

Renz & Renz Real Estate Brokerage

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McDonald's Ground Lease NNN LEASED INVESTMENT



**1160 S. De Anza Blvd
San Jose, CA 95129**

\$2,400,000

**New 20 Year Lease / 10% Rent Increases
Corporate Guarantee / S&P A-Rated Tenant**

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MCDONALDS NNN Ground Lease
INVESTMENT

1160 S. De Anza Blvd
San Jose, CA 95129

Table of Contents



Property Location Description.....Page 1-2

Reasons to Buy.....Page 3

Summary of Salient Facts.....Page 4


Street Map.....Page 5

Traffic Count Map.....Page 6

Aerial Photos.....Page 7-8

Additional Surrounding Property Photos.....Page 9-10

Contact Information.....Page 11



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INVESTMENT

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Property Location & Description

The subject property is located on De Anza Boulevard in San Jose close to the Cupertino border at the “T” Intersection of De Anza & Kentwood Avenue. The Property is on the East Side of the Street. De Anza Boulevard is a High Traffic Location and it’s a major Exit off of Highway 85 in San Jose.



De Anza Boulevard is a main thoroughfare of Commercial and Retail. Some of the nearby tenants include Chevron, First Commercial Bank, Britannia Arms Bar & Grill, Baskin Robbins, Goodwill, and several Professional offices including Dentists, and Chiropractors.

The building consists of 2,649 sqft with lots of glass lining the lobby, stucco façade and Drive-Thru window and is located on approx. 20,615 sqft of land 1150 South De Anza Blvd. (Not included in the sale.)

(Continued on next page)

This Offering is 1160 South De Anza Blvd #372-24-002. A 14,801 Sqft lot that McDonald's leases which is a part of there parking lot. McDonald's has leased the subject lot since 1992 (the first 20 years) and has extended the lease for 20 more years ending May 1, 2033 plus 3 consecutive 5 year options. (It is important to know that the drive-through and parking lot for McDonald's is located on the subject lot and they cannot park or operate it without the subject land.

The lease contains minimum 10% rent increases every 5 years plus rare capped CPI increases in 2023 and 2033. SEE LEASE DATAILS.



MCDONALD'S NNN
Ground Lease INVESTMENT

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Reasons to Buy

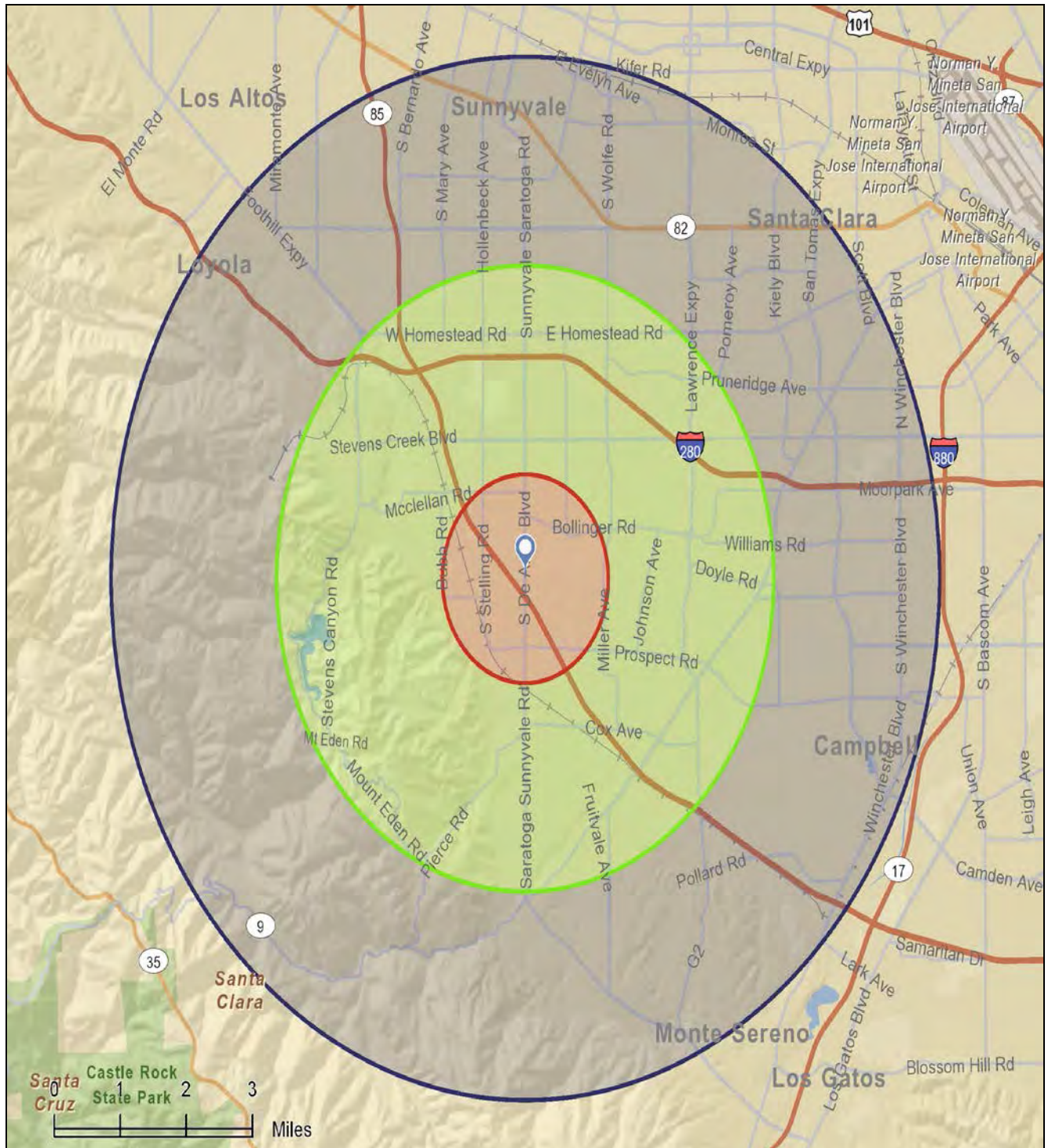
- Corporate Lease with S&P A-Rated Tenant
- 20 year lease with very favorable rental increases every 5 years
- Absolute NNN Ground Lease
- Excellent location in San Jose, CA with a high traffic count, very difficult to replace
- Rare Silicon Valley Net Lease Single tenant Deal

