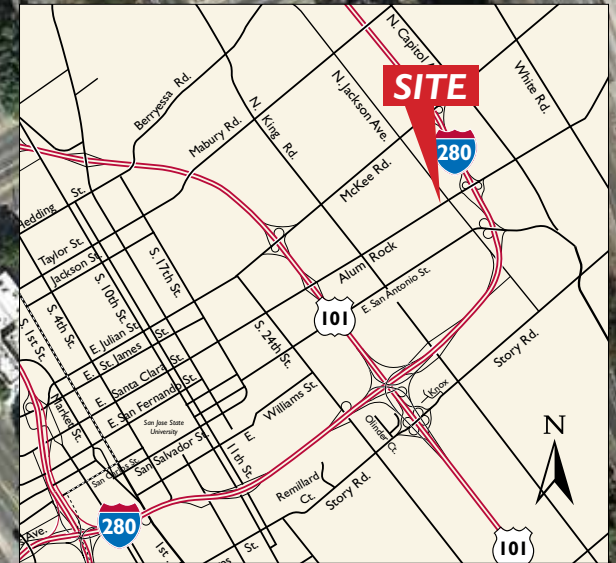


GROUND LEASE | BUILD-TO-SUIT

Retail/Medical Development Opportunity

ALUM ROCK AVENUE @ JACKSON AVENUE, SAN JOSE, CA



Exclusively Represented by

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Retail/Medical Development Opportunity

ALUM ROCK AVENUE @ JACKSON AVENUE, SAN JOSE, CA

Property Information

Address:	Alum Rock Avenue @ Jackson Avenue, San Jose, CA
APN:	481-06-016, 481-06-017
Parcel Size:	Approximately 22,651 square feet. .52 acres
Dimensions:	Approximately 150'+ Frontage on Jackson Avenue
Zoning:	C-1 Commercial
Access:	Curb cuts on Jackson Avenue easement to Alum Rock Avenue

Demographic Summary

	Mile – 1	Mile – 3	Mile - 5
2012 Population	51,903	316,580	560,473
2012 Average Household Income	\$72,816	\$86,418	\$93,364

Traffic Counts

The subject property is located on Jackson Avenue on Alum Rock Avenue in San Jose.

Daily traffic counts are as follows:

Alum Rock Avenue ±22,500 Cars per 24 hours

Jackson Avenue ±25,000 Cars per 24 hours

The site also benefits from a fully signalized intersection.

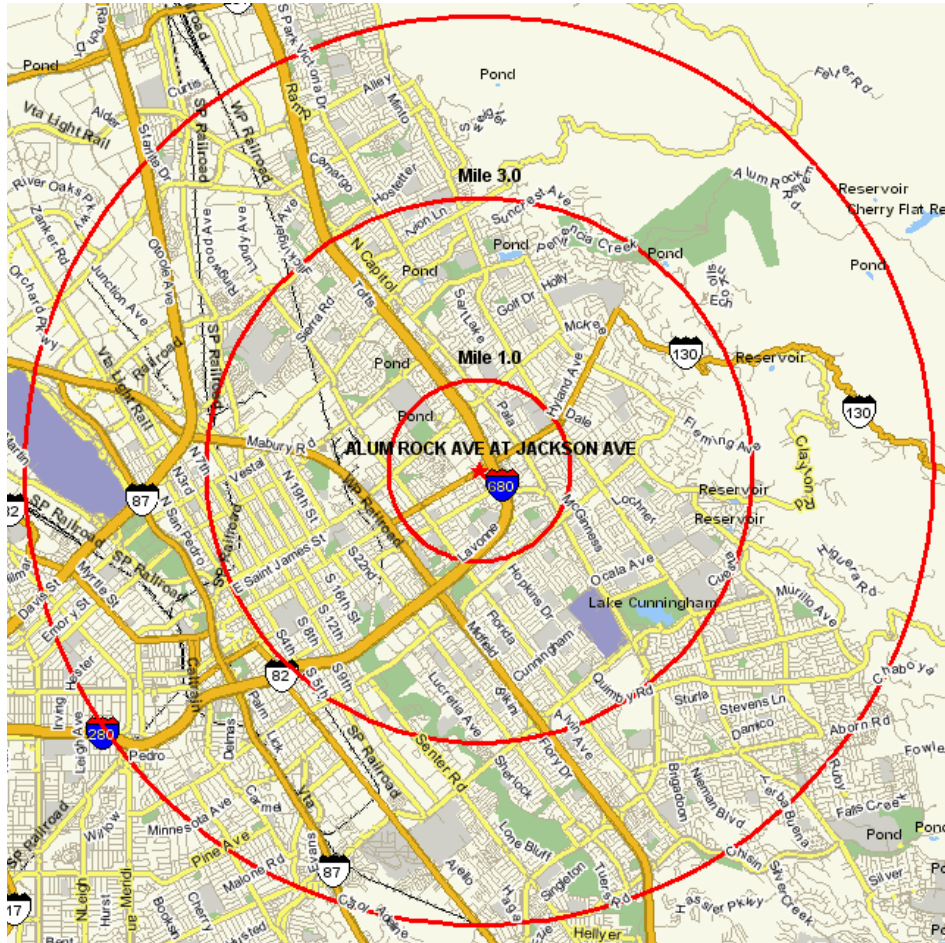
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Availability / Offering / Ground Lease

Long Term 20+ years Ground Lease plus option to extend the lease term.

