



# The Kase Group

OWNER-USER OR REDEVELOPMENT OPPORTUNITY

614 TULLY ROAD SAN JOSE, CA

OFFERING MEMORANDUM Presented By:

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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# INVESTMENT OVERVIEW

The Kase Group, as exclusive advisor, is proud to present the outstanding opportunity to acquire the fee simple interest in 614 Tully Road, San Jose, CA (“the Property”). The property consists of a 25,632 sq.ft. single story office/medical building situated on approximately 2.08 acres of land. The property is an excellent owner-user opportunity in a supply constrained market or a unique redevelopment opportunity with in-place income for a developer to take advantage of while entitlements are being pursued. The property is being marketed for the first time ever to qualified buyers. The ownership will review offers as received and reserves the right to call for offers at a later date.



## INVESTMENT HIGHLIGHTS

.....  
WELL LOCATED OFFICE/MEDICAL BUILDING  
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.....  
IN-PLACE INCOME FROM THE COUNTY OF SANTA CLARA  
.....

.....  
EXCELLENT OWNER-USER OPPORTUNITY OR POTENTIAL  
REDEVELOPMENT SITE  
.....

.....  
SUPPLY CONSTRAINED SILICON VALLEY MARKET  
.....

.....  
SHORT DRIVE TO RETAIL AMENITIES SUCH AS THE PLANT  
SHOPPING CENTER  
.....

.....  
HIGH VISIBILITY LOCATION ALONG HIGHLY TRAFFICKED  
TULLY ROAD (±59,660 CARS PER DAY)  
.....

## OFFERING SPECIFICATIONS

.....  
PRICE \$9,850,000  
.....

.....  
BUILDING SIZE (SF) 25,632  
.....

.....  
LOT SIZE (SF) 90,491  
.....

.....  
PRICE PER SF \$384  
.....

.....  
CURRENT OCCUPANCY 100%  
.....



# PROPERTY OVERVIEW

The property was originally constructed in 1979 as a built-to-suit for the County of Santa Clara, which has remained the sole tenant. The property is comprised of a 25,632 sq.ft. office/medical building and is situated on approximately 2.08 acres of land. The current lease expired on November 30, 2016 and the the tenant has remained in holdover/month-to-month status ever since. The property is zoned (CO) Commercial Office and with a General Plan 2040 designation of Neighborhood/Community Commercial, allowing for an FAR of up to 3.5 (1 to 5 stories). Buyer to verify zoning and land use designation with the City of San Jose. The property benefits from excellent visibility with over 258 feet of frontage along Tully Road and 59,660 average cars per day. The property is just a short drive to The Plant Shopping Center, the largest retail power center in San Jose, Santa Clara County Fairgrounds, Costco, Los Lagos Golf Course, and Downtown San Jose.



## SUMMARY

BUILDING SIZE (SF)	25,632
LOT SIZE (SF)	90,491
YEAR BUILT	1979
POWER	800 AMPS @ 277/480v
PARKING RATIO	4/1,000
ZONING	(CO) COMMERCIAL OFFICE
APN	497-41-005
OCCUPANCY	100%

# LEASE ABSTRACT

## SUMMARY

TENANT	COUNTY OF SANTA CLARA NARVAEZ MENTAL HEALTH CENTER
ASSESSOR'S PARCEL #	497-41-005
BUILDING AREA	25,632 SF
LAND AREA	90,491 SF
ORIGINAL LEASE DATE	MAY 22, 1979
EXPIRATION DATE	NOVEMBER 30, 2016 (HOLDOVER/MONTH- TO-MONTH TENANCY)
RENEWAL OPTIONS	NONE REMAINING
CURRENT RENT	\$62,938 PER MONTH / \$755,256 PER YEAR
NET OPERATING INCOME	\$652,569

## LANDLORD OBLIGATIONS

Fire and extended insurance coverage, janitorial service, maintenance of interior and exterior of the premises including landscaping and recreational areas. Maintenance of all interior and exterior fixtures including rugs, windows, walls, lighting, floors, and landscaping. Restroom supplies and fire extinguishers.

