

INVESTMENT OPPORTUNITY



521 CHARCOT AVENUE

San Jose, CA 95131

PROPERTY INFORMATION

Club Auto Sport – SV Condominium Association, Inc. is a specialty condominium facility for automotive enthusiasts and companies. The Charcot Avenue facility has over 40 businesses, auto and non auto-related.

HIGHLIGHTS

- Dynamic business center with a variety of non-auto related businesses located within the unique facility and a chic club for auto enthusiasts
- Office, retail, auto, and light industrial uses
- Safe and secure facility to store and enjoy your vintage and collectible cars (certain restrictions apply)

THE OFFERING

| | |
|---------------|--|
| Address | 521 Charcot Ave, Suite 211 / 259 San Jose, CA 95131 |
| APN | 237-34-051 / 237-23-070 |
| Property Type | Light Industrial – Flex |
| Zoning | PD |

SITE DESCRIPTION

| | |
|-------------------|--------------|
| Parcel Size | 5,005 SF |
| Type of Ownership | LLC |
| RSF | 5,005 |
| Load Factor | 26.5% |
| Street Frontage | Junction Ave |
| Cross Street | Charcot Ave |
| Highway Access | 87 / 880 |

CONSTRUCTION

| | |
|------------------------|---------------------|
| Year Built / Renovated | 2008 / 2021 |
| Number of Floors | 1 |
| Parking | 2 / 1000 Unreserved |

LEASE DETAILS

| | |
|--------------------|--------------------------|
| Tenant | 034 Motorsport, Inc |
| Lease Term | 6/1/2021 – 8/31/2026 |
| Rent Increases | 3% Annual |
| Lease Type | NNN |
| Operating Expenses | \$0.753 PSF (taxes/dues) |
| Utilities | Separately Metered |

INVESTMENT SUMMARY

Club Auto Sport – SV Condominium Association is a 120,000 SF planned development and home to 86 commercial light industrial condominiums on 7 gated acres and is unique to the greater Silicon Valley in offering a secure auto/business centric environment.

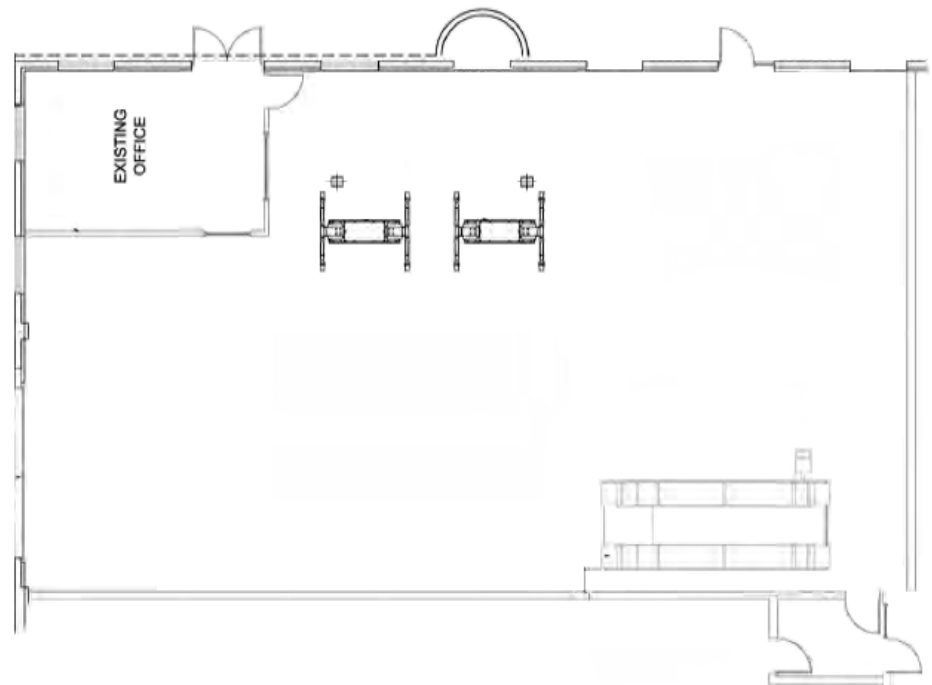
The project first came online in 2008 and has since grown into a highly sought-after vibrant business center housing many different types of businesses as well as being home to the private sector offering indoor, secure vehicle storage.

