 1016127924
 APN: 783-72-010

FOR SALE

Asking Price:
 Sale SF: 1,783,346
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 40.94
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Call listing agent for details.



Property Description

Lots 783-72: 10-13, 16-20, 22-33, 35-37, 39-45, 47-49, 51-57, 59-63 of Gilroy Country Oaks Subdivision.


Property Information

Availability Information

Comments

6

**6605 Chestnut St
Gilroy, CA 95020**



Type: Land
Avail ID: 1016086256
APN: 841-16-117

FOR SALE



Asking Price:
Sale SF: 389,862
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 8.95
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Mark Sanchez 408-842-7000
Jeff Barnes 408-218-3366


Sale Comment: Large commercial lot for Sale. Zoned CM. Allows most Commercial and Light Industrial uses. Great access to Hwys 101 and 152.

Features:
Highway Access - 101, 152

7

**850 Holloway Rd
Gilroy, CA 95020**



Type: Land
Avail ID: 1016142518
APN: 841-70-026

FOR SALE



Asking Price: \$452,808
Sale SF: 100,624
Price/SF: \$4.50
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 2.31
Useable Acres: 2.31
Dimensions:
Zoning: PUD/M2
Utilities:
Entitlements:
Topography:
Assessments:
General Plan: Industrial

Agents:
Mark Sanchez 408-842-7000


Sale Comment: Corner lot. Across from power center. Walk to retail and restaurants. Great Highway 101 and 156 access. Subject to court approval.

Features:
Highway Access - 101, 156

8

**Monterey Rd
Gilroy, CA 95037**



Type: Land
Avail ID: 1016144136
APN: 841-14-011

FOR SALE


Asking Price: \$1,134,302
Sale SF: 81,021
Price/SF: \$14.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 1.86
Useable Acres: 1.86
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000

Sale Comment: 1.86 acres in Gilroy's Downtown Specific Plan. Multi-family/Commercial/Mixed Use all allowed. Can combine with adjoining property for 4.33 acre total project.

Features:
Highway Access - 101



Property Information

Availability Information

Comments

9

700-710 Renz Lane
Gilroy, CA 95020



Type: Land
Avail ID: 1016152067
APN: 841-10-046, 841-10-047

FOR SALE
Asking Price:
Sale SF:
Price/SF:
Cap Rate:
Occupied?:
Sale Terms:

\$849,000
95,832
\$8.86
No

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

2.20
M2

Agents:
Chris Twardus 408-282-3836

10

0 Royal Way
Gilroy, CA 95020



Type: Land
Avail ID: 1016106596
APN: 799-44-093

FOR SALE
Asking Price:
Sale SF:
Price/SF:
Cap Rate:
Occupied?:
Sale Terms:

\$2,150,000
146,361
\$14.69
No

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

3.36
R3

Agents:
Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000
Sale Comment: 3.36 acres of land zoned R3. 16 RDO units available now. Possible 2 phase development

11

Wheeler St, Suite 0
Gilroy, CA 95020



Type: Land
Avail ID: 16039413
APN: 841-02-055

FOR SALE
Asking Price:
Sale SF:
Price/SF:
Cap Rate:
Occupied?:
Sale Terms:

\$451,892
32,278
\$14.00
No

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:









0.74
0.74
CM

Agents:
Jeff Barnes 408-218-3366
Mark Sanchez 408-842-7000
Lease Comment: Small industrial and commercial lot.. Fully improved with curb and gutters. The sale price is \$451,892 or \$14.00sf.
Features:
Highway Access - 101

Property Information

Availability Information

Comments

| | | | | |
|---|--|---|--|---|
| <p>12</p>    | <p>McCarthy Business Park Pacheco Pass Hwy Gilroy, CA 95020</p> <hr/> <p>Type: Land Avail ID: 1016124814 APN: 841-17-080</p> | <p>FOR SALE</p> <p>Asking Price: Sale SF: 3,136,320 Price/SF: Cap Rate: Occupied?: No Sale Terms:</p> | <p>Total Acres: 95.00 Useable Acres: Dimensions: Zoning: PUD Utilities: Entitlements: Topography: Assessments: General Plan:</p> | <p>Agents: Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000</p> <hr/> <p>Sale Comment: Master planned Industrial/R&D Park. Phase I fully improved, fully landscaped with sidewalks, Bike and Walking Trails. Major Highway Intersection with major big box retail. Great opportunity to own a fully entitled Industrial Park in Santa Clara County</p> <hr/> <p>Features: Highway Access - 101</p> |
| <p>13</p>   | <p>McCarthy Business Park Pacheco Pass Hwy, Suite 0 Gilroy, CA 95020</p> <hr/> <p>Type: Land Avail ID: 16046188 APN: 841-17-080</p> | <p>FOR SALE</p> <p>Asking Price: Sale SF: 4,138,200 Price/SF: Cap Rate: Occupied?: No Sale Terms:</p> | <p>Total Acres: 95.00 Useable Acres: Dimensions: Zoning: PUD Utilities: Entitlements: Topography: Assessments: General Plan:</p> | <p>Agents: Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000</p> <hr/> <p>Sale Comment: 95 acres built to suit. Flexible parcel sizes. 16 acres of Retail. Master planned industrial park. Bike and walking trails. Zoned PUD-Industrial and Commercial. Contiguous to Gilroy Crossings 500,000sf retail center.</p> <hr/> <p>Features: Highway Access - 101</p> |
| <p>14</p> <p>Building Photo Not on File</p>    | <p>Obata Industrial Park 0 Obata Way Gilroy, CA 95020</p> <hr/> <p>Type: Land Avail ID: 1016153500 APN: 841-76-022</p> | <p>FOR SALE</p> <p>Asking Price: \$415,562 Sale SF: 52,272 Price/SF: \$7.95 Cap Rate: Occupied?: No Sale Terms:</p> | <p>Total Acres: 1.20 Useable Acres: Dimensions: Zoning: M2 Utilities: Entitlements: Topography: Assessments: General Plan:</p> | <p>Agents: Jeff Barnes 408-218-3366 Mark Sanchez 408-842-7000</p> <hr/> <p>Sale Comment: Great Coner lot in busy industrial park. Zoned heavy industrial.</p> |