Pricing: \$10,000 per month
\$120,000 annually

Lease Type: Triple Net

Current Property Tax: \$2,436.00 per year

Build-To-Suit Pricing: To Be Determined

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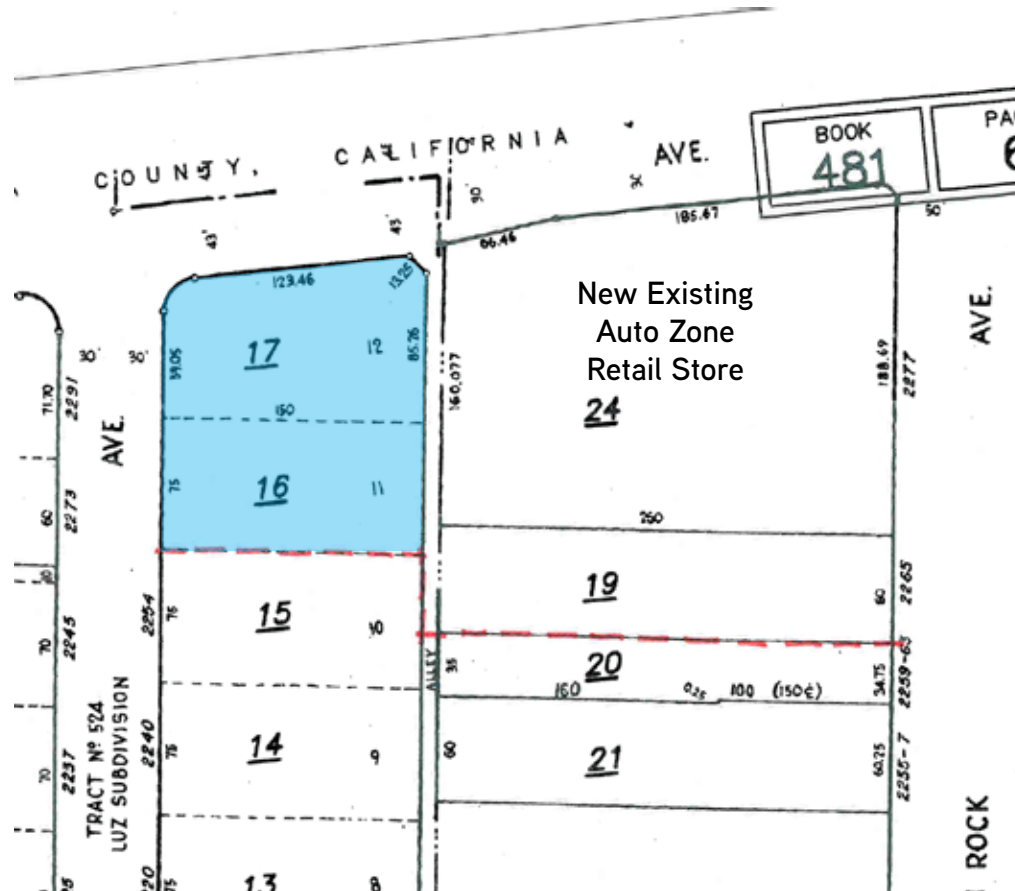
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PARCEL MAP