Suites 211 & 259 combined are 5,005 RSF and is an end unit that was just recently updated in 2021.

Fully built out as an auto service/repair shop serving the Audi community with the store front facing Junction Ave. This unit has a 12'x14' roll-up door which opens inside the secure gate, HVAC and 3 hydraulic lifts with beautiful stained concrete flooring throughout. Access into the main building is through a new glass man door to allow access to the common area restrooms and the main showroom and building concierge.

This is the Tenant's second location and business is booming!

Lease term began in June of 2021 and is due to end August of 2026, with no renewal option in place at this time. There is a 3% annual base rent increase and Tenant pays owner's monthly Association dues and property taxes which are subject to annual change. All units are individually metered and invoiced to Tenant by management.



LOCATION OVERVIEW

NORTH SAN JOSE

North San Jose comprises a predominantly industrial and commercial area that lies between San Jose International Airport and the San Francisco Bay. The submarket contains 32.9 million SF of industrial space and 17.6 million SF of office space, making it the largest submarket in the San Jose metro for each of these asset types.

DEMOGRAPHICS

990,827

EST. 2022 POPULATION

343,234

TOTAL HOUSING UNITS

\$142,635

AVERAGE
HOUSEHOLD INCOME

| YEAR | EMPLOYED |
|------|-----------|
| 2014 | 951,600 |
| 2015 | 979,200 |
| 2016 | 991,100 |
| 2017 | 1,006,300 |
| 2018 | 1,020,500 |
| 2019 | 1,030,900 |
| 2020 | 941,400 |
| 2021 | 989,200 |
| 2022 | 1,036,600 |



