



SAN JOSE *RETAIL* INVESTMENT

*A 100% leased, ±7,930 SF building located on a
signalized corner freeway exit*

405 SARATOGA AVENUE | SAN JOSE, CA

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PREMIER *HARD CORNER HIGH-TRAFFIC GROCERY ANCHORED OUT PARCEL* IN SAN JOSE

This offering presents a Starbucks-anchored, six-tenant retail center located at 405 Saratoga Avenue in San Jose. Constructed in 2014, the property features a 7,930 SF freestanding building situated on a 30,274 SF hard-corner parcel at the signalized intersection of Saratoga Avenue and Kiely Boulevard, one of San Jose's most established retail corridors.

The center features a diversified mix of tenants across smaller, highly leasable retail suites, a format that consistently attracts strong tenant demand and provides leasing flexibility. Built with modern retail infrastructure, the property includes separately metered suites, individual HVAC package units, full kitchen hood infrastructure, and significant tenant improvement buildouts, positioning the asset to accommodate restaurant, service, and neighborhood retail uses with minimal future capital requirements.

The property also offers ample, easy-access on-site parking, private outdoor dining patio space for the three restaurant tenants, and excellent building and monument signage with prominent exposure along both Saratoga Avenue and Kiely Boulevard, further enhancing tenant visibility and customer access.

Strategically located in the heart of Silicon Valley, the property benefits from immediate access to Interstate 280, Highway 87, and San Jose International Airport, as well as strong retail synergy from neighboring Saratoga Center anchored by Lion Market. The dense infill trade area includes over 556,000 residents within a 5-mile radius with average household incomes exceeding \$175,000, supporting consistent consumer demand.

This offering represents a rare opportunity to acquire a newer construction (2014) Starbucks-anchored retail asset with modern infrastructure, diversified tenancy, and strong long-term fundamentals in one of Silicon Valley's most supply-constrained markets.



ADDRESS	405 Saratoga Avenue, San Jose, CA
BUILDING SIZE	7,930 SF
LAND SIZE	30,056 SF (0.69 AC)
PRICE	\$8,800,000
CAP RATE	5.47%
TENANCY	Multiple: 6 tenants, 100% leased
YEAR BUILT	2014
ZONING	UV - Urban Village

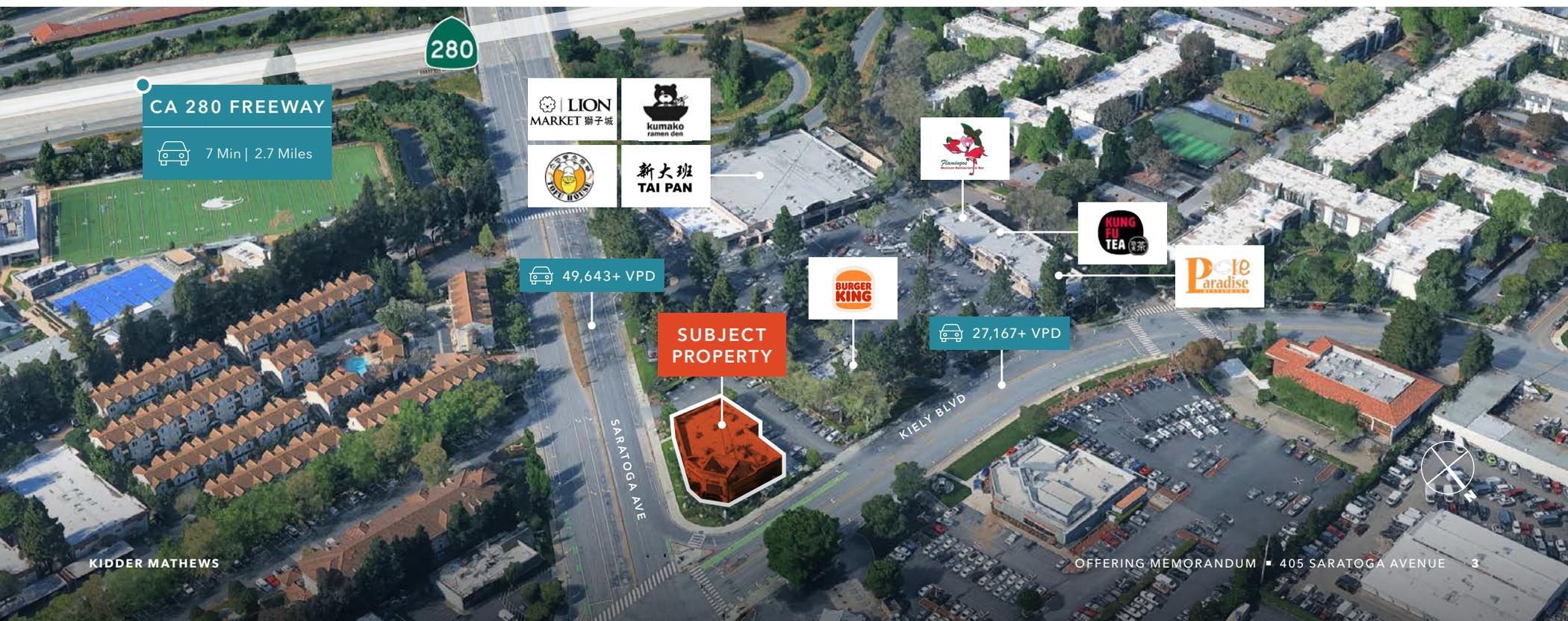
PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	405 Saratoga Avenue, San Jose, CA
BUILDING SIZE	7,930 SF
TENANCY	6 tenants, 100% leased
ZONING	UV - Urban Village
YEAR BUILT	2014

