

RETAIL FOR LEASE
2077 N. FIRST ST.
AT BROKAW RD
SAN JOSE, CALIFORNIA



±5,000 SQUARE FEET RESTAURANT BUILDING SITUATED ON 1.3 ACRES OF LAND

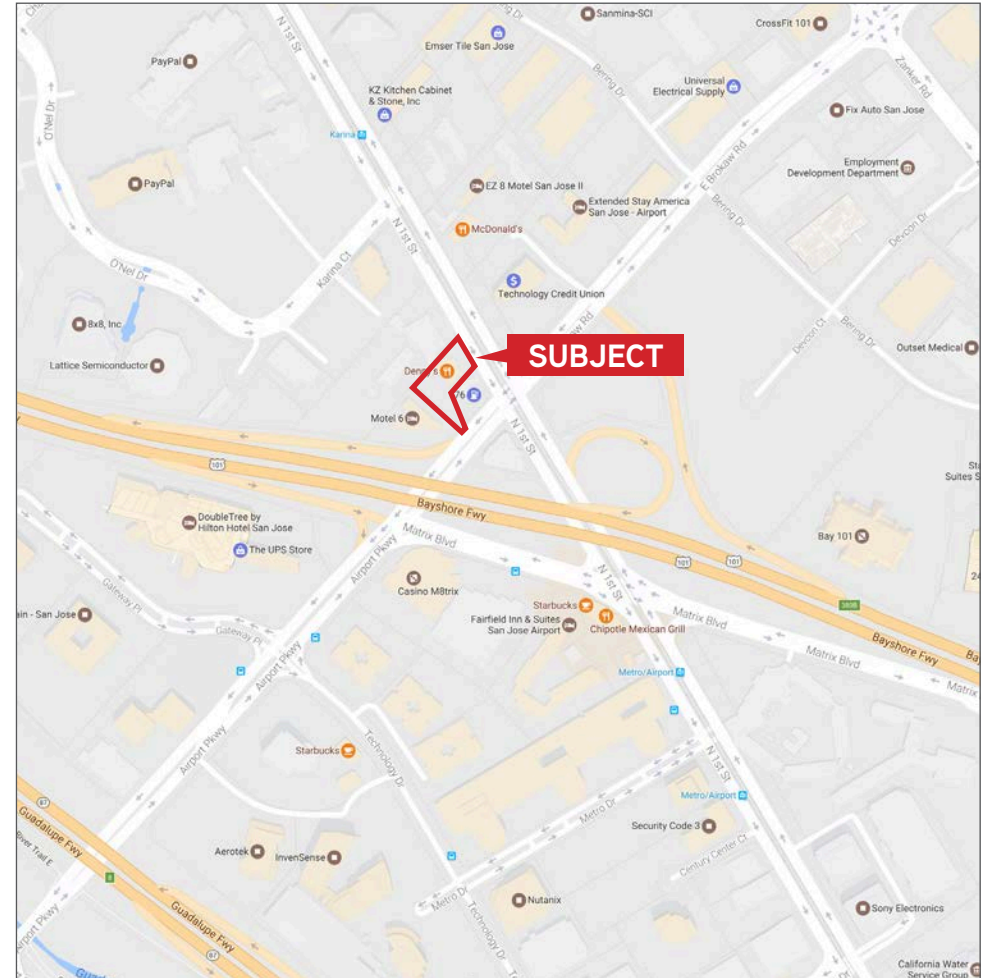
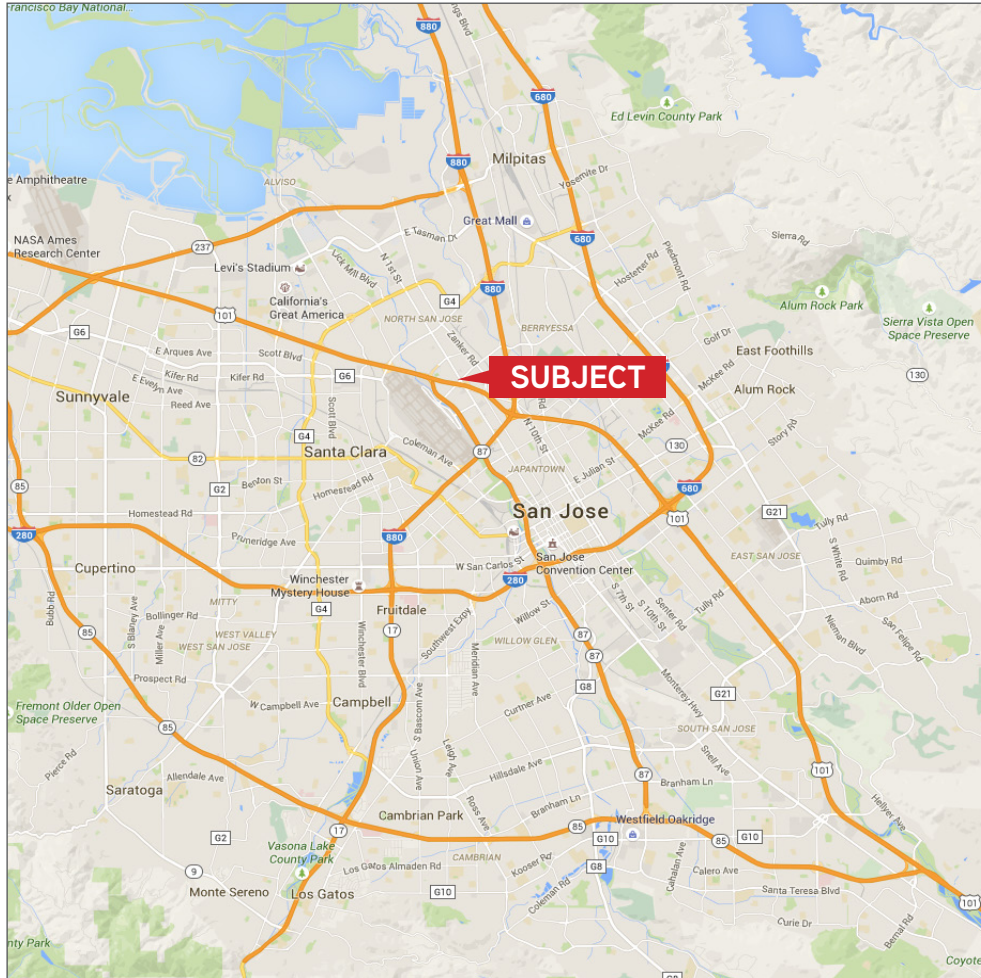


