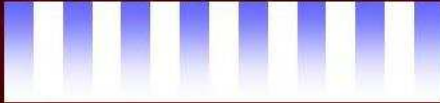




**1900 Camden Avenue
San Jose CA 95124**



Sarah Madani
DRE# 01432781
C: 408-655-6066
W: 408-559-5667
F: 408-608-1951
bizbysarah@yahoo.com
<http://www.sarahagent.com>



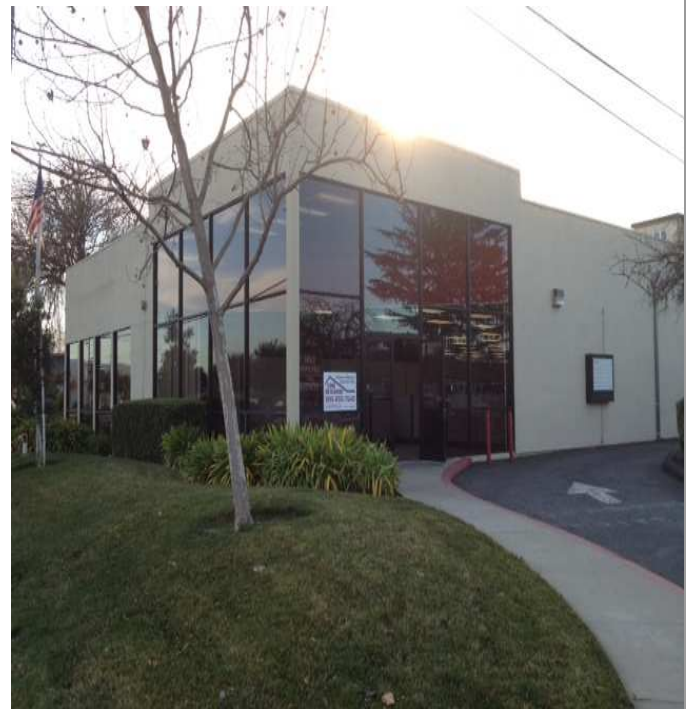
Property Description

Free Standing Retail Pad with drive through window. Ideal for Medical, office, or retail store. Approx 6,222 SF freestanding building, with plan for additional approx 4,000 SF on 2nd floor retail office space. Prime Cupertino location, just off Highway 85 bordering Saratoga.
Lot Size : 13,068 SF / 0.299 AC
Square Feet : approx 6,222 SF
Year Built/Roof : 1985
Ceiling Height: 15 feet.
Parking spaces: 22 onsite underground with additional offsite parking spaces off the adjacent building (Yamagami Garden Center); usable based on egress & ingress easement agreement.
Parking Ratio: 5.4 / 1,000 SF.
Zoning: GC (Neighborhood: Shopping Center, Strip Center, Enterprise Zone)

Multi-Tenants:
Broker: M-to-M
Construction: M-to-M
Retail NNN tenant: 5 year lease + 5 years option, to move in 1st quarter of 2012.
NOI approx. \$106,000
Cap Rate: 5.5%

**1375 S. De Anza Blvd.
Cupertino, CA 95014**
(Corner of Wildflower Near HWY 85)
Commercial Building

Price: \$1,968,000





- Existing single story approx. 6,222 sq ft Freestanding
- Building with drive-up Window on approx. 13,000 sf. Lot.
- Over 40 parking stalls on site.
- Prime Cupertino location on the going home side of De Anza Blvd.
- Just off Highway 85, easy HWY access
- Bordering Cupertino and City of Saratoga.
- Serves the trade area of Saratoga and Cupertino.
- Corner Lot with 2 main entrances.
- Plan for 2nd story for approx 4,000 sf. Of office/retail space.

Expense	Monthly	Annual
Fire monitoring	\$60.00	\$720.00
HVAC Maintenance	\$93.41	\$1,120.92
Landscaping	\$256.03	\$3,072.36
Insurance building	\$119.41	\$1,432.92
Property Tax	\$703.72	\$8,444.64
HOA fee	\$120.00	\$1,440.00
Property Management	\$150.00	\$1,800.00
Repairs	\$200.00	\$2,400.00
Total Operating Expenses	\$1,702.57	\$20,403.84

