

**FOR SALE**  
**FREESTANDING**  
**OFFICE BUILDING**

\$3,975,000.00

**384**

**SOUTH SECOND STREET**  
**SAN JOSE, CA 95113**

**LINCOLN  
LAW SCHOOL**

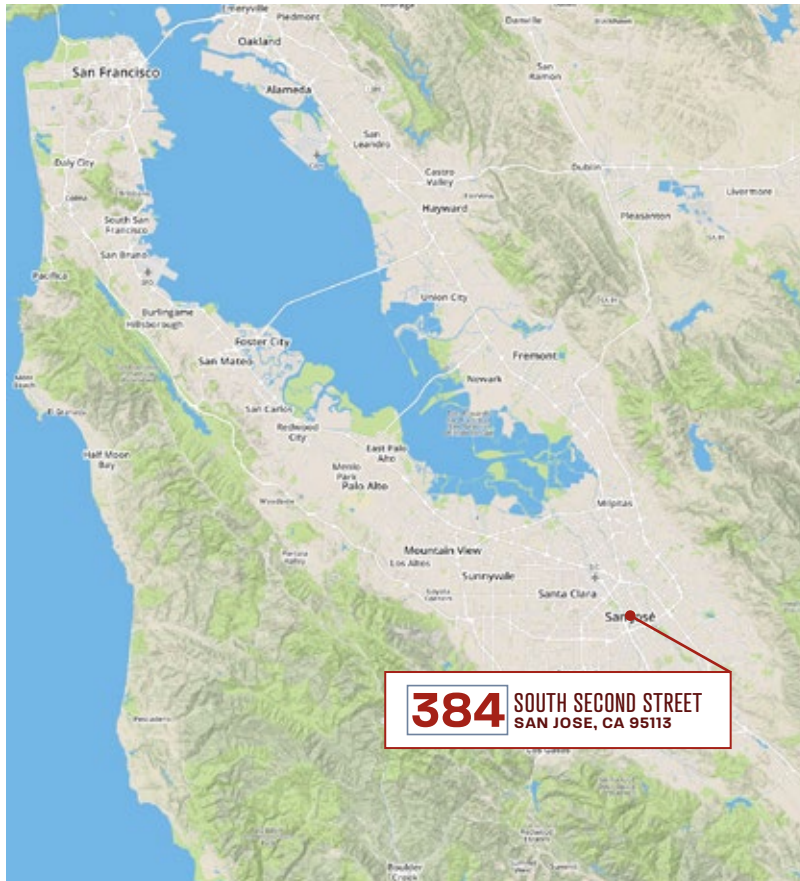
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## LOCATION MAPS



