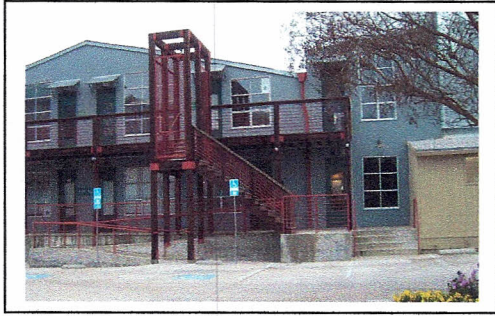


FOR SALE – **BANK OWNED \$70 sf** **13.8% CAP**



CREATIVE / LOFT OFFICE BUILDING NEAR DOWNTOWN SANTA CLARA **1793 LAFAYETTE STREET**

- VALUE ADD OPPORTUNITY
- AWARD WINNING DEVELOPMENT
- CREATIVE OFFICE SPACE
- 22,659 SF NET RENTABLE
- **\$1,599,000 (\$70.57 SF)**
- **13.8% STABILIZED RETURN**



Sierra Commercial *Real Estate Services, Inc.*

DRE #01290128

Direct 408 275 1877

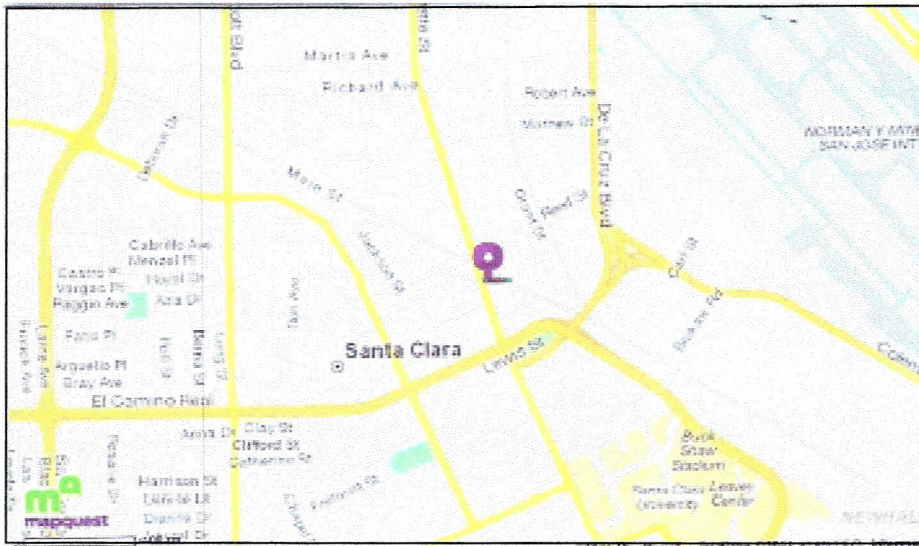
CLAY DUNNING – Clay@Sierra-Commercial.com

Online information: <http://listing.loopnet.com/17068904>

LOCATION

- IT DOESN'T GET ANY BETTER THAN THIS...
- PREMIER LOCATION NEAR DOWNTOWN SANTA CLARA
 - SAN JOSE INTERNATIONAL AIRPORT
 - SANTA CLARA UNIVERSITY
 - EL CAMINO REAL
 - EASY HIGHWAY ACCESS
 - ON SITE PARKING
 - RESTAURANTS, SERVICES NEARBY

AREA MAP



HIGHLIGHTS

- 2 STORY BUILDING CONSTRUCTED 1936 RENOVATED 1996
- 22,659 SF RENTABLE (18,624 SF OFFICE + 4,035 SF INDUSTRIAL)
- 29,274 SF FEE LAND + OPTIONAL 6,825 SF LEASED LAND
- ZONING ML (OFFICE/LIGHT INDUSTRIAL) ■ APN 224-29-021
- PARKING RATIO 2 PER 1000 SF +/-
- \$1,599,000 (\$70.57 SF) – OFFERING PRICE
- 44% BELOW 2011 ASSESSED VALUE OF \$2,850,000
- 64% BELOW 2006 PROBATE APPRAISAL OF \$4,500,000
- BANK OWNED AS-IS, WHERE-IS SALE