



Daniel Alvarez
Maverick Group
David Lyng Real Estate
danny@maverickgroupe.com
www.maverickgroupe.com

Quick Summary of Comparable Properties

Commercial/Industrial Summary

Commercial Property

ACTIVE

Address	City	Cap Rt	GRM	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
745 W Taylor Street	San Jose			84	3,430	\$510.20	6,098 (sf)	\$1,750,000	58

ACTIVE

# Listings:	1	AVG VALUES:		84	3,430	\$510.20	6,098 (sf)	\$1,750,000	58
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SOLD

Address	City	Cap Rt	GRM	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1278 Alma Court	San Jose			56	5,170	\$318.00	11,968 (sf)	\$1,679,000	41	\$1,644,060	12/05/22
1570 Lafayette Street	Santa Clara	0.78		61	3,000	\$466.67	11,326 (sf)	\$1,900,000	64	\$1,400,000	06/06/24
1086 Martin Avenue	Santa Clara	0.43		20	4,161	\$336.46	10,150 (sf)	\$1,549,950	71	\$1,400,000	06/11/20
385 Willow Street	San Jose	1.24		9	4,111	\$318.66	12,537 (sf)	\$1,295,000	61	\$1,310,000	04/14/21
7810 Monterey Street	Gilroy	5.00	14.29	128	2,502	\$437.65	15,480 (sf)	\$1,195,000	57	\$1,095,000	01/07/24
7881 Egleberry Street	Gilroy			186	4,163	\$228.20	14,019 (sf)	\$1,000,000	66	\$950,000	05/29/24
1213 W San Carlos Street	San Jose	4.78	20.00	353	1,064	\$892.86	5,385 (sf)	\$1,200,000	101	\$950,000	03/02/22

SOLD

# Listings:	7	AVG VALUES:	1.47	17.15	116	3,453	\$428.36	11,552 (sf)	\$1,402,707	66	\$1,249,866
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# Listings Total:	8	AVG VALUES FOR ALL:		112	3,450	\$438.59	10,870 (sf)	\$1,446,119	65	\$1,249,866
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$1,000,000	\$1,900,000	\$1,422,475
Sale Price	\$950,000	\$1,644,060	\$1,310,000

The above information is deemed to be accurate but not guaranteed.



Quick Summary of Comparable Properties

Commercial/Industrial Brief Report

Commercial/Industrial

Active	745 W Taylor Street San Jose 95126	\$1,750,000	MLS: ML81961864 DOM: 84
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Property Overview

Pricing / Dates

Area: Central San Jose (9)
SqFt: 3,430 Lot: 6,098 (sf)
Age: 58 #Bldg/Units: --

Original: \$1,900,000 Date: 4/17/24
List: \$1,750,000 Date: 4/17/24
\$/SqFt: \$510.20

Remarks

Price just reduced! Great location! Owner/User light industrial building on West Taylor directly across from Salvation Army Thrift Store. Two blocks from Bellarmine College Prep. Easy access to 880 at Coleman. 3430 concrete block building built in 1966 on a 6098 sf lot. High, steel-framed roof. 12' roll-up entry door. Small office area with bathroom and storage facilities. Multi-use building. Owner-financing possible with sufficient down payment.

Property Features

Type of Property
Commercial/Industrial

Type of Location
--

Present Use
Office, Warehouse

Number of Stories
1

Parking
Off-Street Parking

Listed By Skip Pearson, Pearson Realty

Sold	1570 Lafayette Street Santa Clara 95050	\$1,900,000	MLS: ML81956153 DOM: 61
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Property Overview

Pricing / Dates

Area: Santa Clara (8)
SqFt: 3,000 Lot: 11,326 (sf)
Age: 64 #Bldg/Units: --

Original: \$1,900,000 Date: 3/2/24
List: \$1,900,000 Date: 3/2/24
Sold: \$1,400,000 Date: 6/6/24
\$/SqFt: \$466.67
OffMktDate: 5/1/24

Remarks

Prime commercial property with ample parking.

