

# OFFICE FOR SALE

INVESTMENT OR OWNER-USER OPPORTUNITY



6150 COTTLE ROAD, SAN JOSE, CA 95123



## 6150 Cottle Road | APN 704-01-028

Building SF :	±10,011 SF
Stories:	1
Sprinklered:	Yes
Typical Floor SF:	±10,011 SF
Lot Size:	±0.8 AC
Year Built:	2001 (Remodeled 2013)
Zoning:	C1H, San Jose
Market:	South Bay/San Jose
Submarket:	South San Jose

## INVESTMENT OVERVIEW

KW Commercial Norcal is pleased to present the fee simple investment or owner-user opportunity to purchase the property at 6150 Cottle Road, San Jose, CA. 95123 ("Property"), situated in a submarket which holds one of Silicon Valley's lowest vacancy rates.

6150 Cottle Road is currently occupied with a short-term lease (two options to extend) for a total term of one year. This provides an opportunity for an investor to continue the relationship with the current tenant renegotiated at their terms, as well as a runway for an upcoming owner-user to offset initial expenses while their buildout kicks off. Property includes 12 enclosed offices, ±4,474 SF of hall space, multiple ADA bathrooms, and substantial open office area throughout.

Located just south of I-85 and Santa Teresa Blvd, the Property is approximately half a mile from I-85, four miles from I-87, under two miles from US-101, with public transit options approximately walking distance from the Property. BART's Downtown San Jose station will be about 15 minutes away and will bring ±55,000 weekday riders from the city optimizing employment opportunities and generating growth for the San Jose area.

The Property is a ±10,011 SF Class B Office Space with ±34 spaces situated on a ±0.8 AC lot. Inquire for Seller financing options.

### ANDY SAMUDIO

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Each Office Independently Owned and Operated.

### KW COMMERCIAL NORCAL

4080 Truxel Road  
Ste 100  
Sacramento, CA 95834

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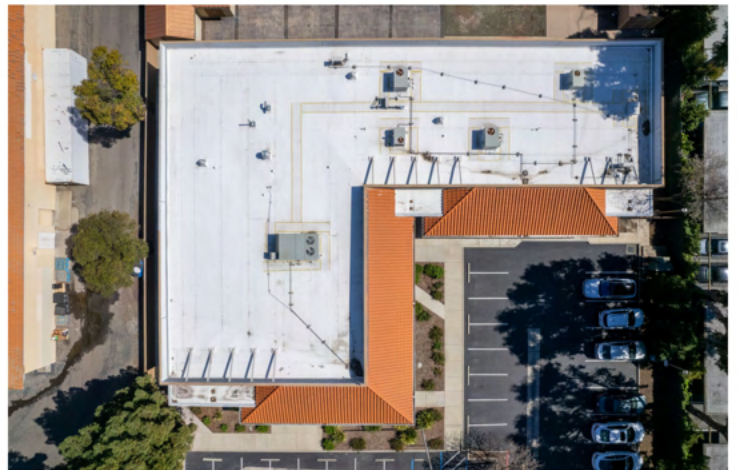
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## CRITCHFIELD MECHANICAL, INC.

<b>TENANCY</b>	Full Building Occupancy
<b>BUILDING SIZE</b>	±10,011 SF
<b>LOT SIZE (AC)</b>	±0.8 AC
<b>STORIES</b>	1
<b>VEHICLE PARKING</b>	±34 Spaces
<b>LEASE COMMENCEMENT</b>	July 2024
<b>LEASE TERM</b>	10 Months
<b>LEASE TYPE</b>	Full Service
<b>OPTIONS</b>	Two (30-Day Extensions)

- Per Lease Agreement, firm term of 10 months.