SITE INFORMATION

LAND SIZE	30,056 SF (0.69 AC)
PARCEL APN	296-40-007
PARKING	42 parking spaces and 2 handicap spaces
WALK SCORE	Very Walkable (85)
BUILDING FAR	0.27



CA 280 FREEWAY

7 Min | 2.7 Miles

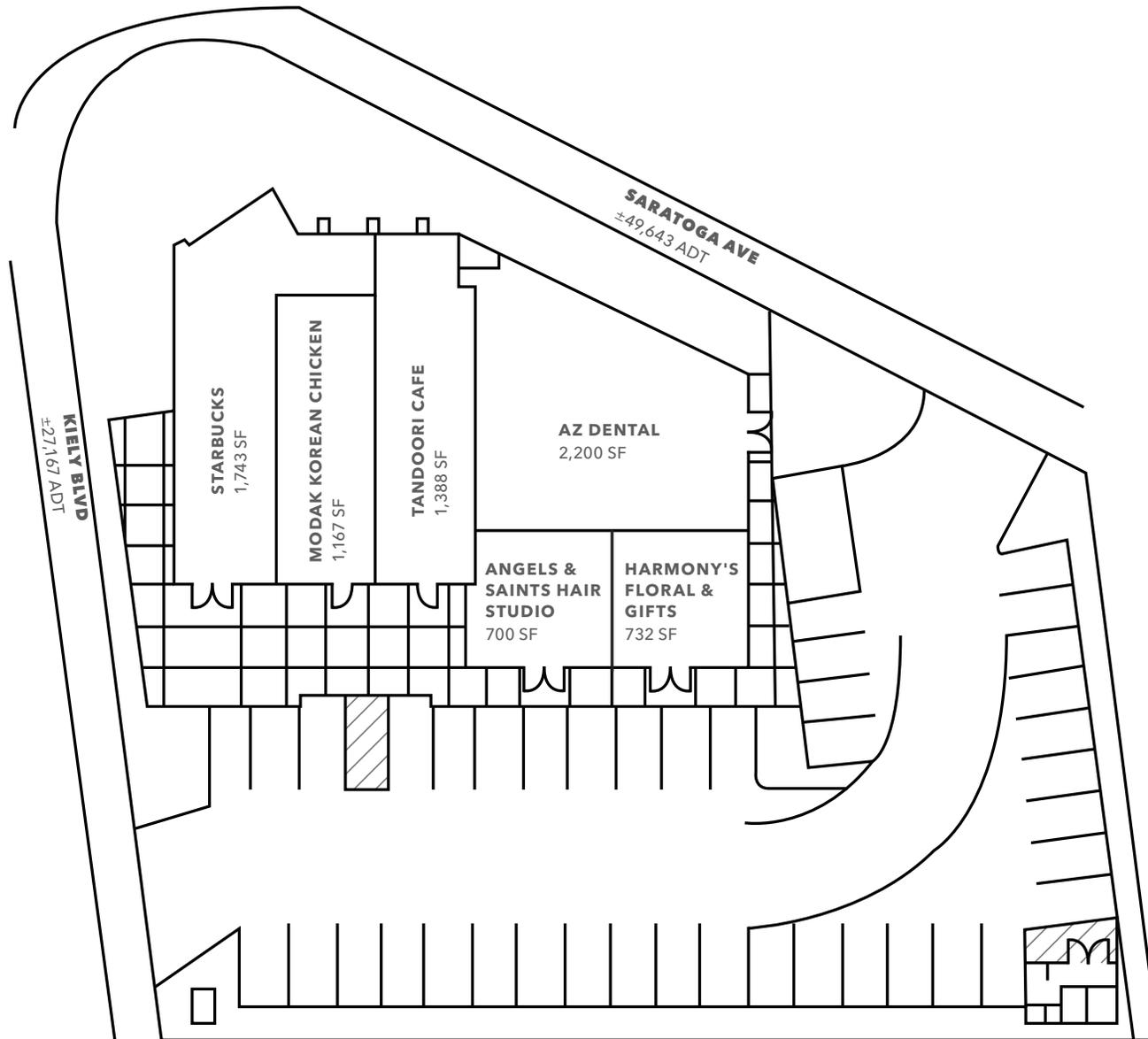
LION MARKET 獅子城
kumako Ramen 餃子
新大班 TAI PAN

