

# Renz & Renz Real Estate Brokerage

7500 Arroyo Circle, Suite 170

Gilroy, Ca, 95020

Phone: 408-846-1031 Fax: 408-846-1042

## LEASED INVESTMENT

Value Added / Rehab

**FOR SALE \$1,017,000**



**980 South 1<sup>st</sup> Street, San Jose, CA**

**HIGH TRAFFIC LOCATION / MAIN THOROUGHFARE / 8,235 SQFT**

**For More Info Contact:**


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**980 South 1<sup>st</sup> Street  
San Jose, CA 95110-3127**

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**980 South 1<sup>st</sup> Street  
San Jose, CA 95110-3127**

**Property Location Description**

The subject property is located on one of the main thoroughfares in San Jose. Also Known as old Highway 82/ Monterey Hwy. Monterey Hwy (Hwy 82) turns into South 1<sup>st</sup> Street at East Alma Ave.



The Property is in a dense commercial Area all along 1<sup>st</sup> Street and surroundings streets. There is a good mix of Commercial and Residential buildings in the area.

Also located within a few blocks to the North and the West are Hwy's 87 (Guadalupe Pkwy) and Interstate 280. These connect to all other major highways including Hwy 101.

## SUMMARY OF SALIENT FACTS

<b>Location:</b>	980 South 1 <sup>st</sup> Street San Jose, CA 95110 Santa Clara County
<b>Price:</b>	\$1,017,000
<b>Annual Gross Income:</b>	\$42,000 (From 1 Tenant. (2 vacancies)
<b>Sqft:</b>	8,235 Sqft
<b>Land Acres:</b>	0.46 Acres or 20,038 Sqft
<b>Design:</b>	A Single Story Commercial Retail Building
<b>Parking:</b>	Shared Parking Lot with 20+ Parking Stalls and more room for unmarked stalls
<b>Other:</b>	Multi Tenant building – See pictures
<b>Legal Description:</b>	A.P.N. # 472-16-050
<b>Zoning:</b>	Grandfather commercial zoning. Call for details.

*Information contained herein as obtained either from the owner or from sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. A prospective buyer should carefully investigate and verify all information contained in this brochure and all matter affecting the property.*