## RENT SCHEDULE

<b>7/22/2024-5/22/2025</b>	Base Rent: \$3.50/RSF Total: <b>\$35,039.00/Month</b>
<b>OPTION 1 (May-June 2025)</b>	Base Rent: \$3.50/RSF Total: <b>\$35,039.00/Month</b>
<b>OPTION 2 (June-July 2025)</b>	Base Rent: \$3.50/RSF Total: <b>\$35,039.00/Month</b>
<b>ESTIMATED ANNUAL</b>	Total: <b>\$420,462/Year</b>

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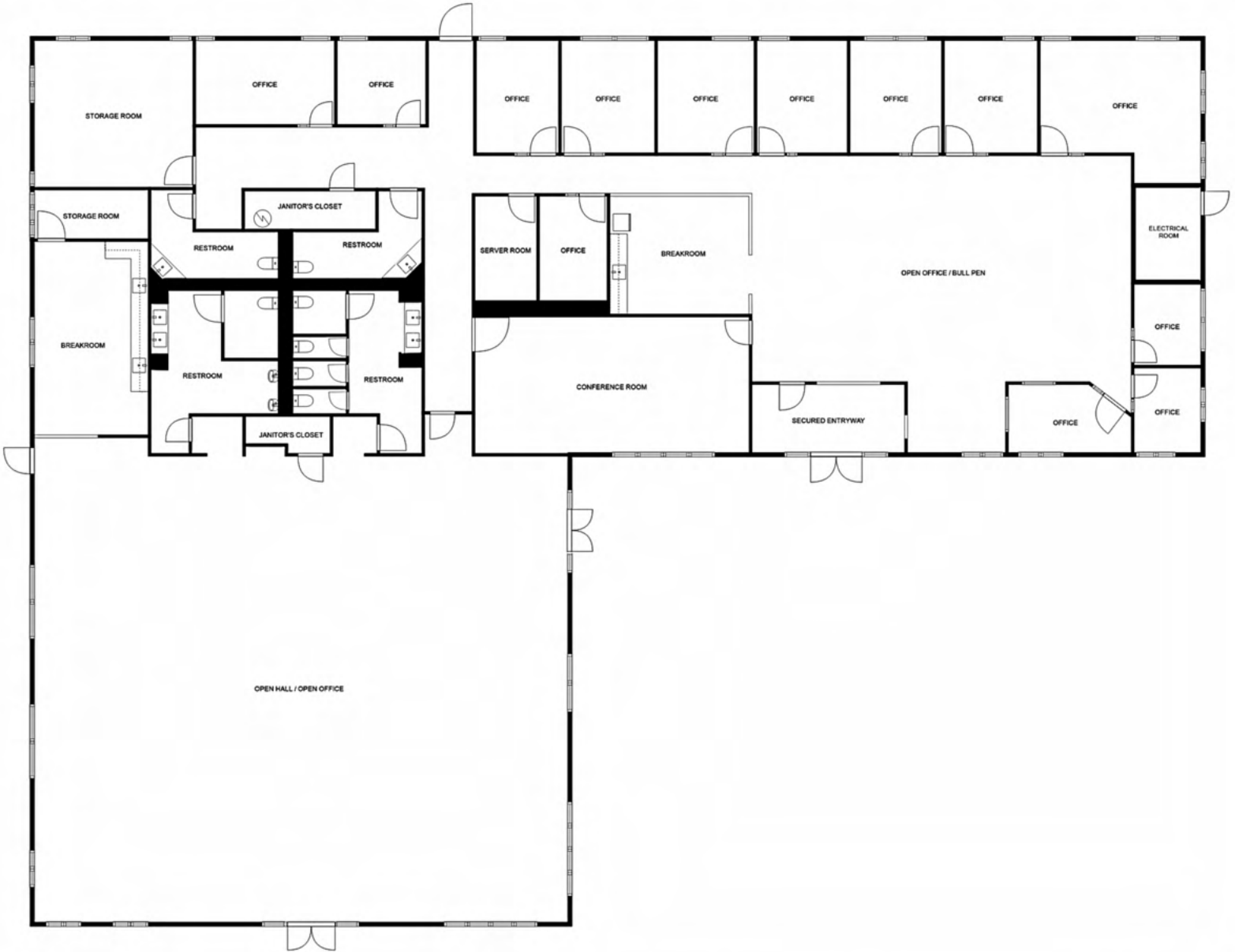
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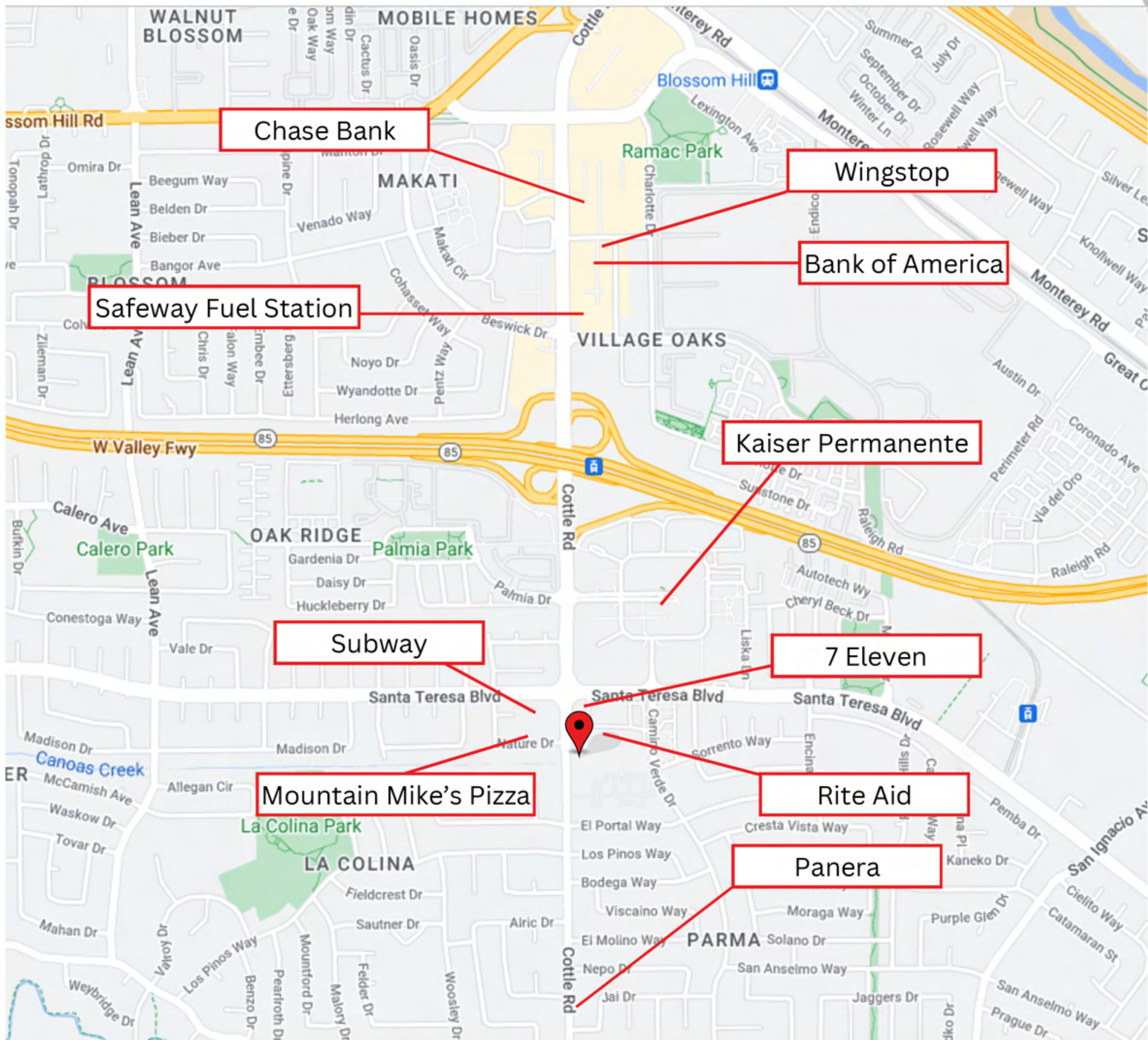