Property Features

Type of Property
Commercial/Industrial

Type of Location
--

Present Use
Vacant

Number of Stories

Parking
Parking Area

Listed By Antonio Avelar, Santa Clara Realty

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Quick Summary of Comparable Properties

Sold	1278 Alma Court San Jose 95112	\$1,679,000	MLS: ML81903542
			DOM: 56



Property Overview

Area: Central San Jose (9)
 SqFt: 5,170 Lot: 11,968 (sf)
 Age: 41 #Bldg/Units: --

Pricing / Dates

Original: \$1,680,250 Date: 8/11/22
 List: \$1,679,000 Date: 8/11/22
 Sold: \$1,644,060 Date: 12/5/22
 \$/SqFt: \$318.00
 OffMktDate: 10/3/22

Remarks

5,170 sqft. Move-in Ready Industrial Condominium with approximately 1500 sqft. of Office Space. and 3,600 sqft. Warehouse space, with roll-up doors.. Complete with Customer Lobby, 3 separate Offices, 2 Private Bathrooms, and Employee Kitchenette. 400 amp service.

Property Features

Type of Property Commercial/Industrial	Type of Location --	Present Use Industrial, Office, Warehouse
Number of Stories 1	Parking Common Parking Area	

Listed By Gabriel Deleon, Coldwell Banker Realty

Sold	1086 Martin Avenue Santa Clara 95050	\$1,549,950	MLS: ML81793238
			DOM: 20



Property Overview

Area: Santa Clara (8)
 SqFt: 4,161 Lot: 10,150 (sf)
 Age: 71 #Bldg/Units: 1 / 1

Pricing / Dates

Original: \$1,549,950 Date: 5/20/20
 List: \$1,549,950 Date: 5/20/20
 Sold: \$1,400,000 Date: 6/11/20
 \$/SqFt: \$336.46
 OffMktDate: 6/6/20

Remarks


Fantastic industrial warehouse centrally located in Santa Clara. Large ope office area in front and open warehouse in rear. 18'x11' steel roll up door. Large 2,400 sf rear yard that could be enclosed for storage. Clear spans throughout the entire building makes for very flexible space. Centrally located in Santa Clara near Home Depot and San Jose International Airport. Front office space is open and ready for the new owners touches to make this a fantastic building for their business. The warehouse does have the flexibility to drive into the space for car or truck storage. This is a great space at a great price ready for your business to expand into your own space. Why lease when you can own. Property was recently leased out for 5,350.00 per month plus CAM Charges of approximately \$700 per month.

Property Features

Type of Property Commercial/Industrial	Type of Location --	Present Use Industrial - Light
Number of Stories 1	Parking Off-Street Parking, On Street	

Listed By Myron Von Raesfeld, KW Bay Area Estates

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Quick Summary of Comparable Properties

Sold	385 Willow Street San Jose 95110	\$1,295,000	MLS: ML81833110
			DOM: 9



Property Overview

Area: **Central San Jose (9)**
SqFt: **4,111** Lot: **12,537 (sf)**
Age: **61** #Bldg/Units: **--**

Pricing / Dates

Original: **\$1,295,000** Date: **3/8/21**
List: **\$1,295,000** Date: **3/8/21**
Sold: **\$1,310,000** Date: **4/14/21**
\$/SqFt: **\$318.66**

OffMktDate: **3/17/21**

Remarks

Owner User opportunity for a large industrial building, Three roll up doors, Large adjoining lot for parking or storage. Small office suite and loft. Convenient to everything.