**384** SOUTH SECOND STREET  
SAN JOSE, CA 95113





## PROPERTY INFORMATION

**384** SOUTH SECOND STREET  
SAN JOSE, CA 95113



### ADDRESS

384 South Second Street  
San Jose, CA 95113



### CURRENT IMPROVEMENTS

±7,000 SF single level office building fully  
leased to a single tenant



### PROPERTY DIMENSIONS

Approximately 69' frontage on  
South Second Street

Approximately 105' to 138' of Dept

APN# 467-46-016

Parcel Size ±8,418 SF

Zoning C3

Use Code 59/Offices, high-rise office,  
banks & clinics



## BUILDING EXTERIOR

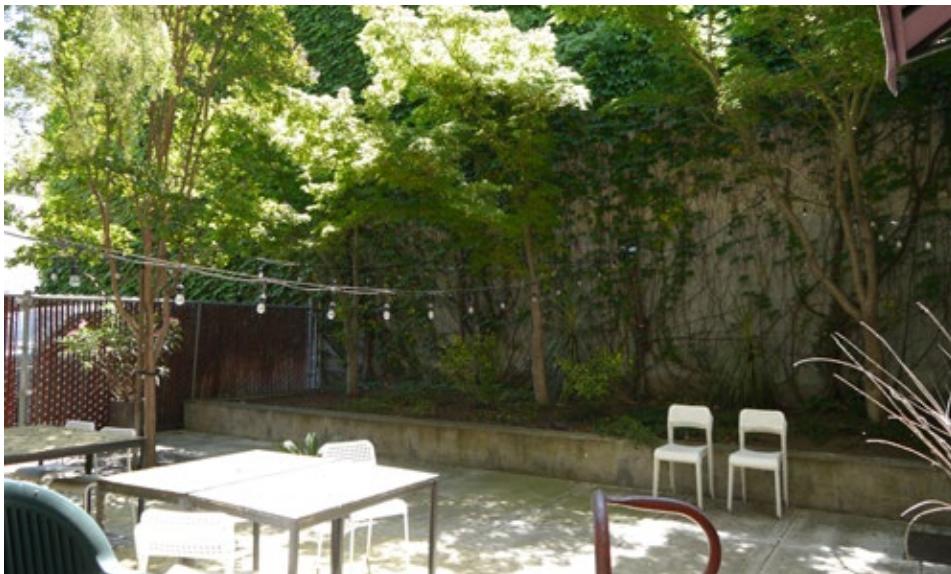
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FRONT ELEVATION



PRIVATE PATIO



PRIVATE PATIO



FRONT ELEVATION



## BUILDING INTERIOR

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CLASSROOM



LIBRARY

## TENANT OVERVIEW

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### Fueling the Passion for Change

Continuing the tradition begun 100 years ago, Lincoln Law School of San Jose's mission is to make legal education affordable, and accessible to adults whose personal commitments or full-time careers might otherwise preclude them from pursuing a graduate-level degree. Lincoln's professors are working lawyers and judges who provide Lincoln students with hands-on, real-world experience.



### HISTORY

Lincoln has been disrupting the legal education landscape since 1919.

Out of the rubble of World War I came a new kind of school to San Francisco. Its first program was designed to provide returning veterans with educational opportunities in the evenings – after work. This program became the first Lincoln Law School, and graduated California's first Chinese-American lawyer. Motivated by the growing interest in law schools, Lincoln opened a second location in San Jose. The San Jose location has continued to flourish over the years, graduating judges, government officials, corporate attorneys, and

successful business persons. In 1993, Lincoln's San Jose location separated from its parent school and became its own non-profit organization. In 2013, Lincoln became the only school in Northern California approved by the United States Patent and Trademark Office to operate both a Patent and a Trademark Clinic. These clinics assist the public in filing and prosecuting the patents and trademarks which become the foundation for local small businesses. A Patent Agent program was added in 2016 to teach non-lawyers valuable intellectual property skills.

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**LINCOLN  
LAW SCHOOL**

## INVESTMENT OVERVIEW



SINGLE TENANT NNN



5-YEAR ORIGINAL LEASE TERM WITH  
TWO 5-YEAR OPTIONS TO EXTEND

NOTE: TENANT EXERCISED 1ST OPTION  
EARLY SHOWING COMMITMENT TO PROPERTY

## LEASE KEY DATES



COMMENCEMENT DATE

7/01/2015

TERMINATION DATE

6/30/2025

OPTION #2

5-YEAR TO 6/30/2030

TERM REMAINING

±6 YEARS PRIMARY TERM  
±1(5) YEAR FAIR MARKET  
VALUE OPTION



## RENT SCHEDULE ANNUAL

Current to 6/30/2020

\$207,994.00 + NNN  
on 7/1/2020 and each  
year thereafter base  
rent to increase 3%.