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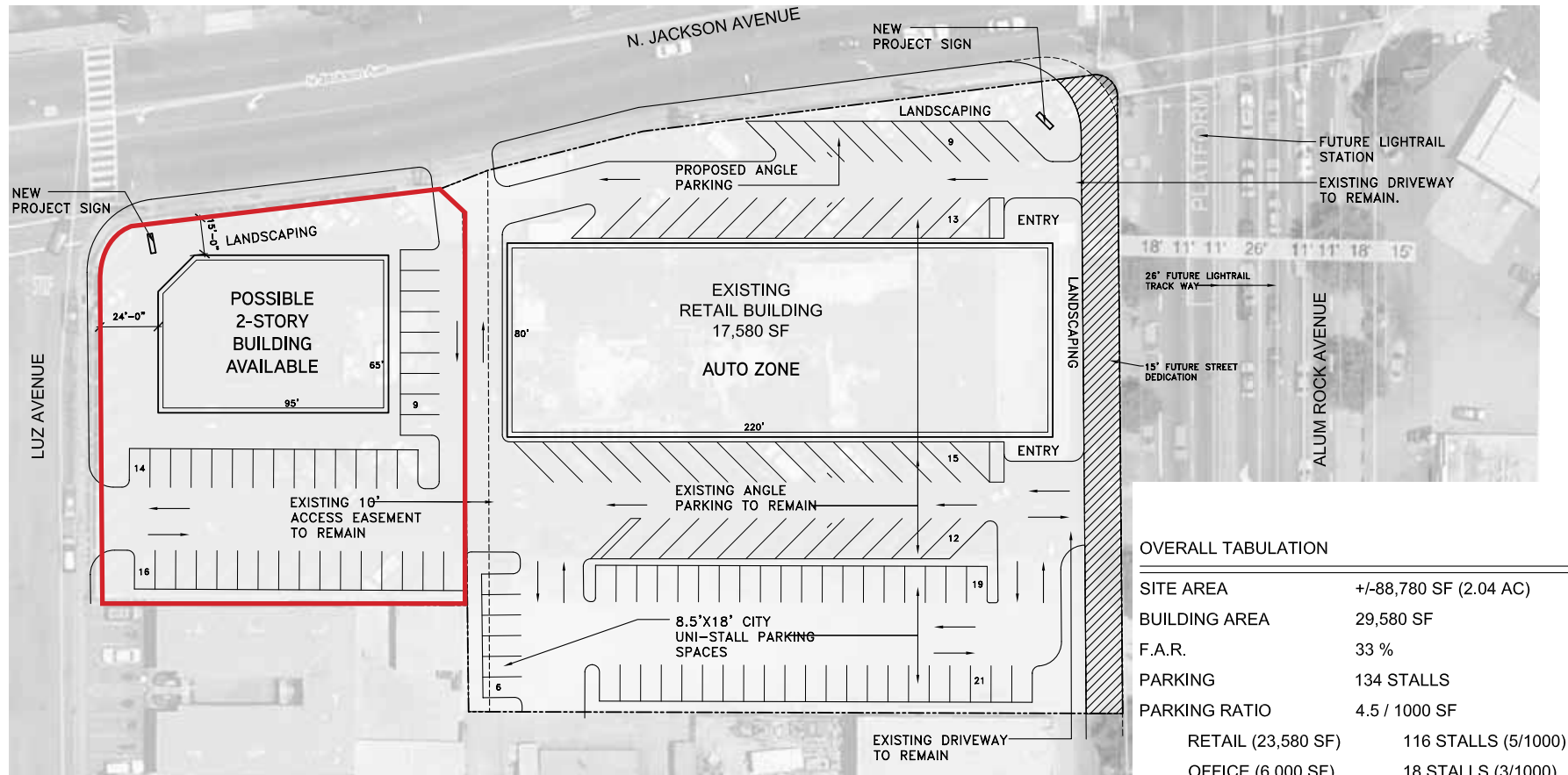
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SITE PLAN

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ALUM ROCK AVENUE @ JACKSON AVENUE, SAN JOSE, CA



LEGEND

- 1 CLEAR GLASS SET IN ALUMINUM WINDOW FRAMES
- 2 GLASS ENTRY DOOR
- 3 EXTERIOR PLASTER FINISH, PAINTED
- 4 ALUMINUM FASCIA
- 5 24" Ø COLUMNS
- 6 BRICK OR STONE ACCENT WALL
- 7 TENANT SIGNAGE
- 8 EXTERIOR PLASTER BALCONY WALL
- 9 EXTERIOR EXIT DOOR
- 10 BLADE SIGNAGE
- 11 BUILDING ABOVE
- 12 ELEVATOR DOOR

ELEVATIONS

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FIRST FLOOR PLAN

115'-0"

79'-4"

16'-0"

115'-0"

20'-0"

15'-0"

13'-0"

32'-0"

15'-0"

98'-0"

110'-0"

3'-0"

8'-0"

34'-0"

8'-0"

21'-0"

4'-0"

RETAIL LEASE SPACE
(5,072 SF)

ELEVATOR
& STAIR
CORE
480 SF

UP

STAIR
284 SF

UP

The floor plan illustrates the second floor layout. The central area is the 'OFFICE LEASE SPACE' measuring 5,836 SF. To the left is the 'ELEVATOR & STAIR CORE' (480 SF), which includes a staircase labeled 'DN'. To the right is another staircase labeled 'DN' with 'STAIRS 284 SF'. The plan is surrounded by a corridor and various wall sections. Dimensions are provided for the overall footprint and internal spaces.

Overall Dimensions:

- Top: 115'-0"
- Right: 68'-0"
- Bottom: 110'-0"
- Left: 84'-0"

Internal Dimensions and Labels:

- Top horizontal segments: 20'-0", 79'-0", 16'-0"
- Left vertical segments: 19'-0", 13'-0", 32'-0", 19'-0"
- Right vertical segments: 4'-0", 21'-0", 34'-0", 6'-0"
- Bottom horizontal segments: 98'-0", 8'-0"
- Central area: OFFICE LEASE SPACE (5,836 SF)
- Bottom-left area: ELEVATOR & STAIR CORE 480 SF
- Bottom-right area: STAIRS 284 SF
- Staircase labels: DN (Down)

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RETAIL COMPETITION