Paid Partially by Tenants

Water (incl. Fire, Landscaping)	\$309.90	\$3,718.80
Garbage / Trash	\$39.54	\$474.48
Electricity & Gas	\$873.76	\$10,485.12
Janitorial	\$450.00	\$5,400.00
Supplies for bathroom	\$150.00	\$1,800.00
Total Paid Partiall	\$1,823.20	
Total Expenses	\$3,525.77	\$42,309.00

Rent Income

	Sq.ft	Rent
Tenant#1 Front office M-to-M	754	\$1,200
Tenant#2 Rear Office M-to-M	482	\$700
Tenant#3 Open Space - NNN Rentable Arae = 4,536 sq.ft. Leasable area	3,820	\$7,937
Total Common Area	1,166	
Approx NNN income		\$1,241
Total	6,222	\$11,077

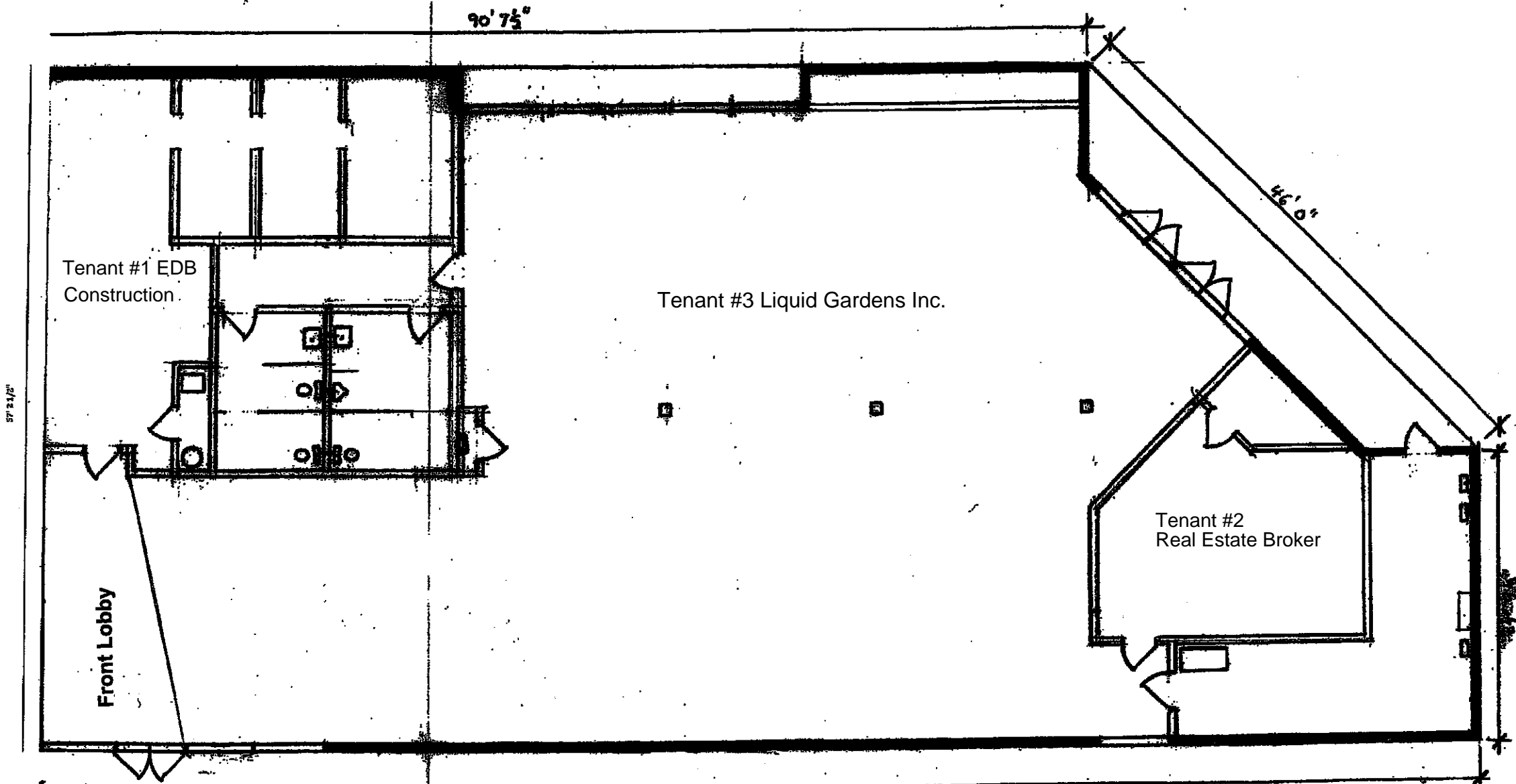
New Tenant Rent Roll

1 st year	\$7,937.77
2 nd year	\$8,175.90
3 rd year	\$8,421.18
4 th year	\$8,673.81
5 th year	\$8,934.03



Property is being sold subject to inspection. Please call for touring the property. Previous performance does not guarantee future performance. Buyer is advised to run all the financial information provided in this document by an expert for further analysis. All data are based on the estimates given by the Seller, Buyer to verify all information with their Tax and Legal advisor.