Option #2

Fair Market Value

**384** SOUTH SECOND STREET  
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## OFFERING

SALE PRICE

\$3,975,000.00

CURRENT CAP RATE

5.2%

AVERAGE CAP RATE OVER  
REMAINING TERM

5.6%

BUILDING PRICE PER SQUARE FOOT

\$567.85

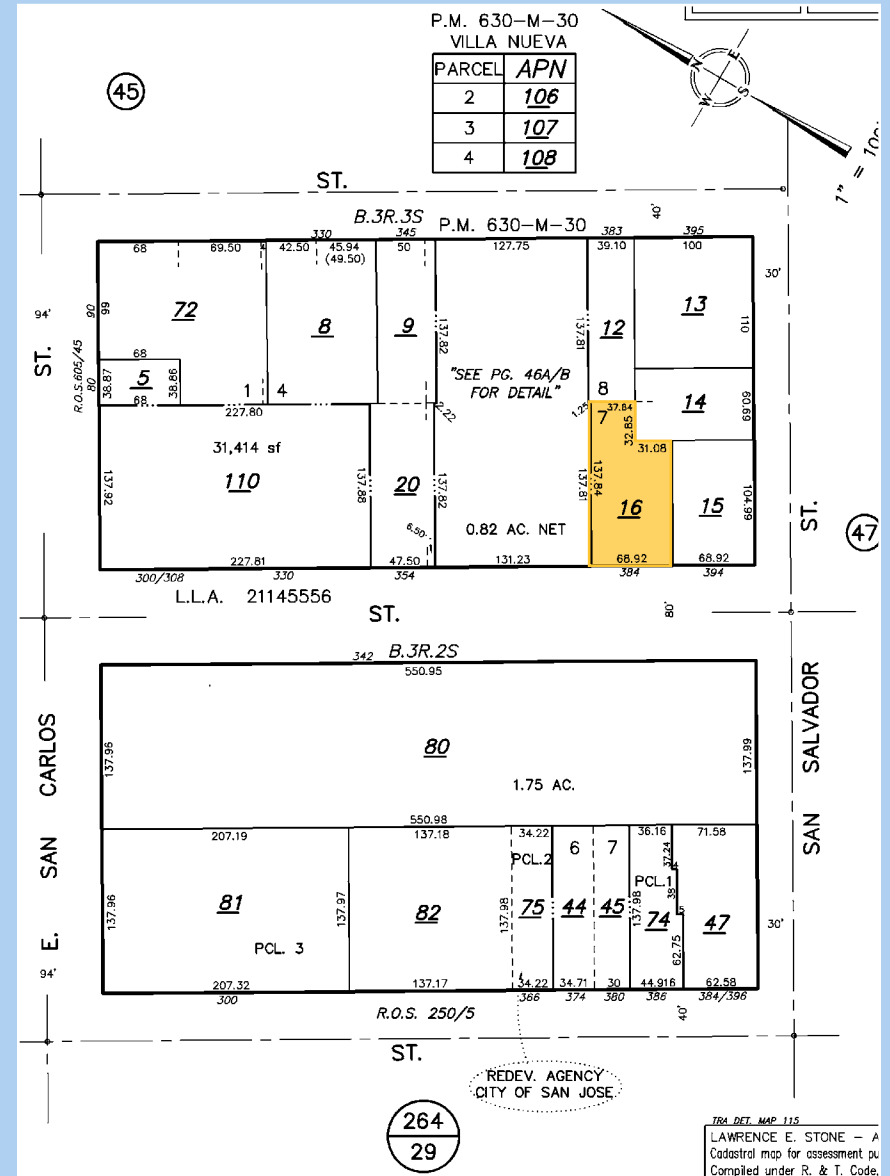


# SITE MAP/PARCEL MAP



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## AMENITIES

384

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**San Jose State University**