Property Information

Availability Information

Comments

15



Obata Industrial Park
300 Obata Way
Gilroy, CA 95020

Type: Land
 Avail ID: 1016140517
 APN: 841-79-006

FOR SALE

Asking Price: \$687,378
 Sale SF: 114,563
 Price/SF: \$6.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 2.63
 Useable Acres: 2.63
 Dimensions:
 Zoning: M2
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan: Industrial

Agents:
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Zoned M2; Heavy Industrial.



16



0 Digital Dr
Morgan Hill, CA 95037

Type: Land
 Avail ID: 1016122817
 APN: 726-47-021

FOR SALE

Asking Price: \$350,000
 Sale SF: 56,192
 Price/SF: \$6.23
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 1.29
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Mark Sanchez 408-842-7000
 Jeff Barnes 408-218-3366
 Sale Comment: Fully approved office/medical building, up to 20,000 SF. Part of Morgan Hill Ranch and Venture Professional Center.



17



0 Juan Hernandez Dr
Morgan Hill, CA 95037

Type: Land
 Avail ID: 1016039399
 APN: 817-09-039-041

FOR SALE

Asking Price: \$10,000,000
 Sale SF: 783,209
 Price/SF: \$12.77
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 17.98
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Mark Sanchez 408-842-7000
 Lease Comment: 17.98 acres for sale (13.94 acres and 4.40 acres) @\$14,250,000.00. Prime freeway frontage development site.
 Sale Comment: 17.98 acres for sale (13.94 acres and 4.40 acres) @\$10,000,000.00. Prime freeway frontage development site. Current zoning is CM (Campus Industrial), but the city of Morgan Hill open to alternative uses.



Property Information

Availability Information

Comments

18

18110 Monterey Hwy
Morgan Hill, CA 95037



Type: Land
 Avail ID: 16042682

FOR SALE

Asking Price: \$5,245,488
 Sale SF: 291,416
 Price/SF: \$18.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 6.69
 Useable Acres: 6.69
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Brian Mason 408-282-3959
 Chris Twardus 408-282-3836
 Sale Comment: 6.69 acres for sale. Zoned Commercial & ML Light Industrial. The sale price is \$5,245,488 or \$18.00sf.



Property Description

6.69 acres.

19

0 San Martin Ave
Morgan Hill, CA 95037



Type: Land
 Avail ID: 1016122334
 APN: 825-09-036, 825-09-052

FOR SALE

Asking Price: \$999,000
 Sale SF: 142,877
 Price/SF: \$6.99
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 3.28
 Useable Acres: 3.28
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Howard Berry 408-282-3809
 Sale Comment: Property located at the northwest corner of E. San Martin and Murphy Ave in Morgan Hill. Excellent access and visibility from Highway 101. Zoned A1A.
 Features:
 Highway Access - 101



20

425 Tennant Ave
Morgan Hill, CA 95037



Type: Land
 Avail ID: 1016146675
 APN: 817-29-028

FOR SALE

Asking Price: \$3,628,330
 Sale SF: 537,530
 Price/SF: \$6.75
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 12.34
 Useable Acres:
 Dimensions:
 Zoning: LI
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Great Industrial site with exposure on Tennant Ave. and across the street from retail amenities.



Property Information

Availability Information

Comments

21

1288 N Capitol Ave
San Jose, CA 95132



Type: Land
 Avail ID: 1016149689
 APN: 589-20-012

FOR SALE

Asking Price: \$0
 Sale SF: 58,806
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 1.35
 Useable Acres:
 Dimensions:
 Zoning: R18
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Robert Rowland 925-743-0791



22

341-383 Delmas Ave
San Jose, CA 95126



Type: Land
 Avail ID: 1016099763

FOR SALE

Asking Price: \$0
 Sale SF: 40,593
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 93.00
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Robert Rowland 925-743-0791



23

551 Lewis Rd
San Jose, CA 95111



Type: Residential
 Avail ID: 1016150308
 APN: 999-999-9999

FOR SALE

Asking Price: \$1,500,000
 Sale SF: 4,744
 Price/SF: \$316.19
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres:
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Chris Twardus 408-282-3836
 Sale Comment: 19,000 SF lot.