SUMMARY OF SALIENT FACTS

Tenant Info:	<p>McDonald's Corporation S&P rated A credit Net worth \$15.29 billion Investment grade corporate guarantee McDonalds is the world's #1 fast food company by sales with more than 34,500 locations in 112 countries</p>
Rentable Sq. Ft.:	14,801 Sqft Land Only
Location:	1160 S. De Anza Blvd San Jose, CA 95129
Price:	\$2,400,000 Sale Price / 3.75% Cap Rate
Net Income:	<p>\$90,000 per year net - 5/2/13 – 5/1/18 \$99,000 per year net - 5/2/18 – 5/1/23 \$108,900 MIN per year net - 5/2/23 – 5/1/28 \$118,800 MAX per year net - 5/2/23 – 5/1/28 110% of previous rent - 5/2/28 – 5/1/33</p>
Land Acres:	14,801 Sqft or 0.34 Acres
Date Built:	1991
Design:	A Standard fast food restaurant with Drive-thru window
Parking:	Concrete & Paved Parking area

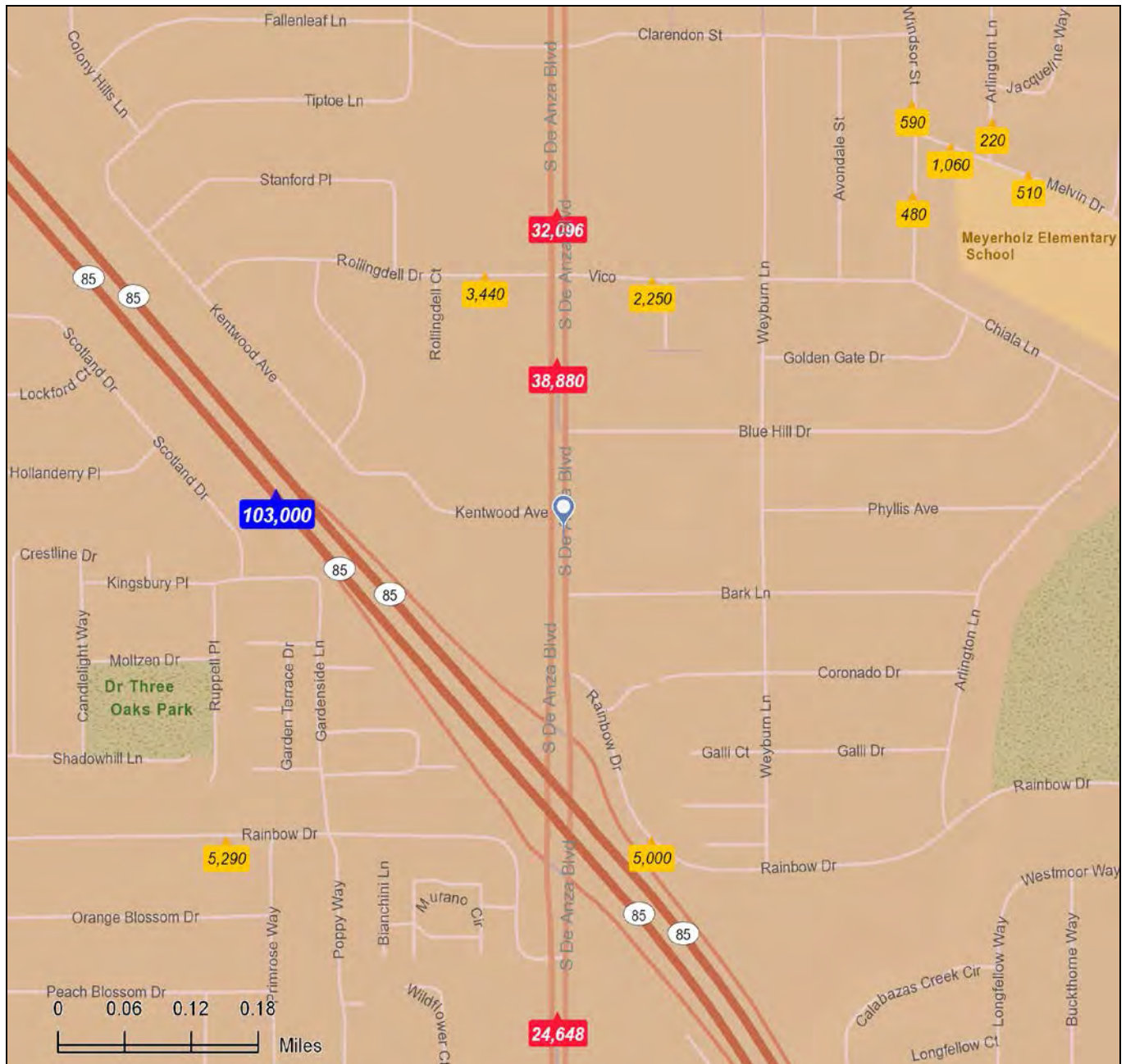
Information contained herein as obtained either from the owner or from sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. A prospective buyer should carefully investigate and verify all information contained in this brochure and all matter affecting the property.

Street Map 1160 S. De Anza Blvd San Jose, CA 95129



Traffic Count Map

1160 S. De Anza Blvd San Jose, CA 95129

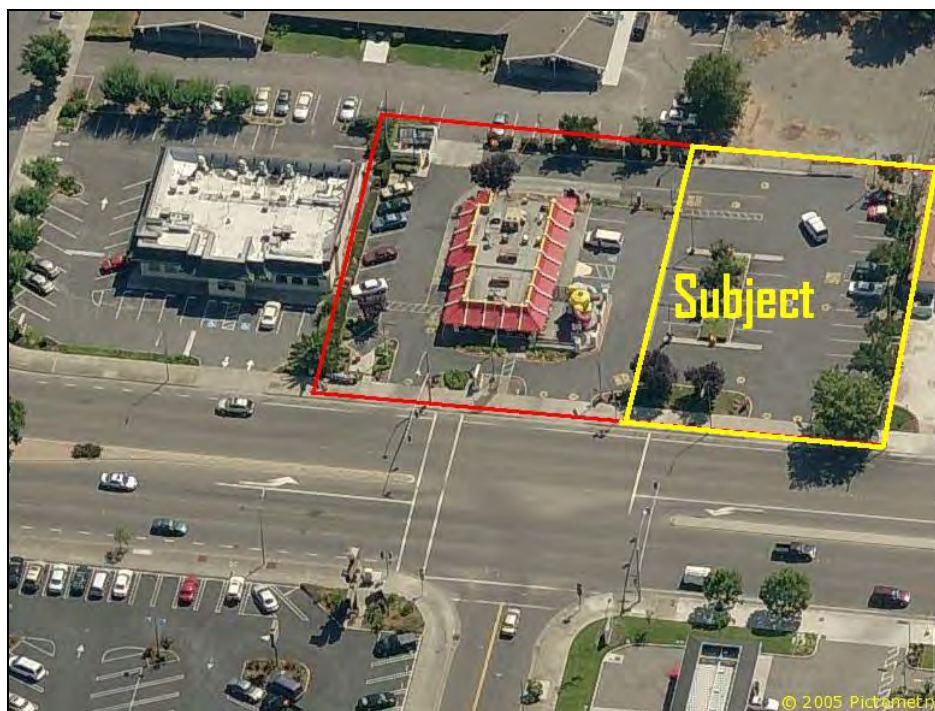


The Traffic on De Anza Boulevard at the subject site is Approximately 38,880 cars per day.

Aerial Photos
1160 S. De Anza Blvd
San Jose, CA 95129



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Additional Surrounding Property Photos

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