JOHN B. MACHADO
EXECUTIVE VICE PRESIDENT
DIRECT: +1 408 282 3862
CELL: +1 408 234 2606
john.machado@colliers.com
CA License No. 00876747

COLLIERS INTERNATIONAL
Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113
www.colliers.com

BAY AREA MAPS

2077 N. FIRST ST
SAN JOSE, CALIFORNIA



PROPERTY INFORMATION

2077 N. FIRST ST
SAN JOSE, CALIFORNIA

ADDRESS

2077 N. First Street, San Jose CA

INTERSECTION

Signalized Intersection: N. First Street at Brokaw Road

ACCESS

Curb cut's on N. First Street and Brokaw Road

PROPERTY DIMENSIONS

Irrigation shape parcel
Approx 130' frontage on N. First Street
Approx 20' frontage on Brokaw Road
(See parcel map)

APN # 101-06-001

Parcel size \pm 1.3 acres + \pm 56,628 square feet

CURRENT IMPROVEMENTS

The site is improvements with an approximate 5,000 SF single story free standing restaurant building that was constructed in approximately 1977 for Denny's Restaurant Group.

ZONING

I.P./P.D.



NEIGHBORING AREA

2077 N. FIRST ST
SAN JOSE, CALIFORNIA

NEIGHBORING AREA

- The Subject Property is located at N. First Street and Brokaw Road in San Jose, CA
- The Subject Property benefits from excellent access via Highway 101, N. First Street and Guadalupe Expressway
- Brand new Hyatt Park Hotel is uder construction adjacent to the north of the property