MARKET STATISTICS

6,119

NO. OF BUILDINGS

199M SF

TOTAL INVENTORY

5.8%

TOTAL VACANCY

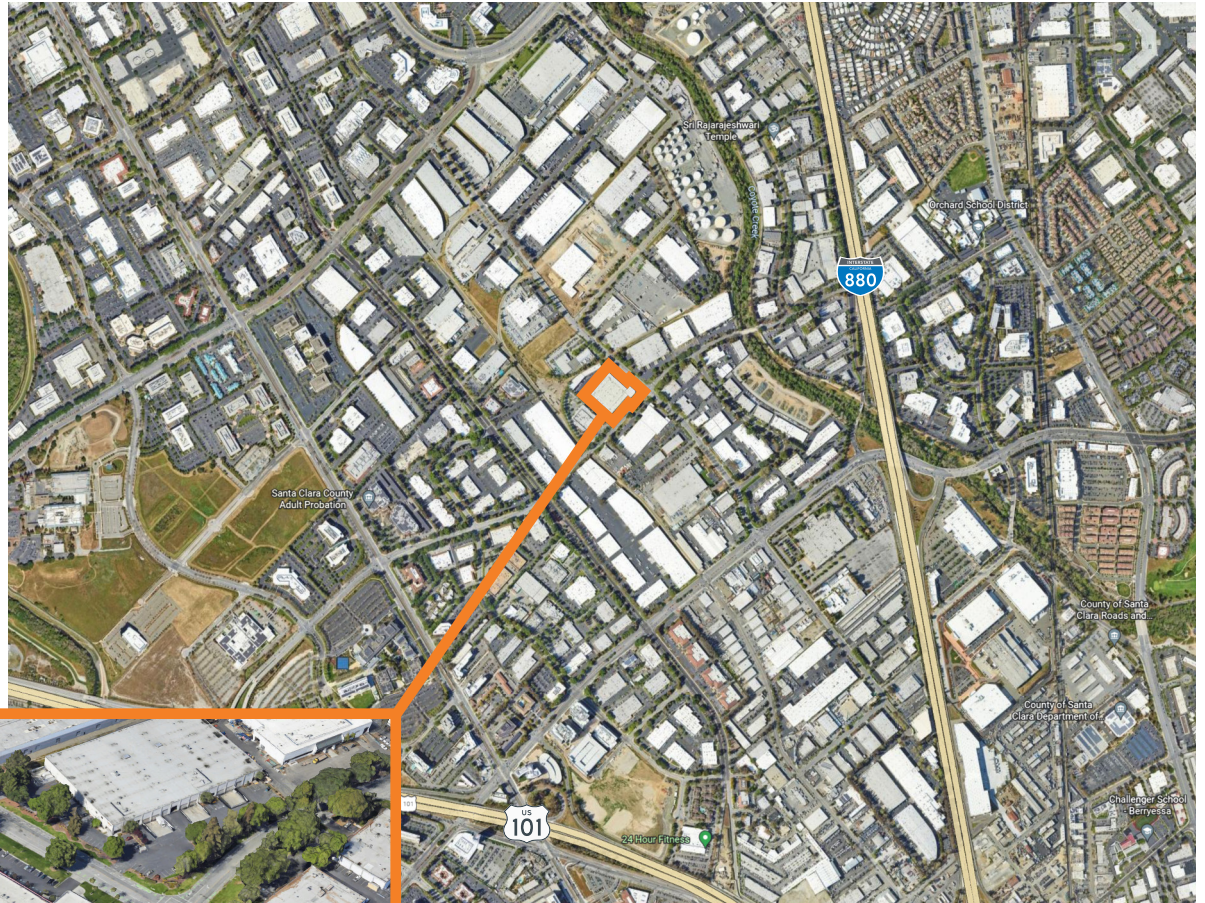
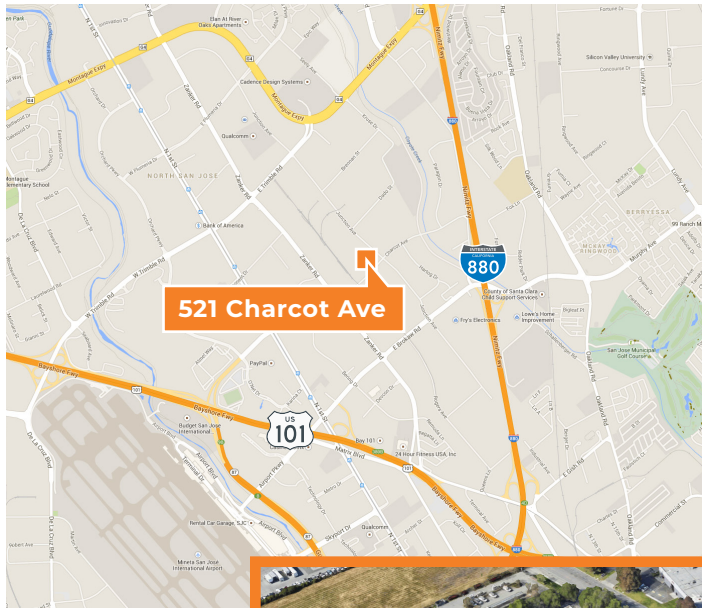
\$26.61

MARKET RENT / SF

1.3M

12 MO. NET ABSORPTION SF

REGIONAL MAP



LOCATION HIGHLIGHTS

- Close proximity to Interstates 880 & 101
- Prime real estate located in San Jose, CA, the heart of Silicon Valley

COMPARABLE SALES TRANSACTIONS

| PROPERTY DETAILS | SALE DATE | SALE PRICE | SQ FT | PRICE / SQ FT | PRICE / UNIT | YEAR BUILT |
|--------------------------|------------|-------------|-------|---------------|--------------|------------|
| 521 Charcot Ave, Ste 109 | 07/25/2022 | \$805,000 | 1,572 | \$512 | \$12,384 | 2008 |
| 521 Charcot Ave, Ste 255 | 06/21/2022 | \$1,655,000 | 4,935 | \$335 | \$6,365 | 2008 |
| 521 Charcot Ave, Ste 117 | 05/03/2022 | \$770,000 | 1,572 | \$490 | \$11,846 | 2008 |
| 521 Charcot Ave, Ste 115 | 06/02/2022 | \$750,000 | 1,572 | \$477 | \$11,538 | 2008 |
| 521 Charcot Ave, Ste 201 | 12/16/2022 | \$835,000 | 1,609 | \$519 | \$12,846 | 2008 |
| 1907 Otoole Way | 05/27/2022 | \$800,000 | 2,448 | \$327 | — | 1984 |
| 521 Charcot Ave, Ste 225 | 03/22/2022 | \$1,665,500 | 4,796 | \$347 | \$25,623 | 2008 |



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San Jose, CA 95131



REPRESENTED BY

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OFFERING MEMORANDUM