

FOR LEASE

5000-5090

Stevens Creek Boulevard
SAN JOSE | CA

1.91 ACRES OF LAND (±83,199 SF)

Automotive
Dealership Site



Colliers International
San Jose - Silicon Valley
450 West Santa Clara Street
San Jose, CA 95113

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Approximately 420' feet of frontage on Stevens Creek Blvd with multiple access points.

ASSESSOR PARCEL NUMBERS

1	296-27-01
2	296-27-02
3	296-27-03
4	296-27-04

SIZE

Approximately 1.91 acres of land/±83,199 square feet

IMPROVEMENTS

Single story automotive dealership which includes:
 Auto Show Room
 Sales/Management Office
 Kitchen/Break Room
 Auto Parts Area
 Auto Service Area

LOCATION

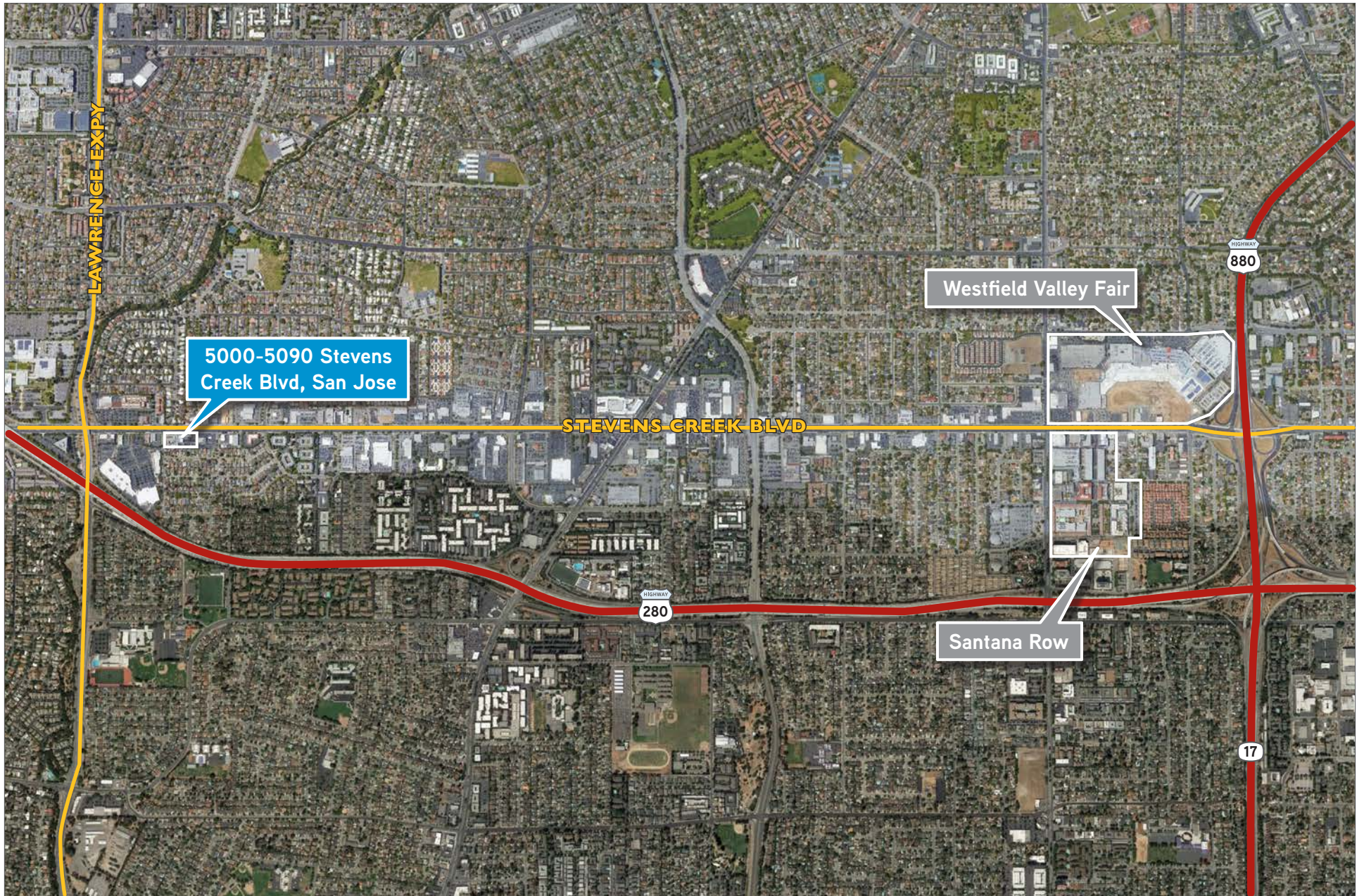
The subject property is located on the southwest corner of Stevens Creek Blvd at Loma Linda Drive in San Jose