49,643+ VPD

SUBJECT PROPERTY

27,167+ VPD

SITE PLAN



SITE PLAN NOT TO SCALE

NEARBY PROPOSED BUILD-OUT



PROPERTY OVERVIEW



SAN JOSE'S MARKET IS RIPE FOR CHANGE

San Jose is the third-largest city in California and the largest in Northern CA, serving as the cultural & technological hub of Silicon Valley.

The center is located next door to the Saratoga Square Shopping Center which has approximately 53,110 SF of retail space. The property is anchored by a 33,300 SF Lion Market and includes other tenants like Burger King and Bibi Bakery & Café.

The property is further supported by strong demographics, including a 5-mile population exceeding 556,224 and an average household income over \$175,358. The infill location is surrounded by a diverse mix of residential neighborhoods, national retailers, and dining destinations, ensuring long-term tenant success.

LOCATION OVERVIEW



DEMOGRAPHICS



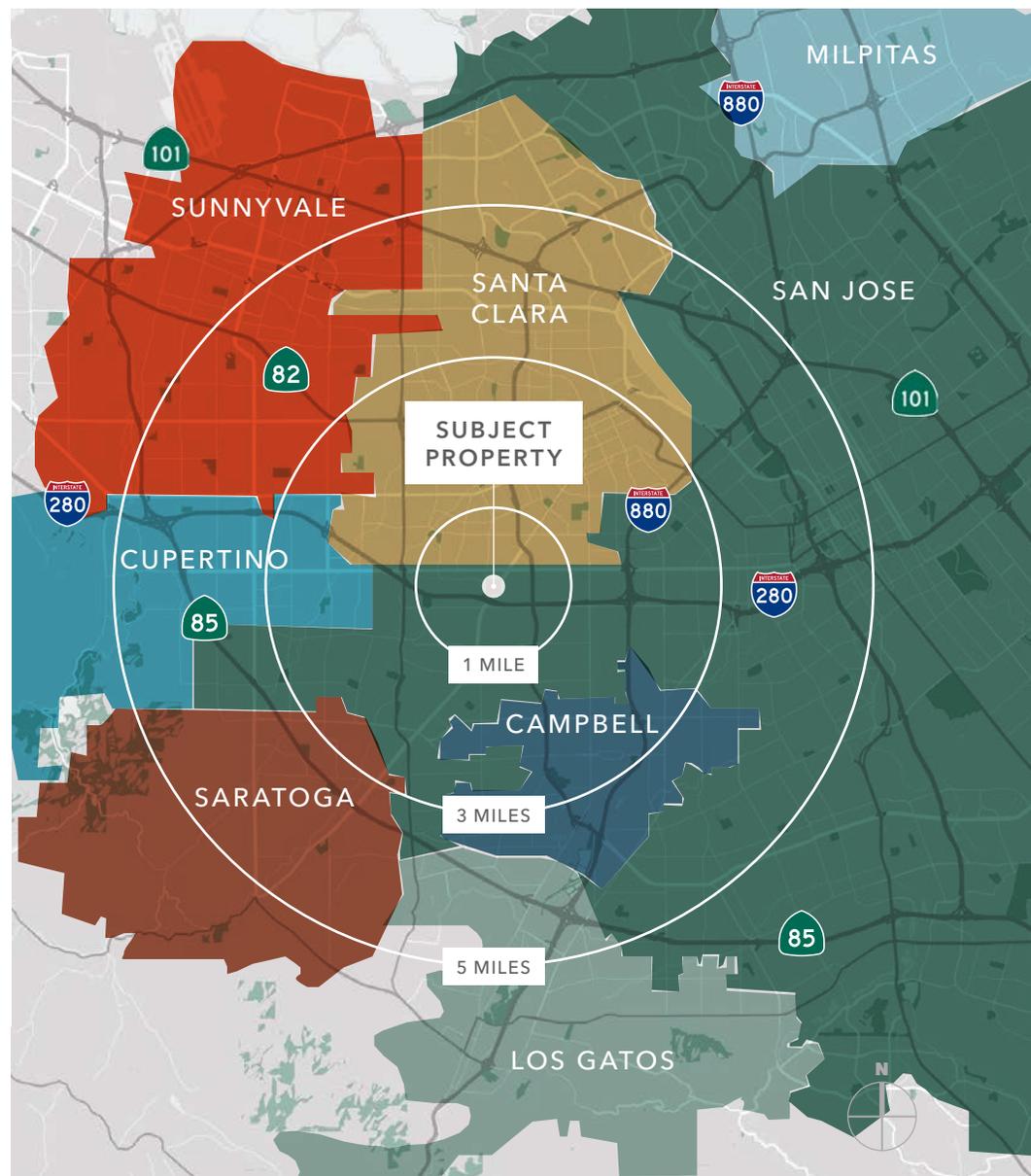
Population

	1 Mile	3 Miles	5 Miles
2024 POPULATION	34,271	253,605	556,224
2029 PROJECTED POPULATION	33,026	244,638	538,055
MEDIAN AGE	37.4	38.8	39
BACHELOR'S DEGREE OR HIGHER	58%	58%	61%



Household Income

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	12,812	92,374	207,164
