

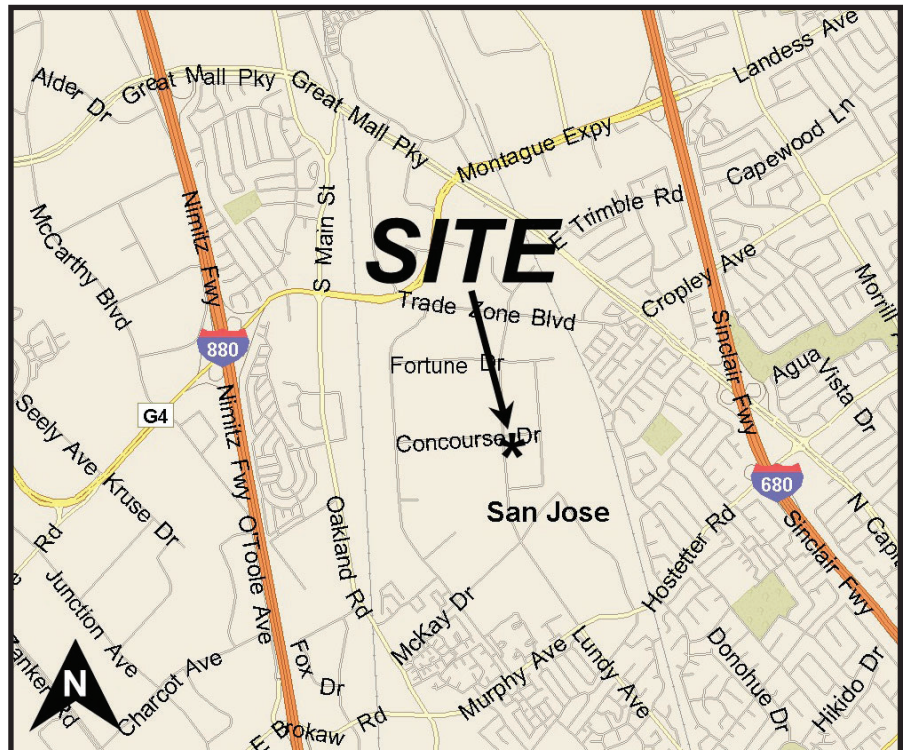
FOR SALE

LEASED RESTAURANT CONDO
2050 CONCOURSE DRIVE #2
SAN JOSE, CA



PROPERTY FEATURES:

SIZE:	1,152 sq. ft.
APN:	244-50-001
ZONING:	"IP" (Industrial Park - City of San Jose)
YEAR BUILT:	2008
TENANT DBA:	Lundy Deli Café
NOI:	\$33,759
PRICE:	\$625,000
CAP RATE:	5.40%



SOUZA
REALTY &
DEVELOPMENT

For further information, please contact:

Mike Glazzy
DRE #01204579
mglazzy@souzard.com

672 West 11th Street • Suite 108 • Tracy, CA 95376
(209) 229-7767

The information provided herein has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All information is subject to errors, omissions and changes and should be verified prior to sale or lease.

LEASE & INVESTMENT SUMMARY

TENANT	Quoc Do dba Lundy Deli Café
LEASE COMMENCEMENT	September 1, 2023
LEASE EXPIRATION	August 31, 2024
RENEWAL OPTIONS	None
LEASE TYPE	Triple Net
BASE RENT	\$2,813.23 per month
NOI	\$33,759
PURCHASE PRICE	\$625,000
CAP RATE	5.4%



For further information, please contact:

Mike Glazzy
DRE #01204579
mglazzy@souzard.com

672 West 11th Street • Suite 108 • Tracy, CA 95376
(209) 229-7767

The information provided herein has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All information is subject to errors, omissions and changes and should be verified prior to sale or lease.