**Lease Information**  
**980 South 1<sup>st</sup> Street**  
**San Jose, CA 95110-3127**

**Oso Tools**

**ADDRESS:** 980 South 1<sup>st</sup> Street

**SQFT:** 3,200 Sqft

**LEASE START DATE:** March 1, 2009

**LEASE END DATE:** March 31, 2014

**PRIMARY TERM:** 5 Years and 1 month

Current period.....\$3,500 per month

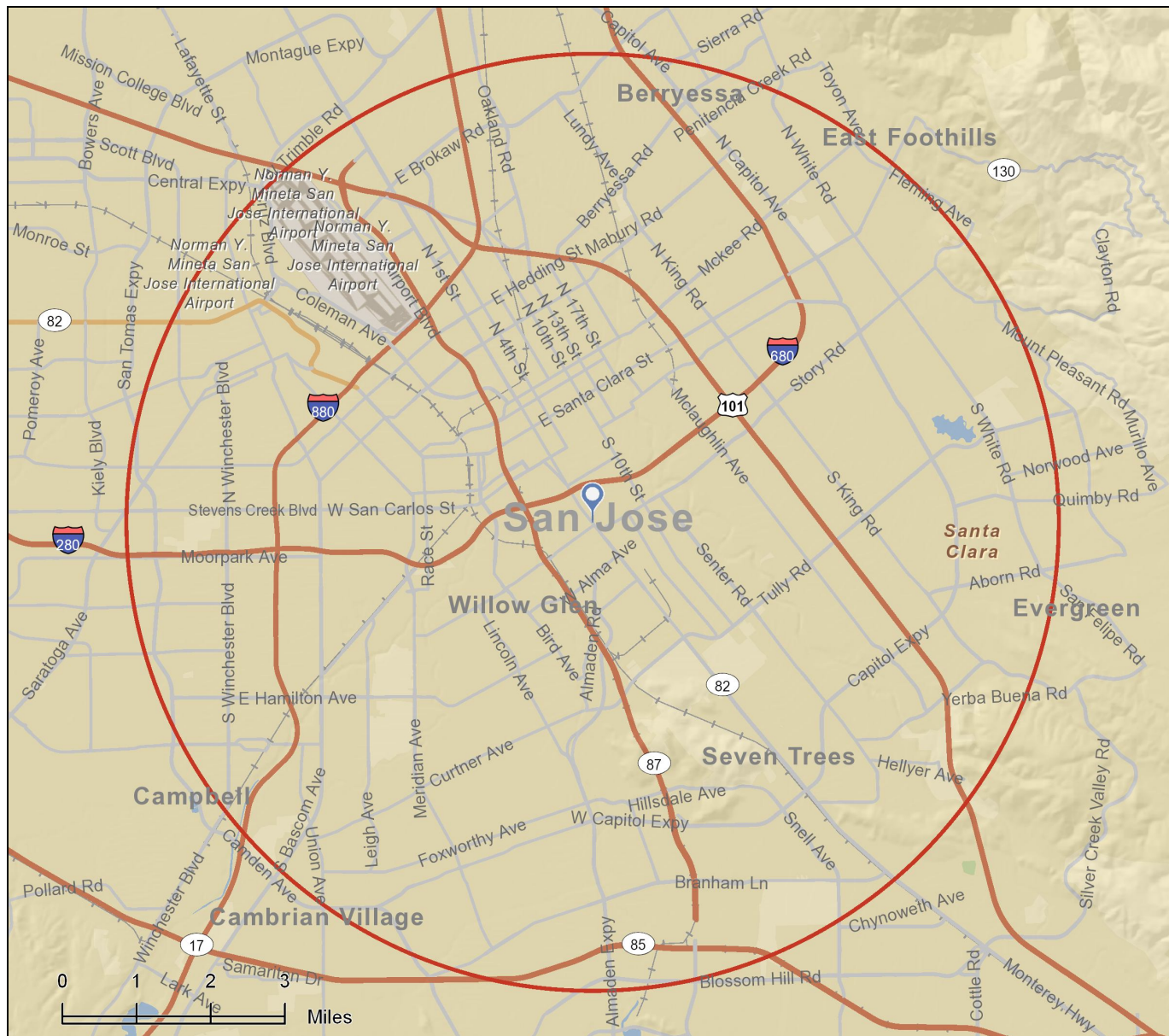
Increase on March 1, 2013 to (\$3,600 per month)

**OPTIONS:** None

**LEASE TYPE:** Gross Lease

- **2 other retail spaces vacant.**

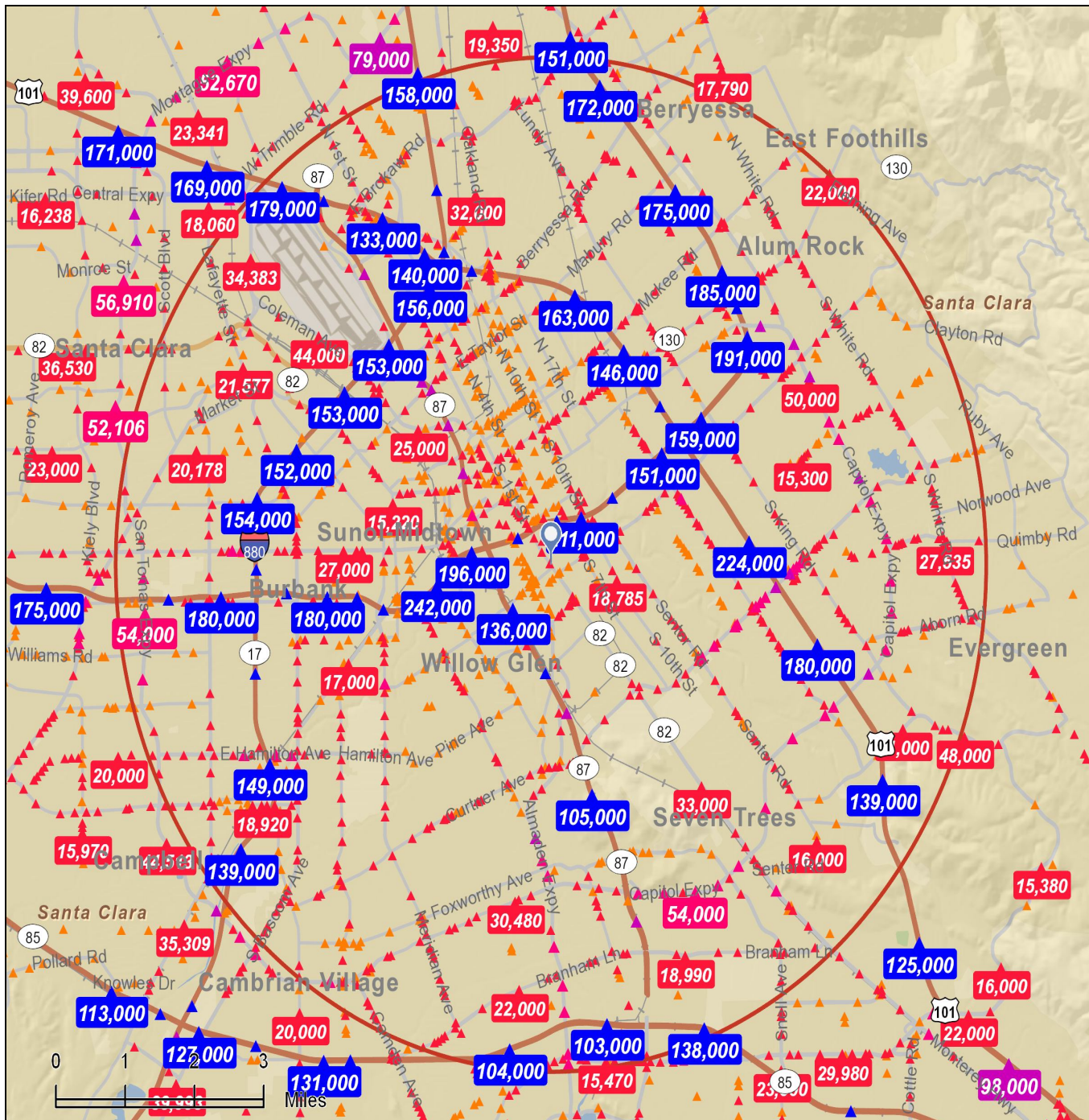
**Area Map**  
**980 South 1<sup>st</sup> Street**  
**San Jose, CA 95110-3127**