2029 PROJECTED HOUSEHOLDS	12,308	88,883	200,071
TOTAL CONSUMER SPENDING	\$516.8M	\$3.9B	\$9B
AVERAGE HOUSEHOLD SIZE	2.6	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$157,818	\$167,763	\$175,358
MEDIAN HOUSEHOLD INCOME	\$131,204	\$141,540	\$151,680



ASSUMPTIONS

		Annual Operations	Per Month
INCOME			
Gross Scheduled Rental Income		\$462,733	\$38,561
Less: Vacancy	0.0%	\$0	\$0
Net Rental Income		\$462,733	\$38,561
Expense Recoveries		\$223,989	\$18,666
Starbucks - Mgmt Fee Reimbursement Excluded		(\$4,066)	(\$339)
Administrative Fee of 10%		\$22,399	\$1,867
Gross Scheduled Total Income		\$705,054	\$58,755
EXPENSES			
Real Estate Taxes (New)	1.25%	\$110,000	\$9,167
Property Insurance		\$4,852	\$404
Property Management	4.0%	\$18,509	\$1,542
Steam Clean/Sweeping		\$6,065	\$505
Porter Service		\$7,440	\$620
Lighting		\$2,000	\$167
Graffiti		\$450	\$38
Water		\$20,400	\$1,700
P. G. & E.		\$4,800	\$400
Garbage		\$31,200	\$2,600
Fire Monitoring		\$2,552	\$213
Fire System R & M		\$1,420	\$118
Pest Control		\$840	\$70
Plumbing Repair/Maintenance		\$5,250	\$438
HVAC Repair/Maintenance		\$1,419	\$118
Landscape Maintenance		\$6,192	\$516
Hauling		\$600	\$50
Total Expenses	48.4%	\$223,989	\$18,666
NET OPERATING INCOME		\$481,066	\$40,089