Property Information

Availability Information

Comments

24

Building Photo
Not on File

1523 McLaughlin Ave
San Jose, CA 95122

Type: Land
Avail ID: 1016154171
APN: 477-46-054

FOR SALE

Asking Price: \$6,088,816
Sale SF: 209,959
Price/SF: \$29.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

4.82 Agents:
Greg Galasso 408-282-3816
Chris Twardus 408-282-3836
R18
Sale Comment: Subject size is divided into two parcels.
2.56 acres & 2.59 acres gross. No religious uses allowed.

25



Monterey Rd
San Jose, CA 95123

Type: Land
Avail ID: 1016040665
APN: 725-05-5-6

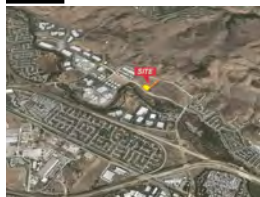
FOR SALE

Asking Price: \$1,200,000
Sale SF: 519,235
Price/SF: \$2.31
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 11.92
Useable Acres: 11.92
Dimensions:
Zoning: Residential
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Chris Twardus 408-282-3836
Sale Comment: 11.92 acres for sale @ \$1,200,000. 2
Parcels: 6.11 acres and 5.77 acres (can be purchased
individually).

26



514 Piercy Rd
San Jose, CA 95138

Type: Land
Avail ID: 1016146571
APN: 678-08-050

FOR SALE

Asking Price: \$1,280,664
Sale SF: 106,722
Price/SF: \$12.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 2.45
Useable Acres:
Dimensions:
Zoning: IP
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Robert Rowland 925-743-0791
Sale Comment: Fully improved parcel in Edenvale East
Industrial Area. Zoned IP - Industrial Park. All cash at
closing.

Property Information

Availability Information

Comments

27

0 Santa Teresa Blvd
San Jose, CA 95119



Type: Land
 Avail ID: 1016113458

**FOR SALE**

Asking Price: \$0
 Sale SF: 1,489,316
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 34.19
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Gregg von Thaden 408-282-3915
 Steve Prehm 408-282-3936
 Sale Comment: Vacant improved land for sale. Zoned industrial park. Direct access to Santa Teresa Light Rail station, Monterey Highway, Highways 85 and 101. Close to residential communities, retail and recreation areas. 15 minutes to downtown San Jose and airport. Full square block.

28

1850 Stone Ave
San Jose, CA 95125



Type: Land
 Avail ID: 1016108397
 APN: 455-23-108

**FOR SALE**

Asking Price: \$5,085,625
 Sale SF: 203,425
 Price/SF: \$25.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 4.67
 Useable Acres:
 Dimensions:
 Zoning: IP
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan: HI

Agents:
 Dave Evans 408-282-3825
 Mary Wimmer 408-282-3913
 Mark Sanchez 408-842-7000
 Sale Comment: Industrial Land, Centrally located. Excellent opportunity for Build-to-Suit. Two parcel entrances from Stone Avenue and Little Orchard Street.
 Features:
 Highway Access - 87, 101, 280

29

Eden Park II
0 Hellyer Ave A
San Jose, CA 95138



Type: Land
 Avail ID: 439545

**FOR SALE**

Asking Price: \$8,214,872
 Sale SF: 699,138
 Price/SF: \$11.75
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 16.05
 Useable Acres: 16.05
 Dimensions:
 Zoning: IP
 Utilities:
 Entitlements:
 Topography:
 Assessments: \$2.75
 General Plan:

Agents:
 Jere Hench 408-282-3832
 Sale Comment: Four land parcels totaling 16.05 acres w/approved plans for 279,879 SF of two story office/R&D buildings now priced at \$11.75 PSF, net of assessments (\$2.75).

Property Information

Availability Information

Comments

30



0 Grant St
Santa Clara, CA 95050

Type: Land
Avail ID: 1016130224
APN: 9-9-9

FOR SALE

Asking Price: \$9,528,750
Sale SF: 381,150
Price/SF: \$25.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 8.75
Useable Acres: 8.75
Dimensions:
Zoning: MH - Heavy Ind.
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Dave Evans 408-282-3825
Steve Zamudio, CCIM 408-282-3824
Sale Comment: Close to San Jose airport. Can accommodate 25,000 to ±150,000 SF building. Currently 5 parcels.
Features:
Freeway Visibility



31



0 Saratoga Creek
Saratoga, CA 95070

Type: Land
Avail ID: 1016141000
APN: 389-06-020, 389-06-021

FOR SALE

Asking Price: \$0
Sale SF: 48,144
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 1.10
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Brian Mason 408-282-3959
Bob Shepherd 408-282-3855
Sale Comment: 2 entitled parcels for sale. Parcel 1: 27,210 SF. Parcel 2: 20,934 SF. Buildings can be 4,000 to 4,400 SF. Zoned for medical/professional office.








EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR LEASE AND SALE

| Property Information | | Availability Information | | | Comments | |
|---|--|---|---|---|--|---|
| <div style="background-color: black; color: white; padding: 2px; text-align: center; width: 20px; margin-bottom: 5px;">1</div>  <div style="display: flex; align-items: center; margin-top: 10px;">   </div> | 335 Cochrane Cir, Suite 335 Morgan Hill, CA 95037 | <i>Available SF:</i> 11,250 <i>Min/Max:</i> 11,250-11,250 <i>Avail Date:</i> Immediate <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 11,250 <i>Avail ID:</i> 1016010606 | <i>Suite:</i> 335 <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> \$0.00 <i>Rental Rate:</i> \$0.90 NNN <i>Asking Price:</i> \$1,012,500 <i>Price/SF:</i> \$90.00 <i>Cap Rate:</i> <i>Occupied?:</i> No | <i>Bldg Class:</i> <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> 4.00 /1000 <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i> | <i>Agents:</i> Jeff Barnes 408-218-3366 André Walewski 408-282-3837 <hr/> <i>Lease Comment:</i> Freestanding building. 23 private offices, two conference rooms, open office area, and break room. 100% drop ceiling. | |
| | <div style="background-color: black; color: white; padding: 2px; text-align: center; width: 20px; margin-bottom: 5px;">2</div>  <div style="display: flex; align-items: center; margin-top: 10px;">   </div> | 485 Cochrane Cir, Suite 485 Morgan Hill, CA 95037 | <i>Available SF:</i> 11,250 <i>Min/Max:</i> 11,250-11,250 <i>Avail Date:</i> Immediate <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 11,250 <i>Avail ID:</i> 1016010605 | <i>Suite:</i> 485 <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> \$0.00 <i>Rental Rate:</i> \$0.90 NNN <i>Asking Price:</i> \$1,012,500 <i>Price/SF:</i> \$90.00 <i>Cap Rate:</i> <i>Occupied?:</i> No | <i>Bldg Class:</i> <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> 4.00 /1000 <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i> | <i>Agents:</i> Jeff Barnes 408-218-3366 André Walewski 408-282-3837 <hr/> <i>Lease Comment:</i> Freestanding building. 100% drop ceiling. Eight private offices, two conference room, open office area, lunch room, and storage. |

Property Information

Availability Information

Comments

3



17735 Monterey St
Morgan Hill, CA 95037

Type: Office/Flex
Status: Existing
Bldg SF: 2,456
Avail ID: 1016149317
APN: 764-13-048

Available SF: 2,456
Min/Max: 2,456-2,456
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.10 GR
Asking Price: \$895,000
Price/SF: \$364.41
Cap Rate:
Occupied?: No

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B
1
Agents:
Mark Sanchez 408-842-7000
Matt van Keulen 408-842-7000
Lease Comment: 800 SF restaurant, 1,645 SF office building. Great visibility. 15,550 SF lot.
Sale Comment: 800 SF restaurant, 1,645 SF office building. Great visibility. 15,550 SF lot.

4



Sutter Business Park
105 Cochrane Cir, Suite 105
Morgan Hill, CA 95037

Type: Office
Status: Existing
Bldg SF: 24,375
Avail ID: 16041312

Available SF: 24,375
Min/Max: 5,625-18,750
Avail Date: Immediate
Suite 105
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: \$0.21
Rental Rate: \$0.90 NNN
Asking Price: \$2,193,750
Price/SF: \$90.00
Cap Rate:
Occupied?: No

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

1
3.00 /1000
Agents:
Jeff Barnes 408-218-3366
André Walewski 408-282-3837
Lease Comment: Divisible to 18,750 - 5,625 Sq. Ft.
Mixture of private offices and open office area.

5



1038 Leigh Ave
San Jose, CA 95126

Type: Office
Status: Existing
Bldg SF: 13,920
Avail ID: 1016134415
APN: 284-32-010

Available SF: 13,920
Min/Max: 414-13,920
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price: \$2,895,000
Price/SF: \$207.97
Cap Rate:
Occupied?: No

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B
2
3.23 /1000
45
Agents:
Brent Dressen 408-282-3979
Steve Hunt 408-282-3846
Sale Comment: Freestanding multi-tenant West Valley office building for sale. Ideal for owner/user. Possible seller leaseback of ground floor. Call to tour.

Property Information

Availability Information

Comments

6

Green Valley Research Park

Santa Teresa Blvd

San Jose, CA 95119



Type: Office/R&D
Status: Development (12 mos out)
Bldg SF: 4,400,000
Avail ID: 16040887

Available SF: 4,400,000
Min/Max: 250,000-4,400,000
Avail Date: TBD
Suite
Avail Type: Lease and Sale
TI Allow: \$35.00
Expenses: TBD
Rental Rate: \$1.79 NNN
Asking Price:
Price/SF:
Cap Rate:
Occupied?: No

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Craig Fordyce, SIOR, CCIM 408-282-3911
 Michael Rosendin, SIOR, CCIM 408-282-3900
 Shane Minnis, LEED AP 408-282-3901
Lease Comment: Build-to-suit from 250,000 SF to 4.4 M SF Across from Cisco land. Class A Office/R&D. Land Parcels also for sale from 10 acres to 277 acres.
Sale Comment: Build-to-suit from 250,000 SF to 4.4 M SF Across from Cisco land. Class A Office/R&D. Sale price TBD
Features:
 Highway Access - 85, 101
 LEED Certified

Property Description

Land Sales from 10 Acres on up to 277 buildable acres. Build-to-suits from 200,000 to 1,800,000 SF. Expansion up to 4,400,000 SF - Entitlements in place. Owner committed to constructing LEED certified buildings. Direct access via Bailey Road Exit off Hwy 101. Revers commute and close to residential communities. Scenic views of gently sloping hillside surroundings. Occupancy cost significantly less than comparable product.

