

LEASED INVESTMENT | FUTURE DEVELOPMENT OPPORTUNITY

FOR SALE



# Downtown San Jose

598 SOUTH FIRST STREET, SAN JOSE, CALIFORNIA



## Property Amenities

- > Lease investment with Enterprise Rent A Car
- > 7 years remaining lease
- > Tenant pays \$10,500/Month NNN
- > Signalized corner location
- > 25,000 sq. ft. parcel
- > Area access to Highway 280
- > Located within the downtown core; Allows for general commercial and high density residential (city may allow 24 stories)
- > Located within the Monterey Corridor Redevelopment Project Area and Enterprise Zone
- > Motivated seller
- > Asking \$2,800,000



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