DEMOGRAPHIC HIGHLIGHTS

	3 Mile	5 Mile
Population	188,160	637,492
Average Income	\$133,572	\$120,611

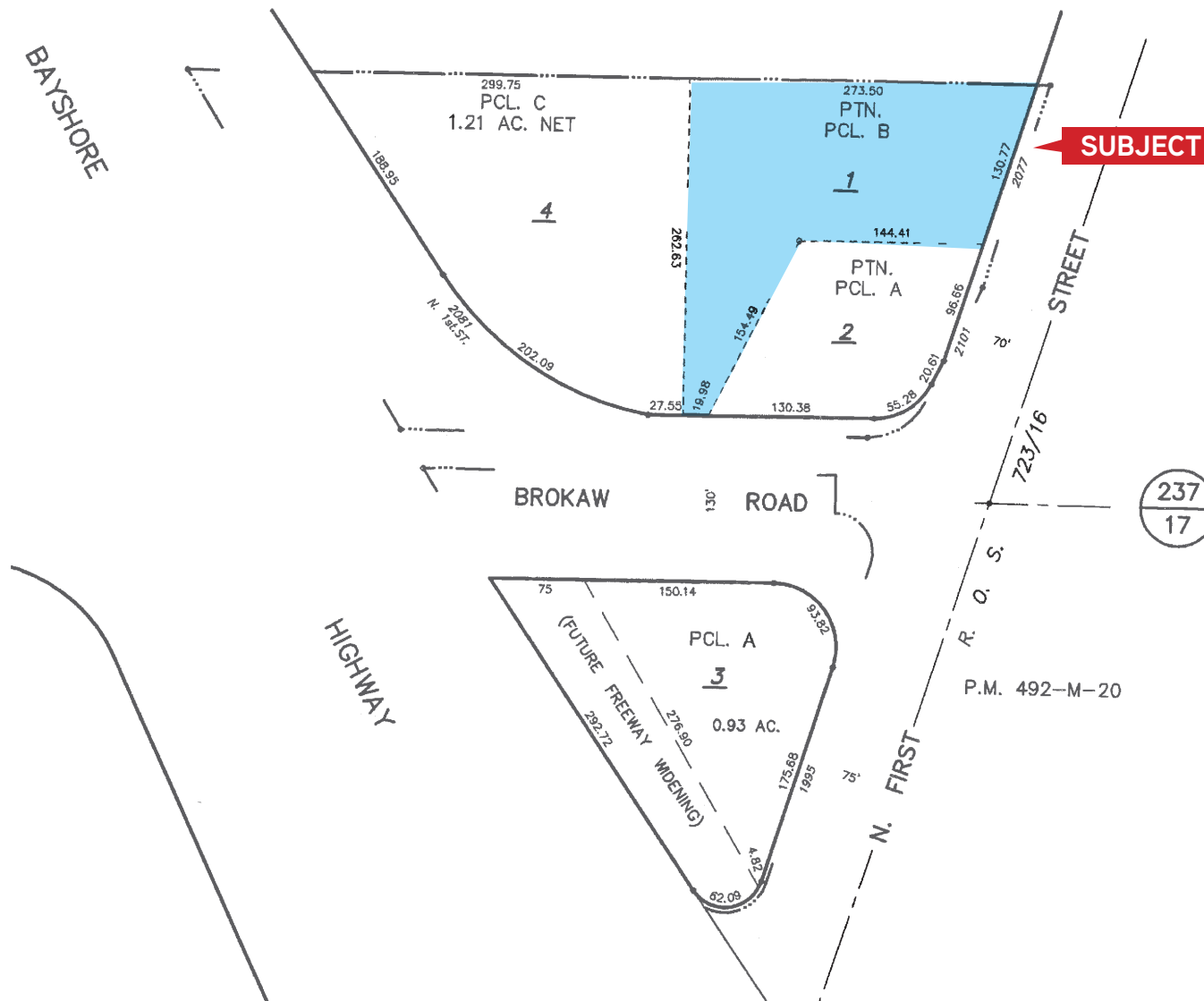
TRAFFIC COUNTS

- N. First Street 54,000 + ADT
- Brokaw Road 29,700 + ADT



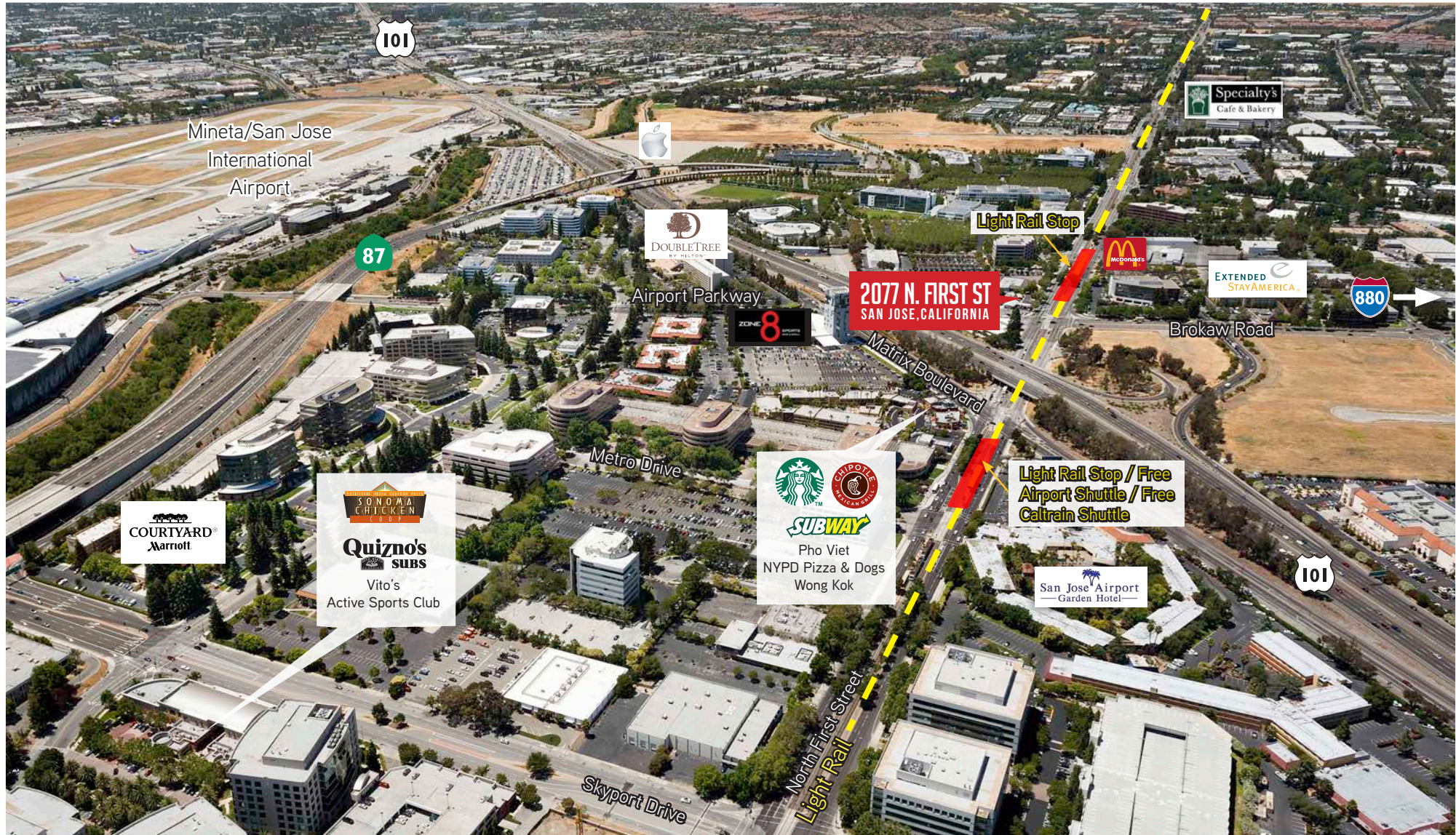
PARCEL MAP

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RETAIL COMPETITION MAP

2077 N. FIRST ST SAN JOSE, CALIFORNIA



MAJOR BUSINESS MAP