Phase A construction drawings complete and ready to submit to city. Max 11.4% FAR.

7

Hellyer Commons

6000 Hellyer Ave, Suite 100

San Jose, CA 95138



Type: Office/R&D
Status: Existing
Bldg SF: 6,094
Avail ID: 1016151292

Available SF: 2,952
Min/Max: 2,952-6,094
Avail Date: Immediate
Floor/Suite 1/100
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.25 NNN
Asking Price: \$620,000
Price/SF: \$210.03
Cap Rate:
Occupied?: Yes

Bldg Class: A
Bldg Floors: 1
Load Factor: 6.00 /1000
Park Ratio:
Park Spaces: 36
Pass Elevs:
Freight Elevs:

Agents:
 David Mein 408-891-6504
Lease Comment: 3 private offices with balance open office. Currently rented month-to-month for \$3,600 per month Gross.
Sale Comment: 3 private offices with balance open office. Currently rented month-to-month for \$3,600 per month Gross.
Features:
 Highway Access - 85, 101
 Sprinklers

Property Description

R&D/Office Condo.

Property Information

Availability Information

Comments

8



Hellyer Commons
6000 Hellyer Ave, Suite 100 & 150
San Jose, CA 95138

Type: Office/R&D
 Status: Existing
 Bldg SF: 6,094
 Avail ID: 1016151294

Available SF: 6,094
 Min/Max: 6,094-6,094
 Avail Date: Immediate
 Suite: 100 & 150
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.25 NNN
 Asking Price: \$1,280,000
 Price/SF: \$210.04
 Cap Rate:
 Occupied?: No

Bldg Class: A
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 6.00 /1000
 Park Spaces: 36
 Pass Elevs:
 Freight Elevs:

Agents: David Mein 408-891-6504
 Lease Comment: 6,094 SF office building divisible to 2,952 SF. The property has a condo map so it can be sold as 2 separate units. Build out with 100% office.
 Sale Comment: 6,094 SF office building divisible to 2,952 SF. The property has a condo map so it can be sold as 2 separate units. Build out with 100% office.
 Features: Highway Access - 85, 101
 Sprinklers

Property Description

R&D/Office Condo.

9



Hellyer Commons
6000 Hellyer Ave, Suite 150
San Jose, CA 95138

Type: Office/R&D
 Status: Existing
 Bldg SF: 6,094
 Avail ID: 1016151293

Available SF: 3,142
 Min/Max: 3,142-6,094
 Avail Date: Immediate
 Floor/Suite: 1/150
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.25 NNN
 Asking Price: \$660,000
 Price/SF: \$210.06
 Cap Rate:
 Occupied?: No

Bldg Class: A
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 6.00 /1000
 Park Spaces: 36
 Pass Elevs:
 Freight Elevs:

Agents: David Mein 408-891-6504
 Lease Comment: 4 private offices. large conference room with the balance open office. Currently occupied by Silvia Brown Corporation. Can be made available with 15 days notice. Furniture is available and potential Plug & Play.
 Sale Comment: Furniture is available and potential Plug & Play. Combo lockbox on front door.
 Features: Highway Access - 85, 101
 Sprinklers

Property Description

R&D/Office Condo.

10



Victor Square
10 Victor Sq
Scotts Valley, CA 95066

Type: Office/R&D
 Status: Existing
 Bldg SF: 39,605
 Avail ID: 1016154406

Available SF: 31,000
 Min/Max: 4,500-39,605
 Avail Date: Immediate
 Suite:
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 NNN
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class: C
 Bldg Floors: 2
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents: Kristen Macken, SIOR 408-282-3878
 Don Reimann 408-282-3888
 Features: Sprinklers

Property Information

Availability Information

Comments

11



690 E Arques Ave
Sunnyvale, CA 94085

Type: Office/R&D
Status: Existing
Bldg SF: 65,055
Avail ID: 16004893
APN: 205-31-005

Available SF: 65,055
Min/Max: 65,055-65,055
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.95 NNN
Asking Price:
Price/SF:
Cap Rate:
Occupied?: No

Bldg Class: B
Bldg Floors: 2
Load Factor: 4.00 /1000
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 2 David Sandlin, SIOR 408-282-3988
 Jim Beeger 408-282-3942
Lease Comment: Under new ownership. Extensive market-ready renovations completed. Prime location in Sunnyvale.
Sale Comment: Under new ownership. Extensive market-ready renovations completed. Prime location in Sunnyvale.
Features:
 Sprinklers



EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR SALE

Property Information Availability Information Comments

| | | | | |
|----------|---|--|--|---|
| 1 | 1625 W Campbell Ave Campbell, CA 95008 <hr/> <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 9,810 <i>Avail ID:</i> 1016138788 <i>APN:</i> 307-16-004 | FOR SALE <i>Asking Price:</i> \$2,400,000 <i>Sale SF:</i> 9,810 <i>Price/SF:</i> \$244.65 <i>Cap Rate:</i> <i>Occupied?:</i> Yes <i>Sale Terms:</i> | <i>Bldg Class:</i> C <i>Bldg Floors:</i> 2 <i>Load Factor:</i> <i>Park Ratio:</i> 4.20 /1000 <i>Park Spaces:</i> 42 <i>Pass Elevs:</i> <i>Freight Elevs:</i> | <i>Agents:</i> Mike Miller 408-282-3842 <hr/> <i>Sale Comment:</i> 2-story office building. |
|----------|---|--|--|---|



Property Description

Base add

| | | | | |
|----------|--|---|---|--|
| 2 | 15055 Los Gatos Blvd, Suite 310 Los Gatos, CA 95032 <hr/> <i>Type:</i> Medical <i>Status:</i> Existing <i>Bldg SF:</i> 28,249 <i>Avail ID:</i> 1016147745 | FOR SALE <i>Asking Price:</i> \$1,129,000 <i>Sale SF:</i> 2,258 <i>Price/SF:</i> \$500.00 <i>Cap Rate:</i> <i>Occupied?:</i> No <i>Sale Terms:</i> | <i>Bldg Class:</i> A <i>Bldg Floors:</i> 2 <i>Load Factor:</i> <i>Park Ratio:</i> 4.00 /1000 <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i> | <i>Agents:</i> Steve Hunt 408-282-3846 <hr/> <i>Features:</i> Highway Access - 17, 85 Sprinklers |
|----------|--|---|---|--|



Property Description

Office over retail.

Property Information

Availability Information

Comments

3

15055 Los Gatos Blvd, Suite 350**FOR SALE***Bldg Class:*

A

*Agents:***Los Gatos, CA 95032***Asking Price:*

\$1,209,500

Bldg Floors:

2

Steve Hunt

408-282-3846

*Type:* Office*Sale SF:*

2,419

*Load Factor:**Status:* Existing*Price/SF:*

\$500.00

Park Ratio:

4.00 /1000

*Features:*Highway Access - 17, 85
Sprinklers*Bldg SF:* 28,249*Cap Rate:*

No

*Park Spaces:**Pass Elev:**Avail ID:* 1016096775*Sale Terms:**Freight Elev:*

Property Description

Office over retail.

4

Stanford Research Park**FOR SALE***Bldg Class:*

C

*Agents:***3960 El Camino Real***Asking Price:*

\$1,599,000

Bldg Floors:

1

Jere Hench

408-282-3832

Palo Alto, CA 94306*Sale SF:*

3,529

Load Factor:

Romy Zeid

408-282-3818

*Type:* Office*Price/SF:*

\$453.10

Park Ratio:

1.00 /1000

Sale Comment: Great location on El Camino Real*Status:* Existing*Cap Rate:*

No

Park Spaces:

3

Bldg SF: 3,529*Sale Terms:**Pass Elev:**Avail ID:* 1016146911*APN:* 137-11-080*Freight Elev:*

5

50-90 N 1st St**FOR SALE***Bldg Class:*

B

*Agents:***San Jose, CA 95113***Asking Price:*

\$10,000,000

Bldg Floors:

2

David Buchholz

408-282-3843

*Type:* Office*Sale SF:*

63,373

Load Factor:

John Kovaleski

408-282-3844

Status: Existing*Price/SF:*

\$157.80

*Park Ratio:**Sale Comment:* Six 1-2 story office/commercial buildings.

Not for sale individually. Price is for the entire property.

Bldg SF: 63,373*Cap Rate:*

No

Park Spaces:

High density residential re-development site. 8/15/2013 In escrow.

Avail ID: 1016137354*Sale Terms:**Freight Elev:**APN:* 467-21-020, 467-21-019,
467-21-030, 467-21-018, 467-21-038,
467-21-038

Property Description

1.39 acre parcel potential high density residential development. The addresses are 50, 60, 66, 80, and 90 North 1st Street and 65 North 2nd Street. Located in the heart of Downtown San Jose and adjacent to St. James Park. Frontage on North 1st Street and North 2nd Street. Adjacent to Light Rail and nearby amenities.