Property Features

Type of Property
Commercial/Industrial

Type of Location
--

Present Use
Vacant

Number of Stories

Parking
Other

Listed By Robert Taylor, Taylor Properties

Sold	1213 W San Carlos Street San Jose 95126	\$1,200,000	MLS: ML81829038
			DOM: 353



Property Overview

Area: **Central San Jose (9)**
SqFt: **1,064** Lot: **5,385 (sf)**
Age: **101** #Bldg/Units: **--**

Pricing / Dates

Original: **\$1,200,000** Date: **2/9/21**
List: **\$1,200,000** Date: **2/9/21**
Sold: **\$950,000** Date: **3/2/22**
\$/SqFt: **\$892.86**

OffMktDate: **1/27/22**

Remarks

Located on busy street with good front exposure. Suitable for any commercial mixed use or retail storefront business. Redevelopment possibility, 10 units Town house /Condo development for San Jose expansion plans / new Campus Headquarters - Housing development . Ideal property for owner user. Could be great construction office with good office space and warehouse storage. Light to mid industrial use allowed The two properties on W. San Carlos are part of the Envision San Jose 2040 General Plan in which this area has been designated as an urban village. Urban villages are walkable, bicycle-friendly, transit oriented, mixed use settings. These properties sit where much expansion and revitalization is planned and in process. Owner is selling 4 properties available together or separately. 1201 W San Carlos, & 1213 W San Carlos, 980 & 982 Pacific Ave.1/2 an acre of buildable commercial residential space.

Property Features

Type of Property
Commercial/Industrial

Type of Location
--

Present Use
Business/Professional, Commercial, Manufact

Number of Stories

Parking
Garage - None, On Street

Listed By Roberto Iniguez, Keller Williams Realty - Cupertino

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Quick Summary of Comparable Properties

Sold	7810 Monterey Street Gilroy 95020	\$1,195,000	MLS: ML81940118
			DOM: 128



Property Overview

Area: Morgan Hill / Gilroy / San Martin (1)
 SqFt: 2,502 Lot: 15,480 (sf)
 Age: 57 #Bldg/Units: 2 / 5

Pricing / Dates

Original: \$1,195,000 Date: 8/28/23
 List: \$1,195,000 Date: 8/28/23
 Sold: \$1,095,000 Date: 1/7/24
 \$/SqFt: \$437.65
 OffMktDate: 1/1/24


Remarks

4,000 SqF multi-tenant office with large lot surrounded by the excellent shopping, dining, & entertainment options in Downtown Gilroy. Corner location with high visibility & frontage on the main road. 5 offices- all of which are occupied. 3 contiguous offices can be delivered vacant at COE. Perfect for medical, administrative, real estate brokerage, & many other uses. As a medical office, it is centrally located with St. Louise Regional Hospital only 2.3 miles away. Situated within Gilroys Downtown Expansion District (DED). Numerous permitted land uses. Potential to redevelop & residential housing is an allowed use with a conditional use permit. Exterior amenities include a high visibility sign & large parking lot with approx. 25 parking spaces. 7810 Monterey Highway provides an owner user with a turnkey office solution in a high visibility downtown location & the investor with a reliable cash flow stream and significant development potential. CAP Rate: 5% Current, 6.64% Proforma. Buyer to verify building square footage and lot size.


Property Features

Type of Property Commercial/Industrial	Type of Location - -	Present Use Office
Number of Stories 1	Parking Assigned, Garage - None, Off-Street Parking, Parking Area, Unassigned Spaces	
Listed By Ismael Benhamida, Compass		

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Quick Summary of Comparable Properties

Sold	7881 Egleberry Street Gilroy 95020	\$1,000,000	MLS: ML81930001 DOM: 186
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	Property Overview	Pricing / Dates	
	Area: Morgan Hill / Gilroy / San Martin (1)	Original: \$1,149,000	Date: 5/30/23
	SqFt: 4,163 Lot: 14,019 (sf)	List: \$1,000,000	Date: 5/30/23
	Age: 66 #Bldg/Units: --	Sold: \$950,000	Date: 5/29/24
		\$/SqFt: \$228.20	OffMktDate: 4/5/24
Remarks Great opportunity to own your own building and stop paying rent. This building has a lot of potential for Dental office, Law Firm, Accounting firm. It's Big enough to even lease a part of it while you operate your own business. Prime Location.			

Property Features		
Type of Property Commercial/Industrial	Type of Location --	Present Use Commercial, Family Care
Number of Stories 1	Parking Common Parking Area	
Listed By Jafar Zahraie, Affinity Enterprises, Inc		

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