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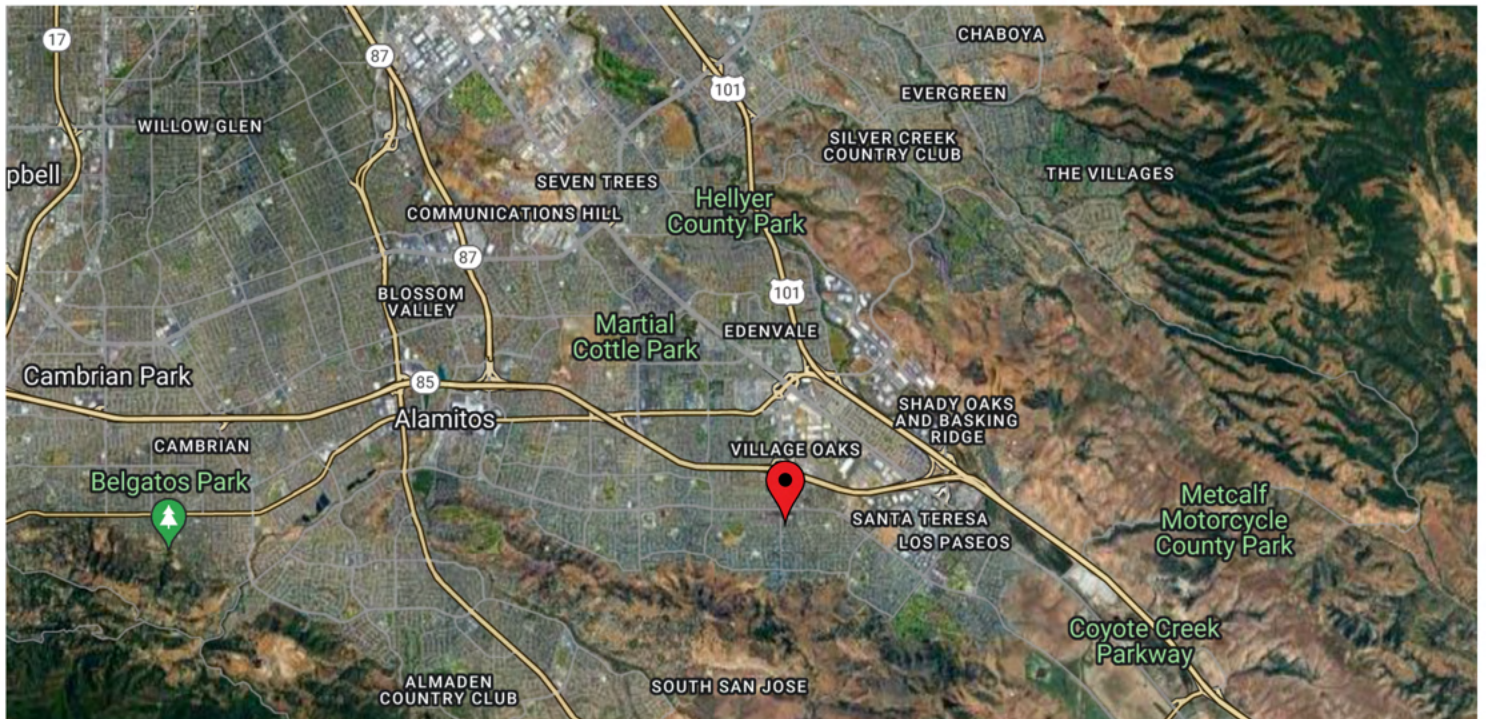
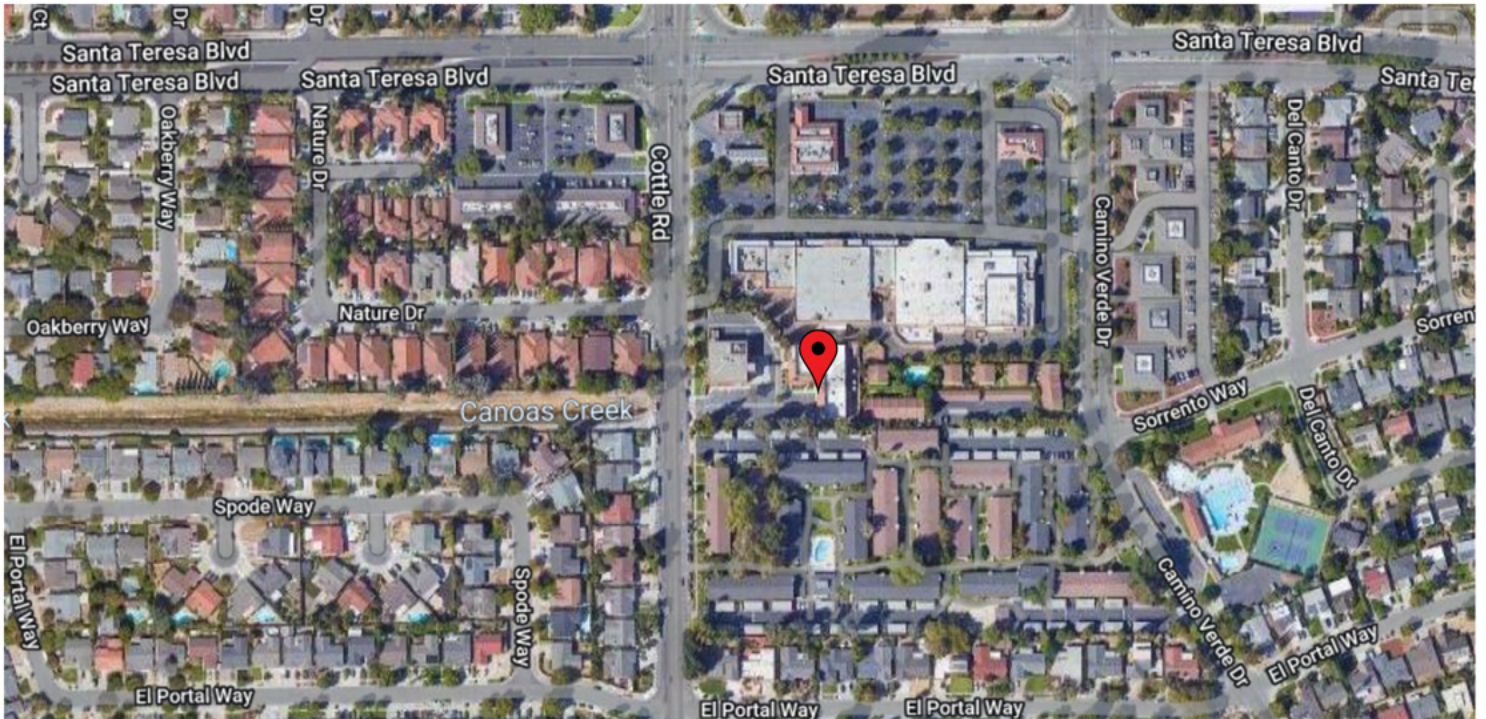
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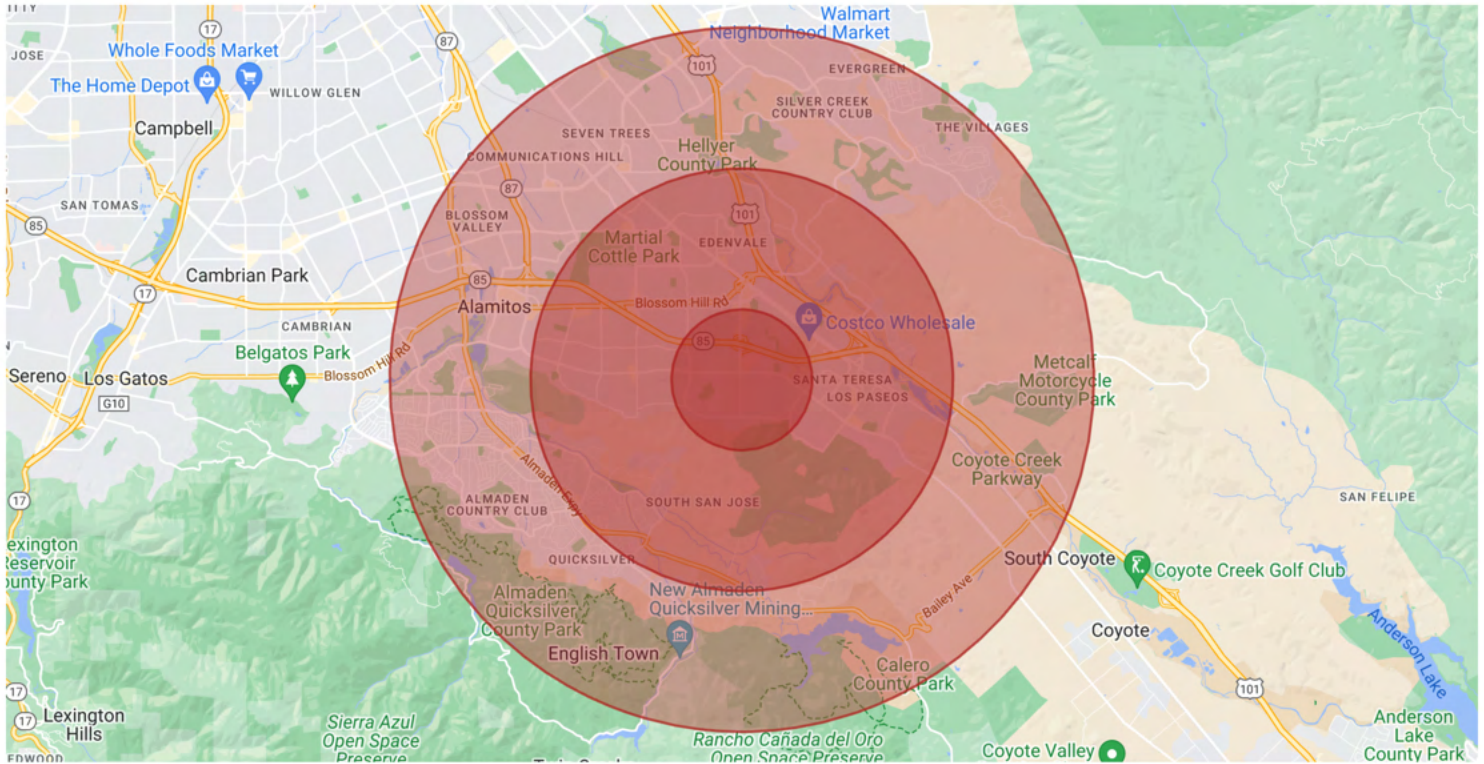
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	20,929	130,642	290,238
Male Population	10,485	65,947	144,672
Female Population	10,444	64,695	145,566

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,610	43,740	99,208
Occupied	7,202	42,285	96,025
Owner Occupied	4,791	30,743	66,967
Renter Occupied	2,411	11,542	29,058

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	12,343	64,756	137,824
Black	483	3,615	7,397
Am In/AK Nat	83	550	951
Hawaiian	38	208	320
Hispanic	6,215	47,632	98,878
Multi-Racial	7,482	57,446	118,398

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