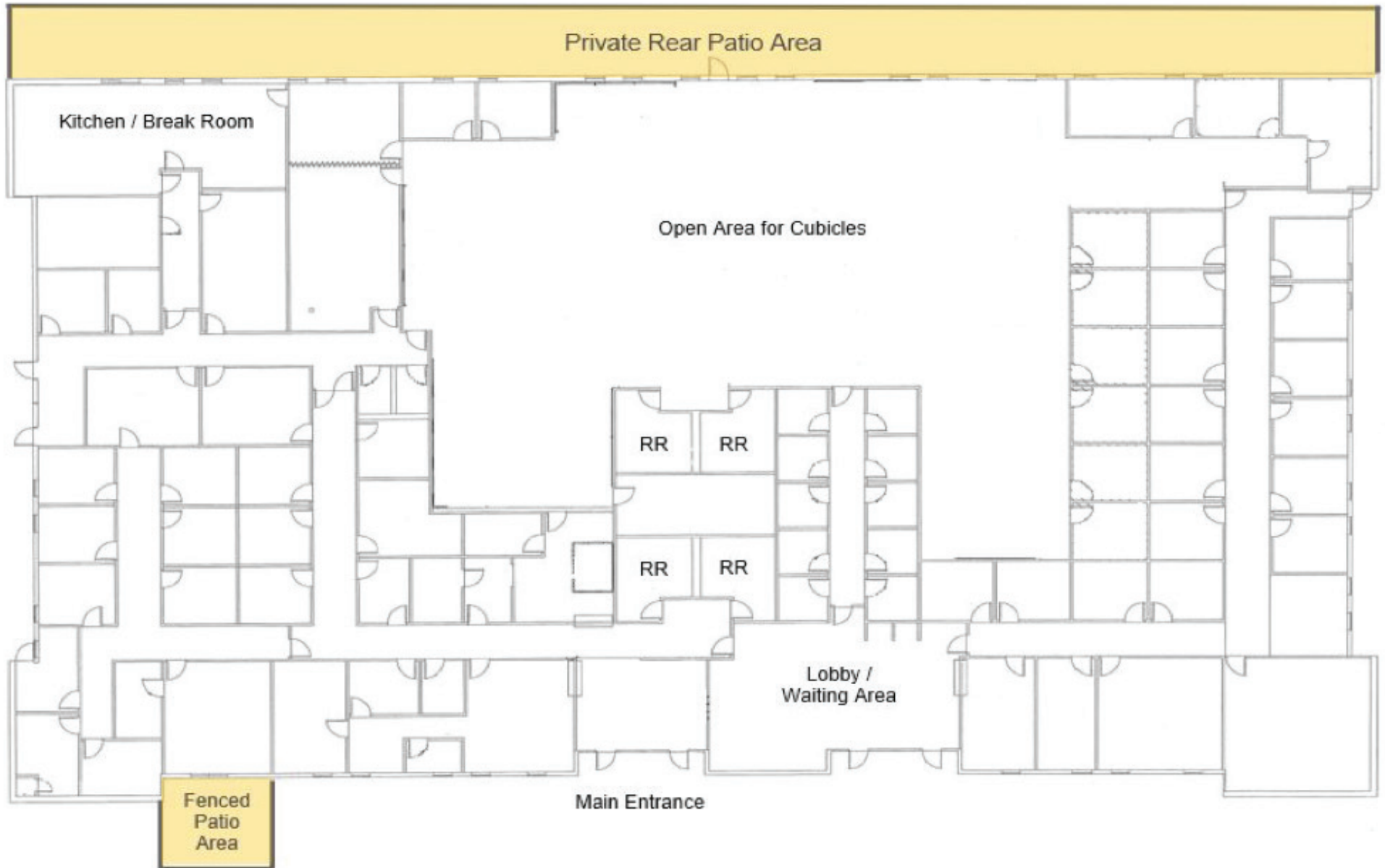
## TENANT OBLIGATIONS

Property taxes, gas, electric, water, garbage services. Toilet repairs due to blockages. Commercial liability insurance.