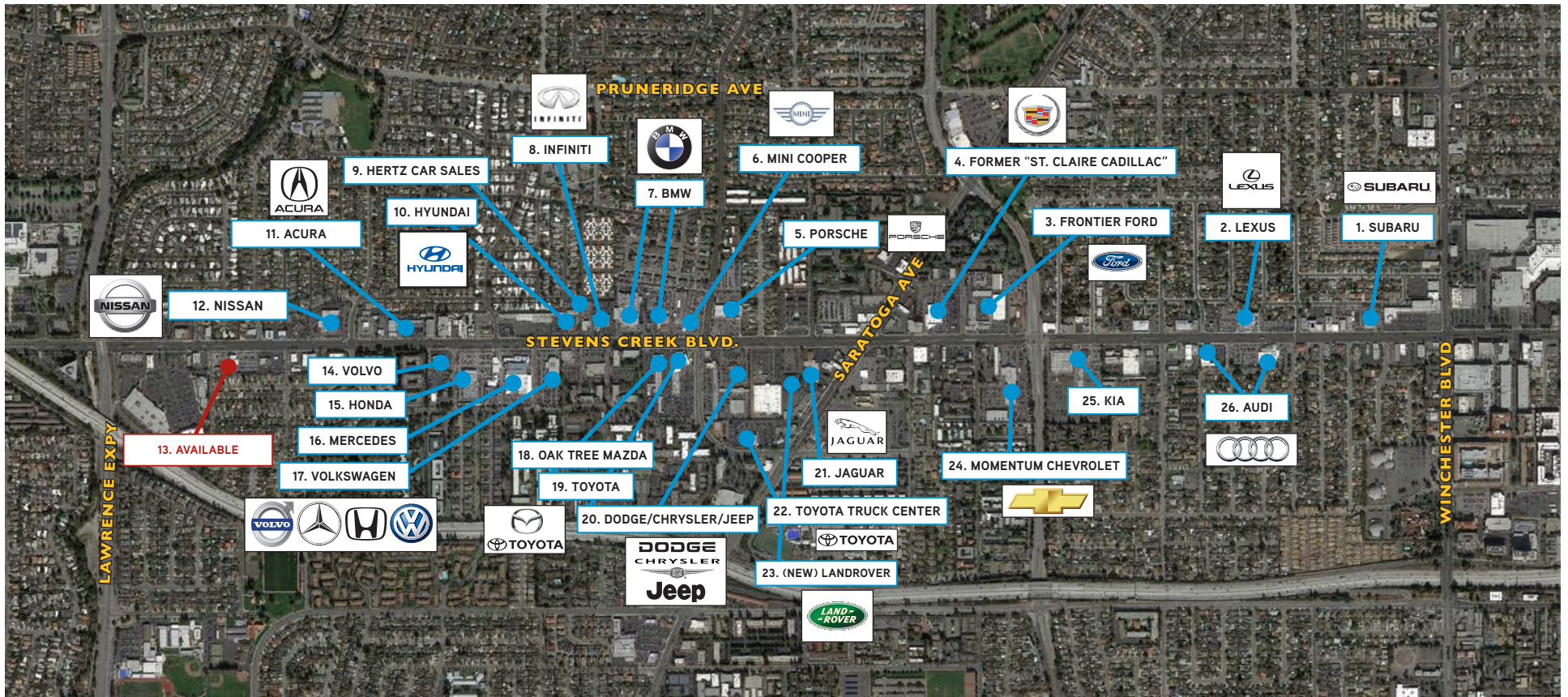
SITE DIMENSIONS

Approximately 420' lineal feet on Stevens Creek Blvd. And approximately 210' lineal feet on Loma Linda Drive.