City Hall

## San Jose Convention Center

## SAP Center

## Diridon Station

ALMADEN BOULEVARD

AN CARLOS STREET

6

MARKET STREET

5

**W SANTA CLARA STREET**

**City Hall**



## AMENITIES

### ● FOOD & DINING

1. Starbucks
2. Picasso's, City Bagel. Specialty's
3. McCormick & Schmick's  
Bijan Bakery & Cafe
4. Opa!
5. Temple Bar & Lounge, Fuz Bar & Lounge, Chingon, Nomikai, Tea Alley
6. Mezcal, Rookies Sports Lodge
7. Nick the Greek, La Victoria's, China Wok, Taco Bell, Da Kine Island Grill, Sushi Confidential
8. Whispers Cafe
9. My Milkshake, Nox Cookie Bar, Subway, Insta Brew, Tandoori Oven, Ipoh Garden, Johnny Rockets
10. Ill Forniao
11. Loft Bar & Grill
12. Morton's Steak House
13. Scott's Seafood, Our House, Peggy Sue's Diner & Bar
14. Chipotle, Earl of Sandwich
15. Original Joe's, Caffè, Frascati, Culinary Corner Bistro
16. Social Lady, Chacho's, The Cinebar, M Asian Fusion, Loft Bar & Bistro
17. Cafe Babylon
18. Britania Arms, Farmer's Union
19. Peet's Tea and Coffee
20. Whole Foods
21. San Pedro Square:  
Olla Cocina  
Firehouse No 1  
The Old Wagon Saloon  
71 Saint Peter  
Old Spaghetti Factory  
Peggy Sue's  
O'Flaherty's Pub  
SP2 Communal Bar  
San Pedro Square Market
22. Silicon Valley Capital Club
23. Philz Coffee
24. Uproar Brewing Company
25. Café Strichtch
26. Tac-oh!, Motif, Avery Lounge, Aura Kitchen, Habana Cuba, Haberdasher, Vero's Coffee Bar, Hawaiian Poke Bowl, The Continental Bar
27. Henry's Hi-Life
28. Poor House Bistro
29. Patty's Inn
30. El Jalapeno Rojo
31. Ik's Sandwiches, ISO Beers, Bakery Mexico, ENSO Bar & Nightclub
32. Starbucks
33. Muchos!, HoM Korean, Miniboss, SuperGood Kitchen
34. 4th Street Pizza, Seven Seas Sushi, Agave Taqueria, Liquid Restaurant
35. SmokeEaters hot Wings, Pizza Hot
36. Flames Eatery & Bar
37. 7-11
38. Nema, Ozu Kitchen, Zanatto's Express, Paper Plane, Original Gravity Public House
39. Cream, Subway, Good Karma
40. Don Pedro's, Mac's Club, Labyrinth Bar & Kitchen, Splash Bar
41. Taurus Barzillian Steak House, Tony Di Maggio's Original Stromboli Pizza, The Caravan Lounge
42. Pizza May Heart, Yogurtland
43. La Victoria, Jack in the Box, Boba Bar, Hoagie Steak Out, The Nest Asian Bistro, Iguanas

# 384

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- Home Of The Burritozilla
44. Sa-By Thai Cuisine, Downtown Poki, Dakao
45. China Chen
46. Back A Yard Caribbean Grill, Gotta Eatta Pita
47. House of Pizza

### ● ENTERTAINMENT & ARTS

1. Center for Performing Arts
2. 3Below Theatres & Lounge
3. Children's Discovery Museum
4. San Jose Museum of Art
5. San Jose Repertory Theatre
6. Tech Museum of Innovation
7. San Jose Convention Center
8. California Theatre

### ● HOTELS

1. Fairmont
2. Hotel De Anza
3. Four Points by Sheraton
4. Hyatt Saint Claire
5. Marriott
6. San Jose Hilton & Towers
7. AC Hotel by Marriott

### ● DRY CLEANERS

1. Diamond Laundry & Cleaners
2. Angel's Cleaners & Alteration

### ● SAN JOSE MARKET CENTER

1. Target / CVS  
Michael's  
PetSmart  
Mattress Firm  
Office Depot  
Marshall's  
Costplus World Market  
Trader Joe's

- Blue Mango
- Sweet Tomatoes
- Chase Bank
- Subway
- Carl's Jr.
- El Pollo Loco
- Blaze Pizza
- Jamba Juice
- GNC
- Starbucks
- Panda Express
- Chili's
- Happy Lemon
- Panera Bread
- Wingstop
- BJ's Restaurant & Brewhouse
- L&L Hawaiian BBQ
- Smashburger
- The Pasta Market

### ● BANKS

1. Bank of America
2. Bank of the West
3. Comerica Bank
4. Chase
5. Wells Fargo

### ● COMMUNITY SERVICES

1. Dr. Martin Luther King, Jr. Library
2. San Jose City Hall

### ● POST OFFICES

1. UPS Store
2. Fed Ex Office
3. PostalAnnex
4. Amazon Locker

### ● AUTOMOTIVE

1. Chevron Gas Station
2. Avis Rent A Car



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