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CURRENT STATUS

Existing lease with Denny's Restaurant Group will expire on January 10, 2018 with no option to extend.

OPPORTUNITY

Option A: Lease the existing approximately 5,000 SF restaurant building

Option B: Long term ground lease the entire 1.3 acres of land and construct new improvements

ECONOMICS

Building/Ground Lease \$18,000 per month + NNN
 \$216,000 per year + NNN

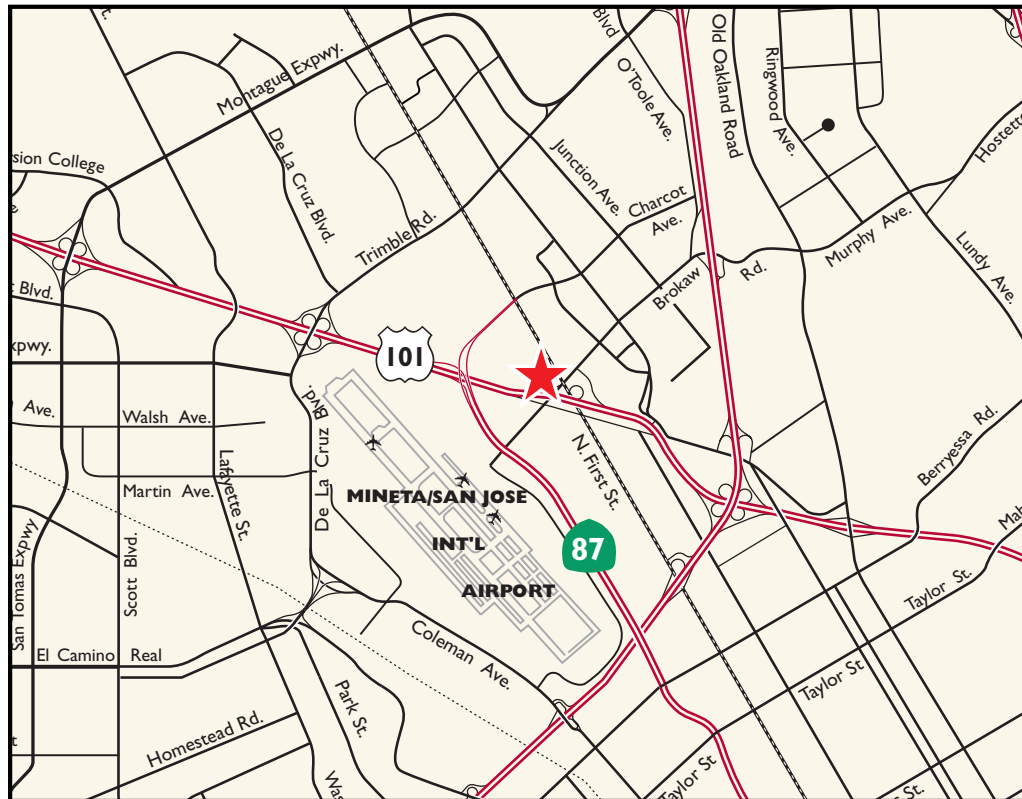
Property Tax \$1,522.00 per month
 \$18,265.00 annual

DELIVERY CONDITIONS

On approximately January 1, 2018, landlord will deliver the premises to the new tenant with existing 5,000 SF building in its current "as is" condition. New tenant can remodel or demolish.



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