PROPERTY PRICING

SALE PRICE	\$8,800,000
CAP RATE	5.47%

Notes

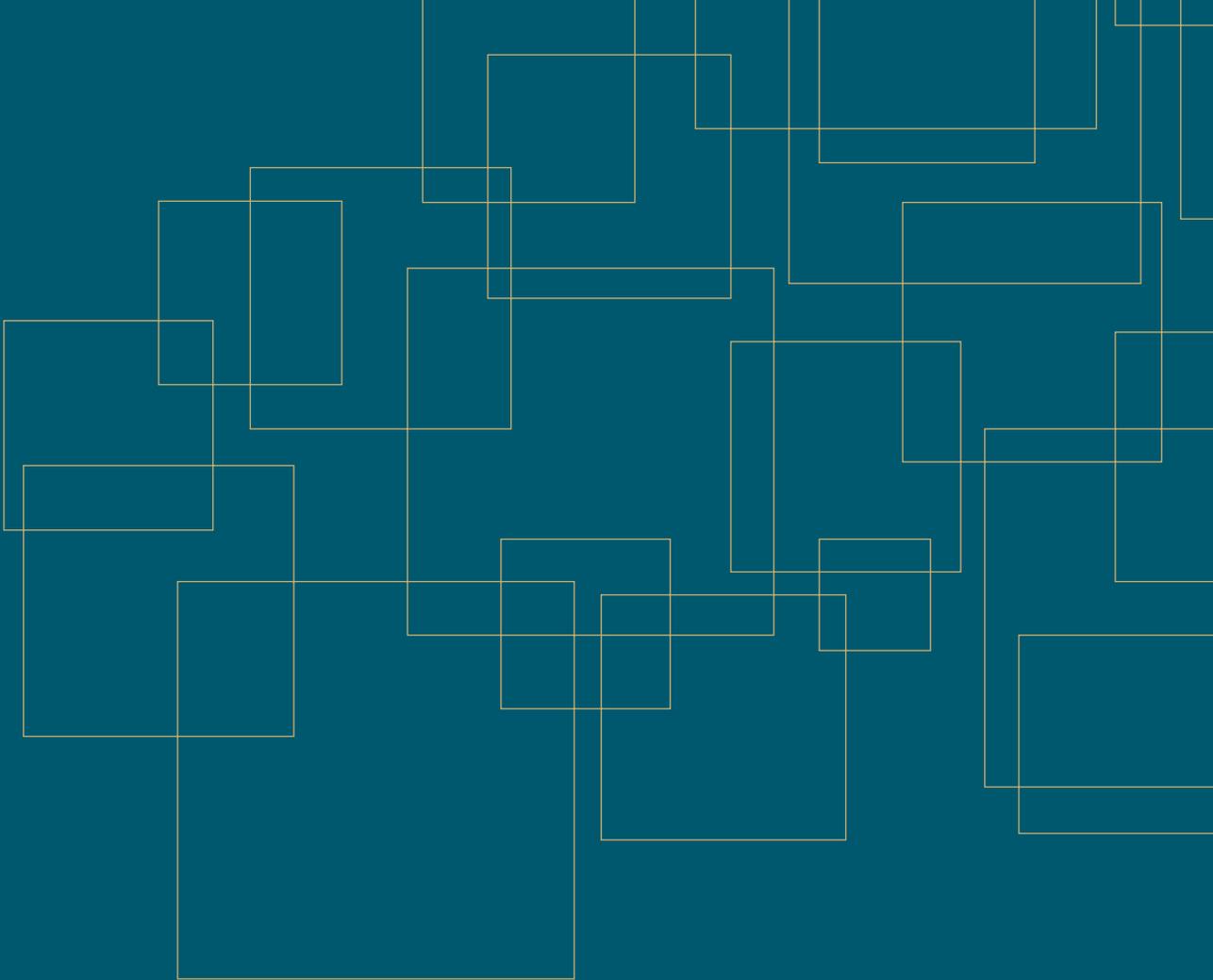
- 12 months as of June 1, 2026
- Each unit is separately metered.
- You are solely responsible for independently verifying the information in this confidential memorandum.