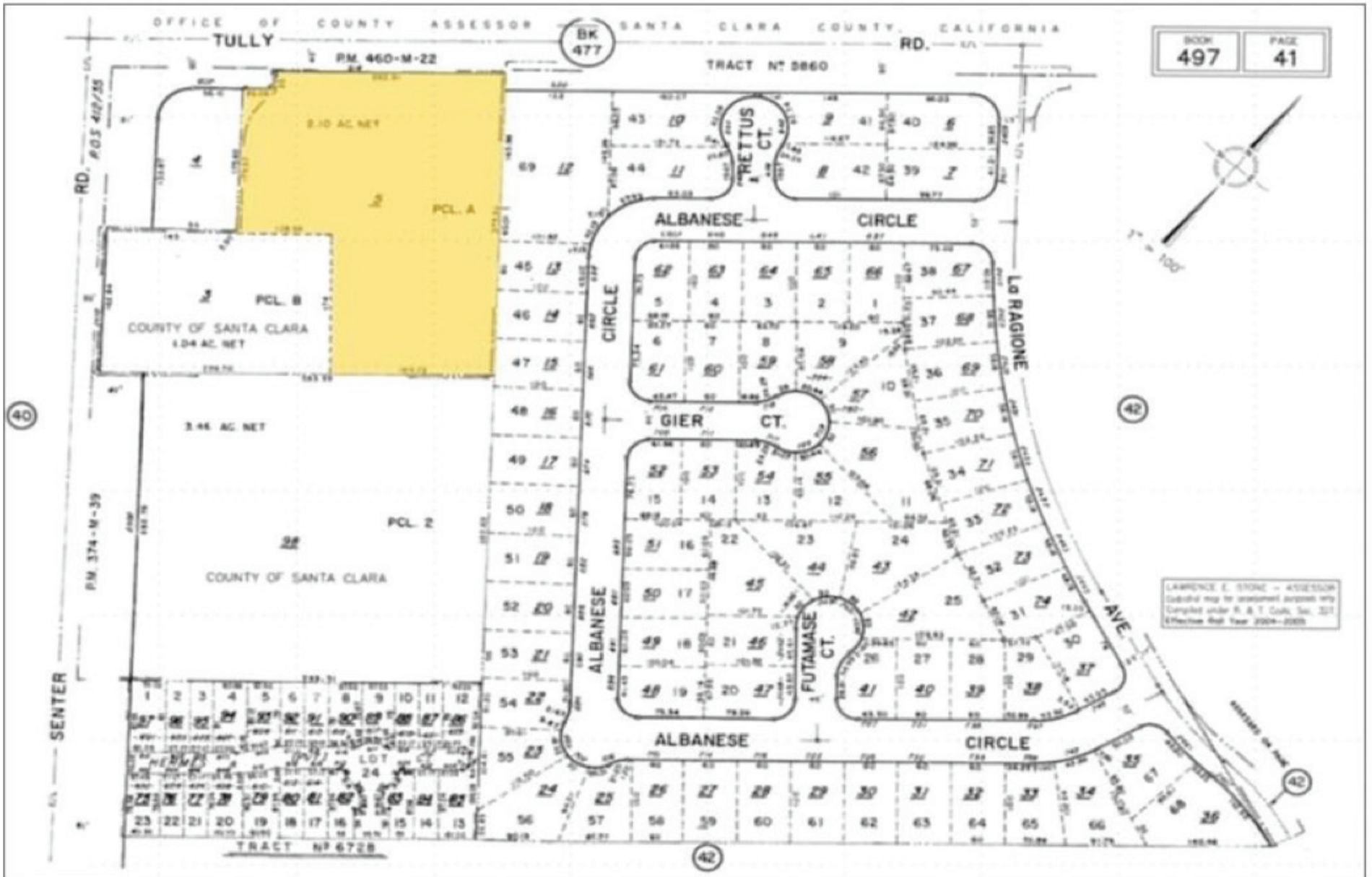




# FLOORPLAN

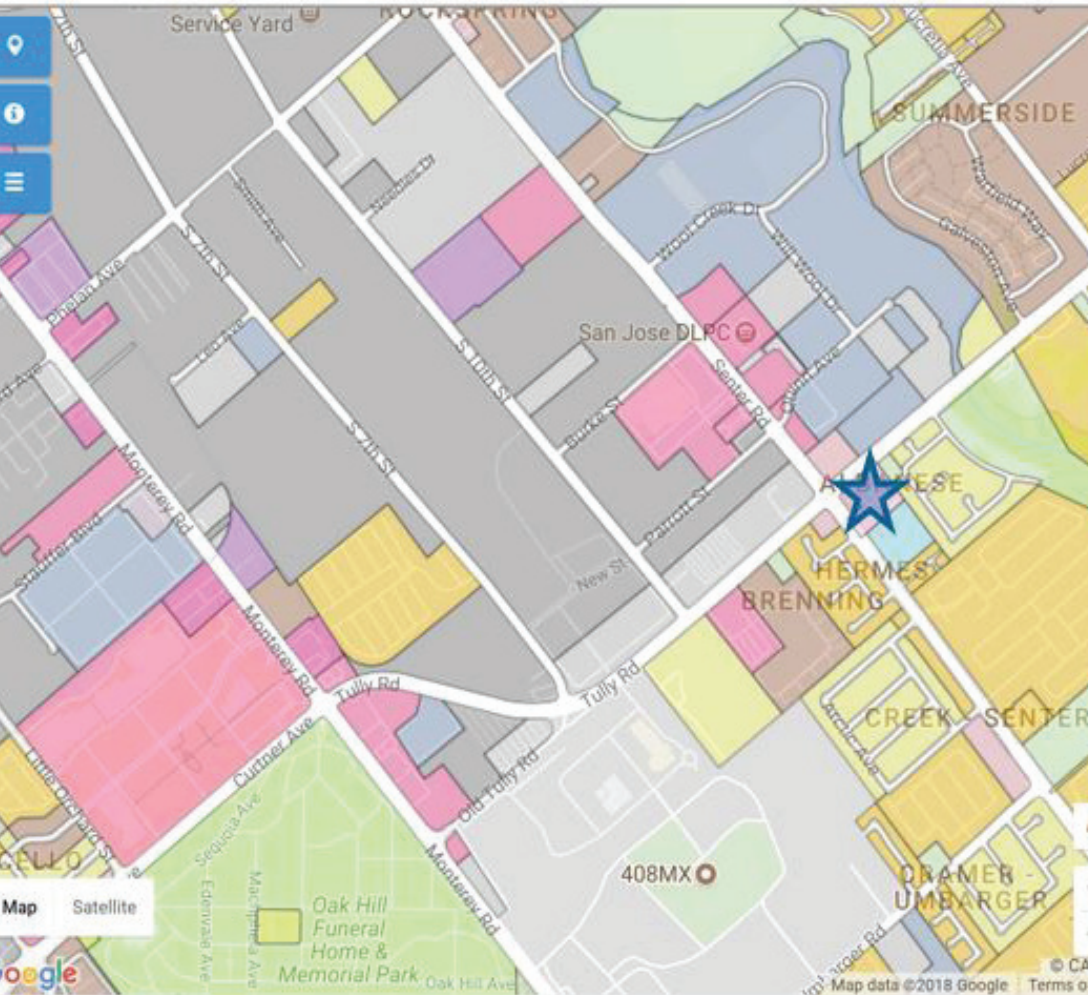


# PARCEL MAP





# ZONING AND GENERAL PLAN



## (CO) COMMERCIAL OFFICE

The CO Commercial Office District is a district in or near residential areas or between residential and commercial areas. This district is intended to be a low-intensity office zone that allows for a scale of offices in or adjacent to residential neighborhoods. Larger scale office development can be permitted upon approval of the planning commission, or city council on appeal, through the conditional use permit process.

## GENERAL PLAN 2040 - NEIGHBORHOOD / COMMUNITY COMMERCIAL

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation.

# NEIGHBORING DEVELOPMENT



## (A) RENASCENT PLACE

NUMBER OF UNITS:	162
UNIT MIX:	160 STUDIOS 2 TWO BEDROOM
AFFORDABILITY:	35% EXTREMELY LOW INCOME; 65% VERY LOW
DEVELOPER:	CHARITIES HOUSING
STATUS:	UNDER CONSTRUCTION

## (B) 2410 SENTER ROAD

PROPERTY TYPE:	50,000 SF OFFICE BUILDING
NUMBER OF STORIES:	THREE (3)
DEVELOPER:	COUNTY OF SANTA CLARA
STATUS:	CONSTRUCTION AUGUST 2019

RENDERING:





# PROPERTY PHOTOS





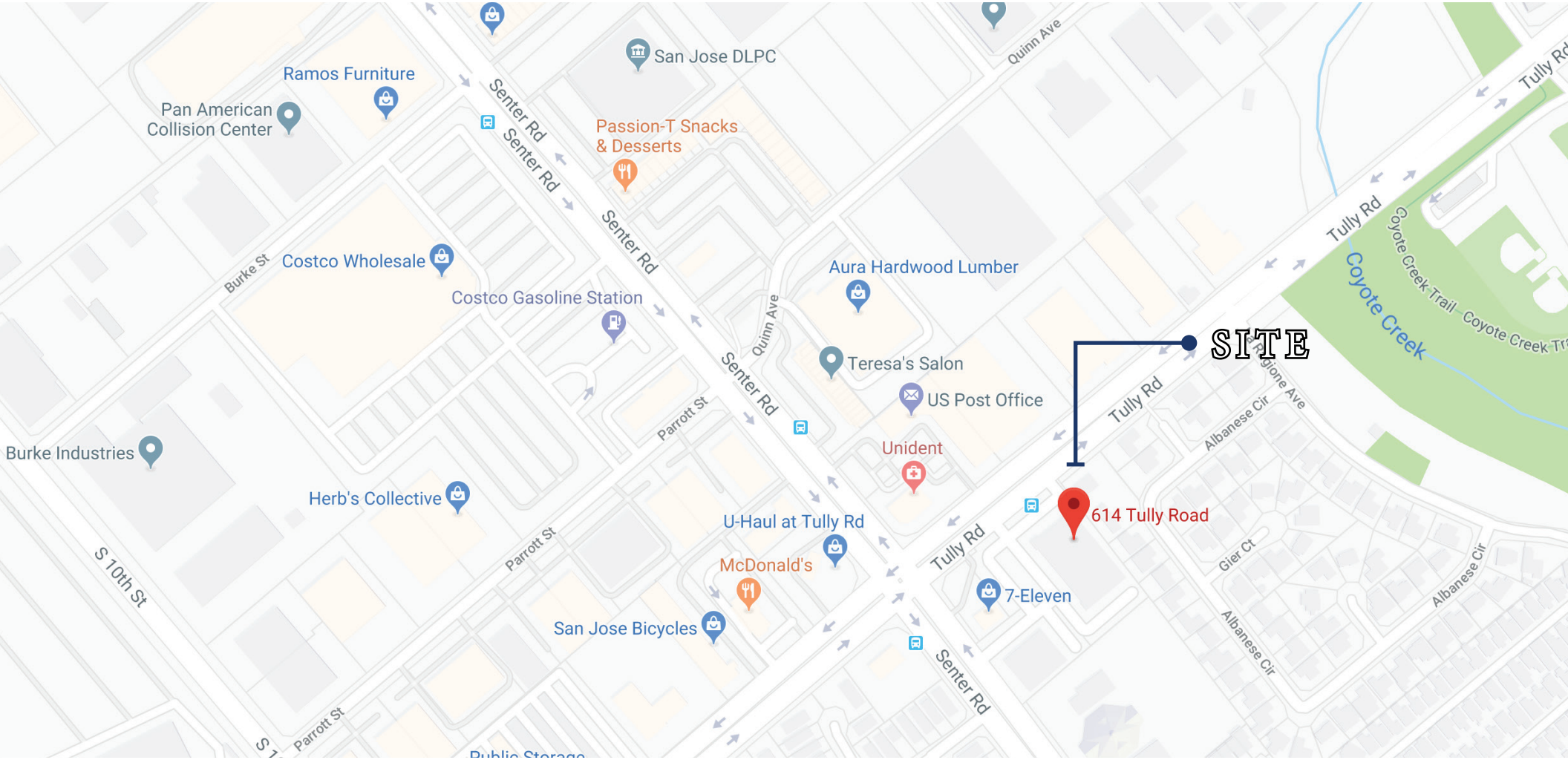
# LOCATION AERIAL





# DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	286,517	688,790	1,399,839
NUMBER OF HOUSEHOLDS	80,492	209,808	461,148
AVERAGE HOUSEHOLD INCOME	\$76,517	\$88,306	\$107,055
MEDIAN AGE	35.40	36.50	37.60



# AREA OVERVIEW

## SAN JOSE, CALIFORNIA

San Jose, the third-largest city in California, the tenth largest in the U.S., and the county seat of Santa Clara County, is located just south of the San Francisco Bay. With a population of 1,015,785, San Jose comprises a large portion of the Silicon Valley, a region home to the leading tech companies in the world including Google, Apple, and Cisco Systems. Despite the development of other high-tech economic centers throughout the world, the Silicon Valley continues to be the leading hub for high-tech innovation and development. San Jose boasts a highly educated and trained workforce, excellent quality of life, world-class research facilities, and a continually evolving history of pioneering innovation that spurs economic growth. San Jose is world renowned for its award-winning schools, such as San Jose State University, and is in close proximity to Santa Clara University and Stanford University. Today, the private sector in San Jose is dominated by high-tech related industries driving economic growth across the region. Companies enjoy a competitive advantage by establishing a presence in San Jose due to its concentration of a highly skilled, well-south-after employee base that is able to enjoy a wide array of exciting cultural, recreational, and educational opportunities while living and working in San Jose.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	286,517	688,790	1,399,839
TOTAL NUMBER HOUSEHOLDS	80,492	209,808	461,148
TOTAL NO. PERSONS PER HOUSEHOLD	3.40	3.20	3.00
AVERAGE HOUSE VALUE	\$695,932	\$759,736	\$858,281
AVERAGE HOUSEHOLD INCOME	\$76,517	\$88,306	\$107,055
AVERAGE AGE	35.40	36.50	37.60
WHITE	159,781	397,664	750,562
BLACK	10,303	25,291	44,547
AM. INDIAN & ALASKAN	5,648	13,147	19,455
ASIAN	99,580	222,022	520,956
HAWAIIAN & PACIFIC ISLAND	1,594	3,796	6,996
OTHER	9,612	26,870	57,323





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SAN JOSE | CALIFORNIA**



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