CURRENT DEALERS

1	Stevens Creek Subaru	3155 Stevens Creek Blvd	Santa Clara	10	Stevens Creek Hyundai	4425 Stevens Creek Blvd	Santa Clara	19	Stevens Creek Toyota	4202 Stevens Creek Blvd	San Jose
2	Stevens Creek Lexus	3333 Stevens Creek Blvd	Santa Clara	11	Stevens Creek Acura	4747 Stevens Creek Blvd	Santa Clara	20	Chrysler/Jeep/Dodge	4100 Stevens Creek Blvd	San Jose
3	Frontier Ford	3701 Stevens Creek Blvd	Santa Clara	12	Stevens Creek Nissan	4855 Stevens Creek Blvd	Santa Clara	21	Jaguar	4040 Stevens Creek Blvd	San Jose
4	Former St. Claire Cadillac	3737 Stevens Creek Blvd	Santa Clara	13	AVAILABLE	5080 Stevens Creek Blvd	San Jose	22	Toyota Truck Center	4202 Stevens Creek Blvd	San Jose
5	Stevens Creek Porsche	4155 Stevens Creek Blvd	Santa Clara	14	Stevens Creek Volvo	4600 Stevens Creek Blvd	San Jose	23	(New) Land Rover	4050 Stevens Creek Blvd	San Jose
6	Stevens Creek Mini Copper	4201 Stevens Creek Blvd	Santa Clara	15	Stevens Creek Honda	4590 Stevens Creek Blvd	San Jose	24	Momentum Chevrolet	3640 Stevens Creek Blvd	San Jose
7	Stevens Creek BMW	4345 Stevens Creek Blvd	Santa Clara	16	Stevens Creek Mercedes	4500 Stevens Creek Blvd	San Jose	25	Stevens Creek KIA	3566 Stevens Creek Blvd	San Jose
8	Frontier Infiniti	4355 Stevens Creek Blvd	Santa Clara	17	Stevens Creek VW	4490 Stevens Creek Blvd	San Jose	26	Stevens Creek Audi	3396-3350 Stevens Creek Blvd	San Jose
9	Hertz Car Sales	4401 Stevens Creek Blvd	Santa Clara	18	Oak Tree Mazda	4250 Stevens Creek Blvd	San Jose				



LEASE OPPORTUNITY

The subject property is under lease with Land Rover/Range Rover who is currently utilizing the property as a storage lot. On approximately 6/1/2018 Land Rover/Range Rover will vacate the property and the site will be available on a sublease assignment or possible direct lease.



CURRENT LEASE

TWO SEPARATE LEASES:

1. 5080-5090 Stevens Creek Blvd.

Encompassing approximately .96 acres of land that include the automotive dealership building. The lease for 5080-5090 Stevens Creek Blvd has a lease expiration date of 12/31/2019 with a 5 year option to extend. Monthly rent is approximately \$27,104.00 + NNN.

2. 5000 Stevens Creek Blvd.

This lease is for the approximately .95 acres of land located to the east of the dealership building. The .95 acres of land is paved, landscaped and used for the display of new automobile. The lease for 5000 Stevens Creek Blvd will expire on 4/30/2019 with option to extend the lease term to approximately 5/1/2036. The monthly rent is approximately \$14,881.00 + NNN.

Monthly rent for both leases is approximately \$42,000 + NNN.

LEASE SUMMARY

Two separate leases (non-related) landlords for approximately 2 acres of land and improvements. Located on Stevens Creek Blvd "Auto Row" San Jose, CA.

Both leases have fixed term until 2019 with options to extend. Current tenant to vacate 6/1/2018.

NEW OCCUPANT CAN:

1. Sublease
2. Assign
3. Possible contract with landlord for an additional term

FOR LEASE:

1.91 Acres of Land





Contact to Tour:

All tours need to be with John Machado at Colliers International. Please email to arrange a tour.

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