Exhibit "B"



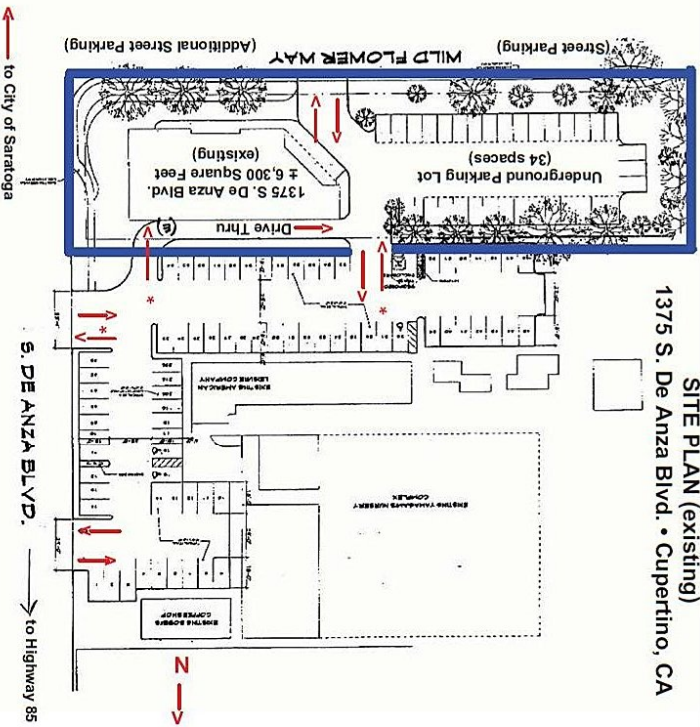
Area	Square Footage
Front Office	754
Rear Office	482
Kitchen/Utility rear area	403
Bathroom, hall	419
Water heater, mop, electrical closet	44
Front entrance Lobby area	300
Open Area	3820
Building Total	6222