Property Information

Availability Information

Comments

6

105 Jackson Ave, Suite 103
San Jose, CA 95112



Type: Medical
 Status: Existing
 Bldg SF: 10,000
 Avail ID: 1016145351
 APN: 481-08-088

FOR SALE

Asking Price: \$270,000
 Sale SF: 1,200
 Price/SF: \$225.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: B
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 5.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 1 Jeff Barnes 408-218-3366
 Mark Sanchez 408-842-7000
 Sale Comment: Medical condo for sale. 2 private offices.
 2 exam rooms. 2 restrooms.
 Features:
 Highway Access - 680



7

125 N Jackson Ave, Suite 205/206
San Jose, CA 95112



Type: Medical
 Status: Existing
 Bldg SF: 6,000
 Avail ID: 1016114634
 APN: 481-06-071

FOR SALE

Asking Price: \$877,500
 Sale SF: 2,700
 Price/SF: \$325.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: B
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 1 Brett Taylor 408-282-3889
 Jim Castignani 408-282-3893
 Sale Comment: Built out exam rooms with sinks,
 restroom, reception, waiting rooms and private offices.
 Suite 205 is 1,100SF @ \$357,500. Suite 206 is 1,600SF
 @ \$520,000. Each unit can be sold separately or
 combined together for a total of 2,700SF.
 Features:
 Highway Access - 87, 280, 880
 Private Office



8

2520 Moorpark Ave
San Jose, CA 95128-4708



Type: Office
 Status: Existing
 Bldg SF: 1,290
 Avail ID: 1016077593
 APN: 282-02-008

FOR SALE

Asking Price: \$780,000
 Sale SF: 1,290
 Price/SF: \$604.65
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: C
 Bldg Floors: 1
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 1 Michael Johnson, SIOR 408-282-3852
 Sale Comment: Single story residential house converted
 to commercial. Corner lot with on-site parking. Large yard
 and signage on Moorpark Avenue. Property is one block
 from Bascom Avenue and Valley Medical Center. All cash
 transaction. Call to tour.
 Features:
 Highway Access - 17, 280
 Signage
 Yard



Property Information

Availability Information

Comments

9



595 Park Ave
San Jose, CA 95110

Type: Office
 Status: Existing
 Bldg SF: 13,405
 Avail ID: 1016138074
 APN: 259-48-057

FOR SALE

Asking Price: \$2,067,000
 Sale SF: 13,405
 Price/SF: \$154.20
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: B
 Bldg Floors: 3
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs: 0

Agents: Steve Hunt 408-282-3846
 Features: Highway Access - 87, 280
 Public Transportation - Light Rail, DASH, VTA
 Sprinklers



10



1501 The Alameda
San Jose, CA 95126

Type: Office
 Status: Existing
 Bldg SF: 7,200
 Avail ID: 1016138781
 APN: 261-20-072

FOR SALE

Asking Price: \$1,987,200
 Sale SF: 7,200
 Price/SF: \$276.00
 Cap Rate:
 Occupied?: Yes
 Sale Terms:

Bldg Class: B
 Bldg Floors: 2
 Load Factor:
 Park Ratio: 2.22 /1000
 Park Spaces: 16
 Pass Elevs: 0
 Freight Elevs: 0

Agents: Brent Dressen 408-282-3979
 Steve Hunt 408-282-3846
 Sale Comment: Small freestanding, multi-tenant office building on The Alameda. High The Alameda visibility. Divisible down to 3,600 SF. Potential seller leaseback.
 Call to tour - do not disturb tenants.
 Features: Highway Access - 280, 880



11



1635 The Alameda
San Jose, CA 95126

Type: Office
 Status: Existing
 Bldg SF: 13,048
 Avail ID: 1016136813
 APN: 261-18-027

FOR SALE

Asking Price: \$3,850,000
 Sale SF: 13,049
 Price/SF: \$295.06
 Cap Rate:
 Occupied?: Yes
 Sale Terms:

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 9.00
 Park Ratio: 2.76 /1000
 Park Spaces: 36
 Pass Elevs: 1
 Freight Elevs: 0

Agents: Brent Dressen 408-282-3979
 Steve Hunt 408-282-3846
 Sale Comment: Rare freestanding, two-story office building for sale. Currently 100% leased. Potential tenant leaseback. Elevator served. Call to tour.
 Features: Highway Access - 880



Property Information

Availability Information

Comments

12



Pinn Bros Office Park
1485 Saratoga Ave
San Jose, CA 95129

Type: Office
 Status: Existing
 Bldg SF: 9,163
 Avail ID: 1016146662

**FOR SALE**

Asking Price: \$2,107,490
 Sale SF: 9,163
 Price/SF: \$230.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: B
 Bldg Floors: 2
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Paige DeSmet 408-282-3918
 Dave Schmidt, SIOR 408-282-3814
 Sale Comment: Great access to Highways 280 & 85.
 Located close to Westgate Shopping Center and El Paseo de Saratoga. Entire 9,163 SF building for sale. Suite 200 (4,791 SF) also for lease. Great owner/user opportunity. Sentrilock lockbox on front door closest to rear parking area.
 Features:
 Highway Access - 85, 280
 Private Office - 8

13



Regional Medical Center of San Jose
200-220 Jose Figueres Ave, Suite 265
San Jose, CA 95116

Type: Medical
 Status: Existing
 Bldg SF: 122,125
 Avail ID: 1016031170
 APN: 481-05-035

**FOR SALE**

Asking Price: \$306,660
 Sale SF: 1,345
 Price/SF: \$228.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: A
 Bldg Floors: 4
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces: 480
 Pass Elevs: 2
 Freight Elevs:

Agents:
 Jim Castignani 408-282-3893
 Brett Taylor 408-282-3889
 Sale Comment: Brand new Class A Medical Office Condominiums. Three suites remaining.
 Features:
 Highway Access - 101, 280