**The Property is Located in the center of San Jose near the downtown**

**Traffic Map**  
**980 South 1<sup>st</sup> Street**  
**San Jose, CA 95110-3127**

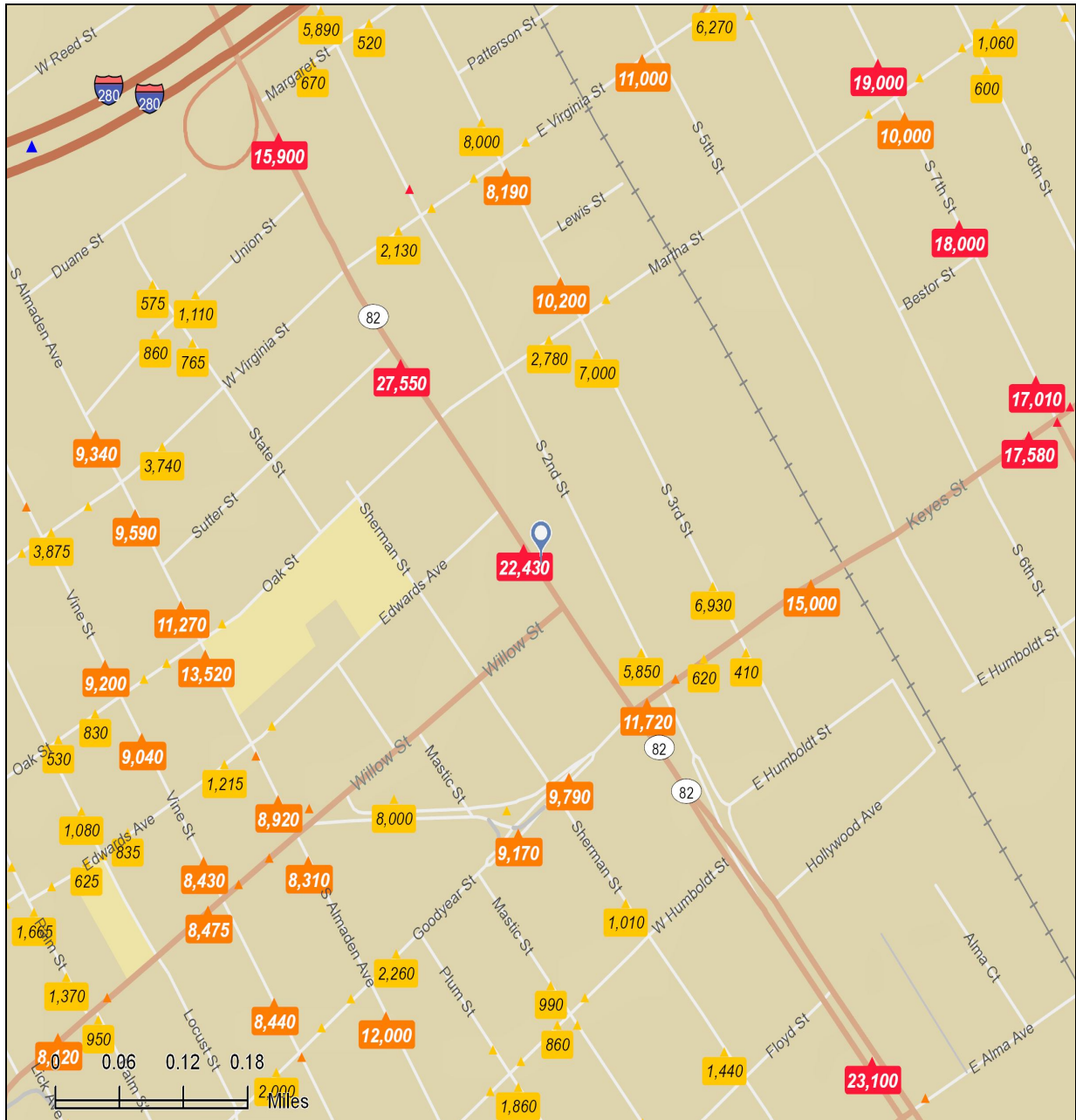
**WIDE VIEW**



**First Street averages between 15,000 – 30,000 cars per day**

**Traffic Map**  
**980 South 1<sup>st</sup> Street**  
**San Jose, CA 95110-3127**

**DETAILED VIEW**



**The Subject property averages 22,430 cars per day**



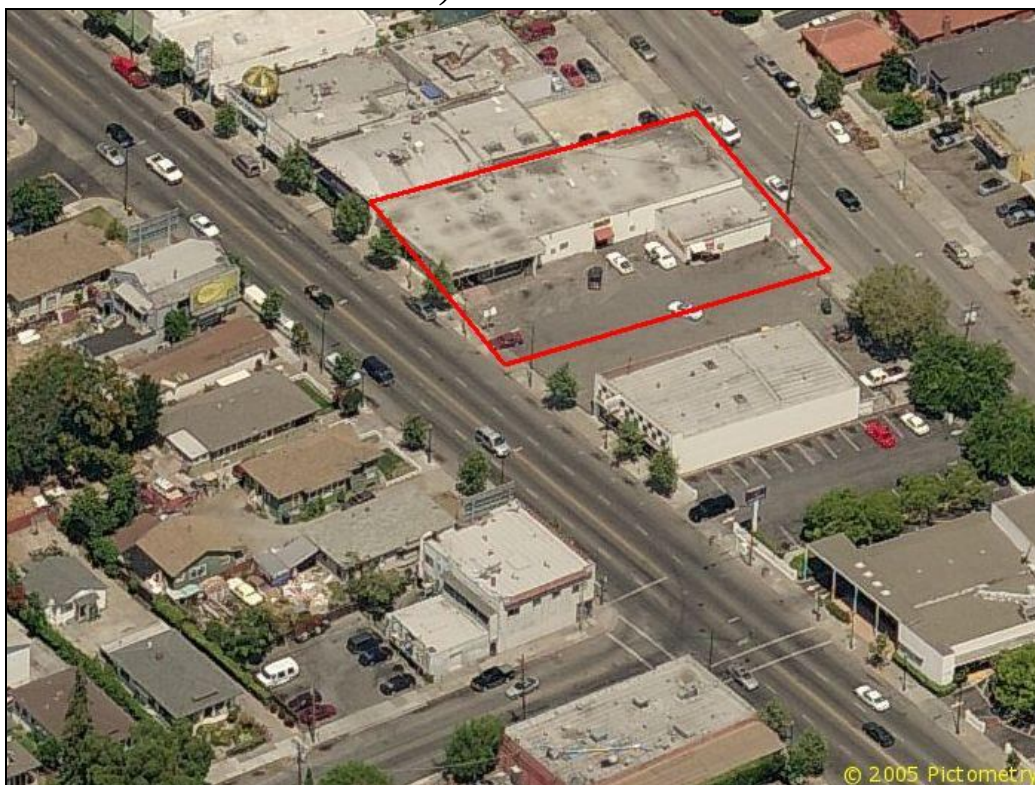
**Property Photos**  
**980 South 1<sup>st</sup> Street**  
**San Jose, CA 95110-3127**



Large Private Parking (shared) with plenty of room for multiple businesses



**Aerial Photos**  
**980 South 1<sup>st</sup> Street**  
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