RENT ROLL

Tenant	% of Project	Suite	Leased Area	LEASE TERM		RENTAL RATES				Option to Renew	Comments	
				Start Date	End Date	Base Rent Increase Date	Base Rent NNN	Monthly Rent PSF NNN	Annual Rent PSF NNN			Security Deposit
Angels & Saints Hair Studio  ANGELS & SAINTS HAIR STUDIO	9%	40	700 SF	10/01/2020	09/30/2031	10/01/2023	\$2,677	\$3.82	\$45.89	\$3,550	None	Base Rent increases by 3% annually. Tenant just renewed early for 5 years at \$4.50/sf with 3% annual increase and a \$4,000 TIA. The TIA will be covered by the LL.
						10/01/2024	\$2,758	\$3.94	\$47.27			
						10/01/2025	\$2,840	\$4.06	\$48.69			
						10/01/2026	\$3,150	\$4.50	\$54.00			
						10/01/2027	\$3,245	\$4.64	\$55.62			
						10/01/2028	\$3,342	\$4.77	\$57.29			
						10/01/2029	\$3,442	\$4.92	\$59.01			
						10/01/2030	\$3,545	\$5.06	\$60.78			
AZ Dental 	28%	60	2,200 SF	02/06/2015	01/31/2030	2/6/2025	\$9,000	\$4.09	\$49.09	None	One, 5-year option with a increase of Base Rent of 14% at exercise of each option.	Guarantee of lease. 12 year at this location.
						2/6/2026	\$10,000	\$4.55	\$54.55			
						2/6/2027	\$11,000	\$5.00	\$60.00			
						2/6/2028	\$11,330	\$5.15	\$61.80			
						2/6/2029	\$11,670	\$5.30	\$63.65			

RENT ROLL CONTINUED

Tenant	% of Project	Suite	Leased Area	Start Date	End Date	Base Rent Increase Date	Base Rent NNN	Monthly Rent PSF NNN	Annual Rent PSF NNN	Security Deposit	Option to Renew	Comments
Harmony's Floral & Gifts 	9%	50	732 SF	07/28/2023	07/31/2030	8/1/2025	\$2,928	\$4.00	\$48.00	\$7,442	One, 3-year option at FMV, not to be less than 3% over current rent at time of the renewal.	Base Rent increases by 3% annually.
						8/1/2026	\$3,016	\$4.12	\$49.44			
						8/1/2027	\$3,106	\$4.24	\$50.92			
						8/1/2028	\$3,200	\$4.37	\$52.45			
						8/1/2029	\$3,295	\$4.50	\$54.02			
Modak Korean Chicken Inc. 	9%	20	1,167 SF	05/01/2022	04/30/2027	5/1/2022	\$5,625	\$4.82	\$57.84	\$15,000	One, 5-year option at FMV	For the last year of the lease term, I assumed a CPI increase of 2.5% for rent roll purposes.
						5/1/2023	\$5,923	\$5.08	\$60.91			
						5/1/2024	\$6,063	\$5.20	\$62.35			
						5/1/2025	\$6,226	\$5.34	\$64.02			
						5/1/2026	\$6,381.65	\$5.50	\$65.95			
Tandoori Cafe 	9%	30	1,388 SF	12/01/2022	06/30/2028	7/1/2023	\$6,246	\$4.50	\$54.00	\$8,238	One, 5-year option with Base Rent increasing by 3% from amount payable immediately prior to expiration date.	Guarantee of lease. Base Rent increases by 3% annually.
						7/1/2024	\$6,433	\$4.64	\$55.62			
						7/1/2025	\$6,626	\$4.77	\$57.29			
						7/1/2026	\$6,825	\$4.92	\$59.01			
						7/1/2027	\$7,030	\$5.06	\$60.78			
Starbucks 	22%	10	1,743 SF	08/28/2014	08/31/2029	9/1/2024	\$8,976	\$5.15	\$61.80	None	Four, 5-year option at fixed rates	Expenses are capped at 5% from the previous year (exclusive of garbage and water). Admin or management fee (in the aggregate) cannot exceed 10% of OPEX.
						9/1/2025	\$8,976	\$5.15	\$61.80			
						9/1/2026	\$8,976	\$5.15	\$61.80			
						9/1/2027	\$8,976	\$5.15	\$61.80			
						9/1/2028	\$8,976	\$5.15	\$61.80			



Exclusively listed by

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