14



Regional Medical Center of San Jose
200-220 Jose Figueres Ave, Suite 285
San Jose, CA 95116

Type: Medical
 Status: Existing
 Bldg SF: 122,125
 Avail ID: 1016137613
 APN: 481-05-035

**FOR SALE**

Asking Price: \$309,168
 Sale SF: 1,356
 Price/SF: \$228.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: A
 Bldg Floors: 4
 Load Factor: 15.61
 Park Ratio: 4.00 /1000
 Park Spaces: 488
 Pass Elevs: 2
 Freight Elevs:

Agents:
 Jim Castignani 408-282-3893
 Brett Taylor 408-282-3889
 Sale Comment: Brand new Class A Medical Office Condominiums. Three suites remaining.
 Features:
 Highway Access - 101, 280

Property Information

Availability Information

Comments

15

The Dyer Building
2801 Moorpark Ave
San Jose, CA 95128



Type: Office
 Status: Existing
 Bldg SF: 5,000
 Avail ID: 1016133193
 APN: 279-48-009

FOR SALE

Asking Price: \$1,150,000
 Sale SF: 5,000
 Price/SF: \$230.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class: B
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 2.30 /1000
 Park Spaces: 12
 Pass Elevs:
 Freight Elevs:







Agents:
 Brent Dressen 408-282-3979
 Steve Hunt 408-282-3846



EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR LEASE AND SALE

| Property Information | | Availability Information | | Comments | |
|----------------------|---|---|--|---|--|
| 1 | <p>850 E Dunne Ave Morgan Hill, CA 94539</p> <p><i>Type:</i> Retail <i>Status:</i> Existing <i>Bldg SF:</i> 26,324 <i>Avail ID:</i> 1016134435 <i>APN:</i> 817-11-051</p>    | <p><i>Available SF:</i> 26,324 <i>Min/Max:</i> 13,000-26,324 <i>Avail Date:</i> Immediate <i>Unit/Suite:</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$1.25 NNN <i>Asking Price:</i> \$4,500,000 <i>Price/SF:</i> \$170.95 <i>Cap Rate:</i> <i>Occupied?:</i> No</p> | <p><i>Park Ratio:</i> <i>Park Spaces:</i></p> | <p><i>Agents:</i> David Buchholz 408-282-3843 Nick Goddard 408-282-3858 John Kovaleski 408-282-3844</p> <p><i>Lease Comment:</i> Freeway pylon signage. Co-tenants include Safeway, Home Depot, Walgreens and Trader Joe's (across the street).</p> <p><i>Features:</i> Highway Access - 101</p> | |
| 2 | <p>2321 Stevens Creek Blvd San Jose, CA 95128</p> <p><i>Type:</i> Retail <i>Status:</i> Existing <i>Bldg SF:</i> 440 <i>Avail ID:</i> 1016153743 <i>APN:</i> 274-57-008</p>    | <p><i>Available SF:</i> 440 <i>Min/Max:</i> 440-440 <i>Avail Date:</i> Immediate <i>Unit/Suite:</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$12.50 NNN <i>Asking Price:</i> \$390,000 <i>Price/SF:</i> \$886.36 <i>Cap Rate:</i> <i>Occupied?:</i> No</p> | <p><i>Park Ratio:</i> <i>Park Spaces:</i></p> | <p><i>Agents:</i> Tom de Jong 408-282-3829</p> <p><i>Lease Comment:</i> Operating gas station and convenience store. 4 pumps, beer and wine license. Business sale with long-term lease on the gas station and C-Store.</p> <p><i>Sale Comment:</i> Operating gas station and convenience store. 4 pumps, beer and wine license. Business sale only. Does not include the real estate.</p> | |



EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR SALE

Property Information Availability Information Comments

| | | | | |
|----------|--|---|---|---|
| 1 | 257 N 2nd St San Jose, CA 95113 <hr/> <i>Type:</i> Retail <i>Status:</i> Existing <i>Bldg SF:</i> 2,900 <i>Avail ID:</i> 1016041539 <i>APN:</i> 467-01-003 | FOR SALE <i>Asking Price:</i> \$775,000 <i>Sale SF:</i> 2,900 <i>Price/SF:</i> \$267.24 <i>Cap Rate:</i> <i>Occupied?:</i> No <i>Sale Terms:</i> | <i>Park Ratio:</i> <i>Park Spaces:</i> | <i>Agents:</i> Tom Nelson 408-282-3960 <hr/> <i>Features:</i> Highway Access - 87, 280 |
|----------|--|---|---|---|



Property Description

Unique opportunity to service the new Downtown San Jose "urban lifestyle" in the greatly under-served and rapidly growing Saint James Park residential trade area.

Over 1,000 new residential units currently built and coming online within a short walking distance.

Adjacent to approved high rise condo project. Many professional offices, the county court houses and other commercial business also within a short walking distance. Metered street parking and public parking lot across the street.

Seeking neighborhood service and professional office tenants. Residents in the area have expressed interest in a coffee shop, dry cleaning, restaurants and convenience market. The gated outdoor patio would be perfect for a cafe or bistro. Brand new construction with delivery condition and tenant improvements negotiable.