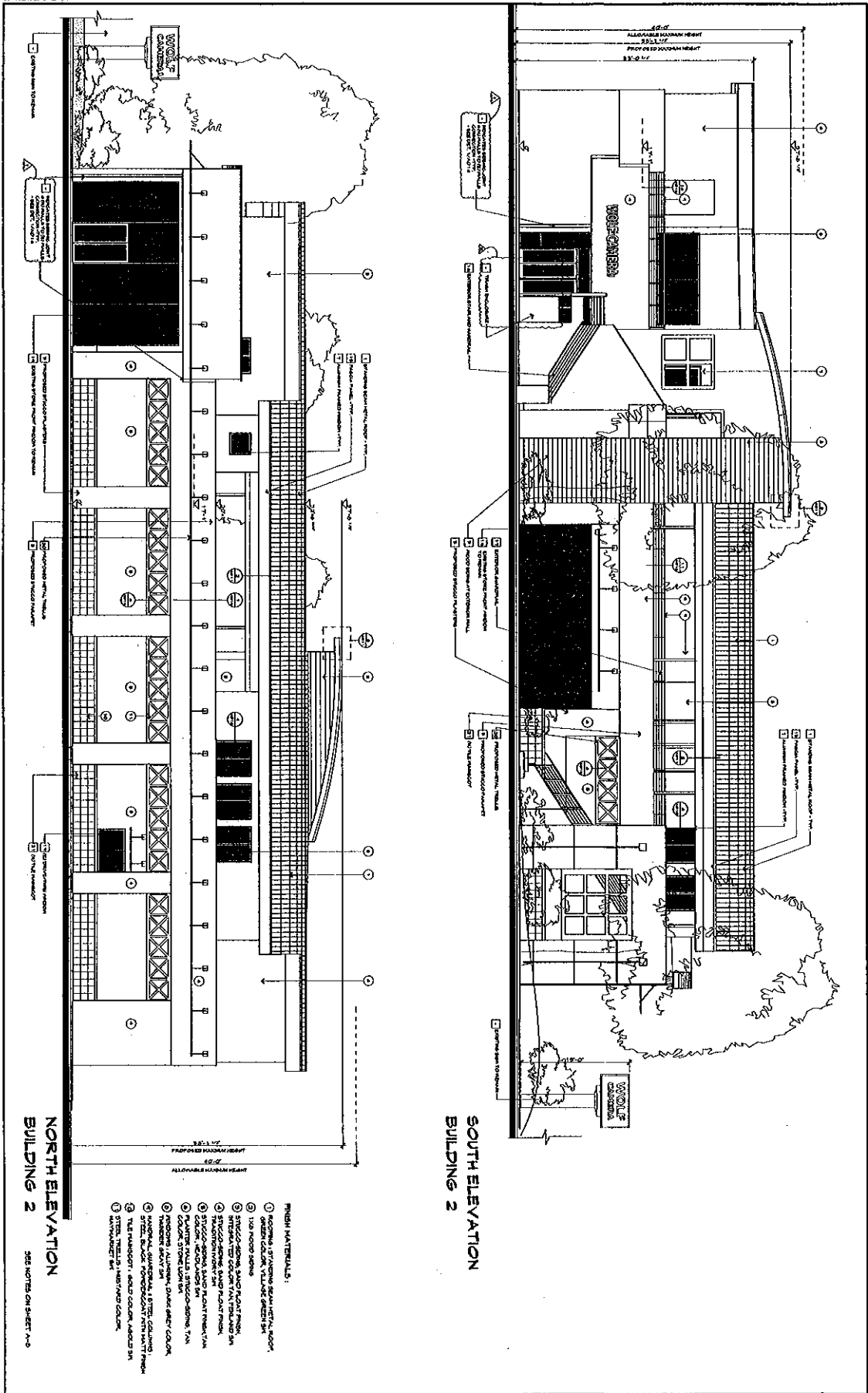
FLOOR PLAN
1375 S. DE ANZA BLVD.

SCALE 1/8" = 1'
DATE 05/17/2011

SITE PLAN (existing)
1375 S. De Anza Blvd. • Cupertino, CA



* Additional Parking Available at adjacent property (60 spaces)



NORTH ELEVATION
BUILDING 2

SOUTH ELEVATION
BUILDING 2

- FINISH MATERIALS:**
1. ASPHALT, STAINLESS STEEL, METAL ROOF
 2. GREEN GLAZED, VERTICAL GLAZED SKY
 3. 1/2" NOCT SKINS
 4. STYCO-SEAL, SAND FLOUT FINISH
 5. STYCO-SEAL, SAND FLOUT FINISH
 6. STYCO-SEAL, SAND FLOUT FINISH
 7. STYCO-SEAL, SAND FLOUT FINISH
 8. PLASTER, STAINLESS STEEL
 9. PLASTER, STAINLESS STEEL
 10. PLASTER, STAINLESS STEEL
 11. PLASTER, STAINLESS STEEL
 12. PLASTER, STAINLESS STEEL
 13. PLASTER, STAINLESS STEEL
 14. PLASTER, STAINLESS STEEL
 15. PLASTER, STAINLESS STEEL
 16. PLASTER, STAINLESS STEEL
 17. PLASTER, STAINLESS STEEL
 18. PLASTER, STAINLESS STEEL
 19. PLASTER, STAINLESS STEEL
 20. PLASTER, STAINLESS STEEL

SEE NORTH ON SHEET A-0

A-7

DATE: 01/21/04	PROJECT:
DRAWN BY: DJL	MIXED USE PROJECT
CHECKED BY:	1875 S DE ANZA BLVD.
ARCHITECT: TOM SOW	CUPERTINO, CA 95014
PROJECT NO: 102270	
SHEET NO:	

REVISIONS

NO.	DATE	DESCRIPTION

The user shall not alter or modify any of the information on this drawing without the written approval of the architect. Any such alteration shall be the responsibility of the user and shall not constitute a revision of the drawing. The user shall be responsible for the accuracy of the information on this drawing.

METRO DESIGN GROUP

3000 GYRE ROAD
CAMPBELL, CA 95008
TEL: 408/352-1000
WWW.METRODESIGN.COM

