

OFFICE BUILDING FOR SALE OR LEASE

±10,104 SF

- Owner-User Opportunity
- Highly Visible Location
- Value-Add Office Opportunity

1850
WARBURTON
AVENUE
SANTA CLARA, CA

DO NOT DISTURB TENANTS

NEWMARK

Gabe Regalado | 408.455.4913 | gabe.regalado@nrmk.com | CA RE Lic. #02008286

FEATURES



32 parking spaces with additional street parking



±26,136 SF (0.6 acres)



Walk score of 81



CALTRAIN

1.5 miles

6 min drive



SJC Airport

5 min drive

SFO Airport

35 min drive

- Owner-Occupied or Leased Investment
- Construction Type: Masonry
- Built 1974
- Zoned CC, Parcel 224-20-055
- \$2.50 Asking FS Rents
- Potential Development - FAR-0.41
- Silicon Valley Power
- Short Term Leases Available

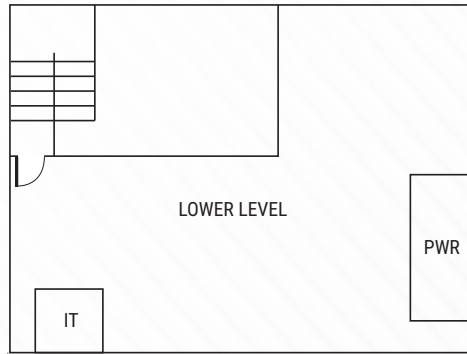
FLOORPLANS

(NOT TO SCALE)

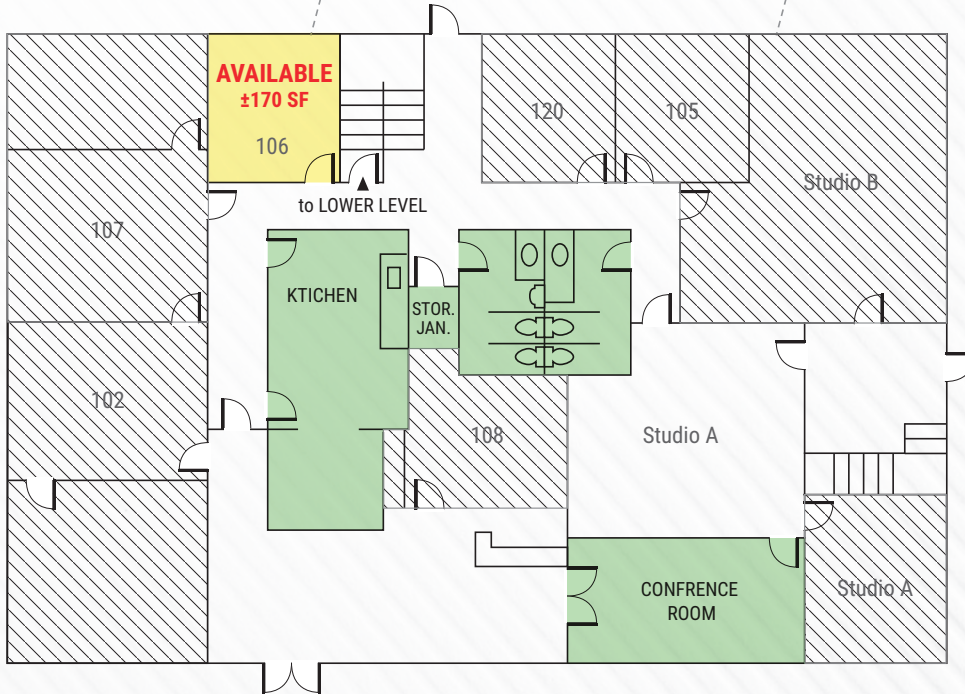
2nd Floor ———
 1st Floor ———
 Lower Level ———

LOWER LEVEL

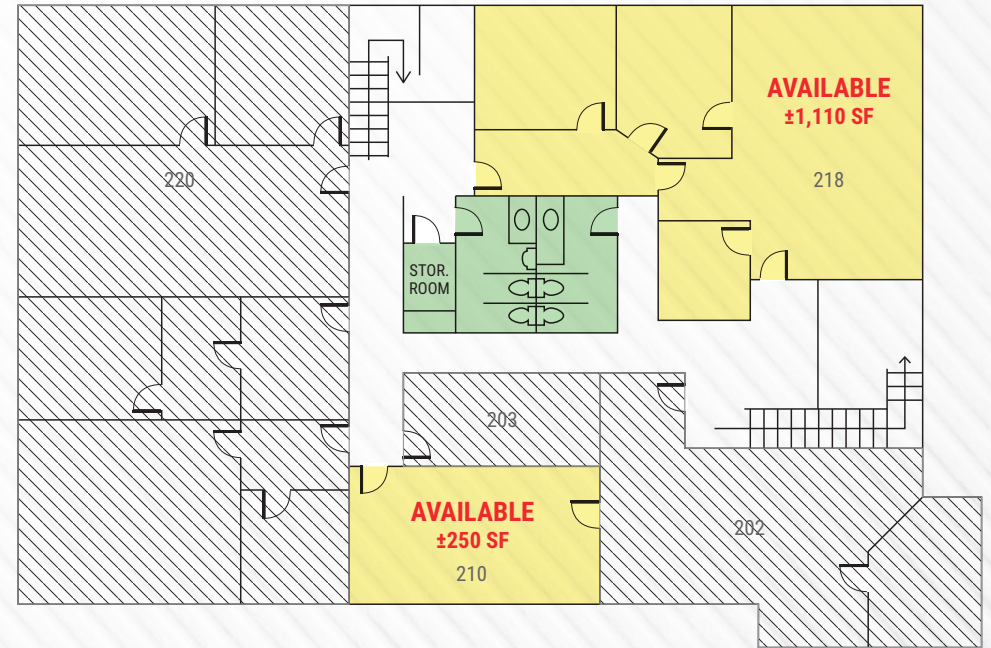
Bonus ±600 SF
 Not included



1st Floor



2nd Floor



 = LEASED = AVAILABLE = COMMON AREA

GALLERY



MONTHLY RENT ROLL

TENANT	SUITE #	RENT	LEASE TERM
A	220	\$4,580	Month to Month
B	202	\$1,350	Til Dec 2024 then Month to Month
C	218	\$3,000	Ready to move out 1,100 + 417 Sqft
D	203	\$500	Month to Month
E	102	\$14,200	Month to Month
F	105	\$250	Month to Month
G	120	\$390	Month to Month
H	218	-	AVAILABLE
I	106	-	AVAILABLE
J	210	-	AVAILABLE
Total Per Month:		\$24,270	
Total Per Year:		\$291,240	

PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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TOWN OF SANTA CLARA



TRA DET. MAP 104
 LAWRENCE E. STONE - ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2013-2014

LOAN SAMPLE STRUCTURE

Project Details

Purchase Price	\$3,950,000	Property Address	1850 Warburton Ave, Santa Clara
Improvements		Building Size (s.f.)	10,104
		Price Per Sq. Ft.	\$390.93
Total Project Cost	\$3,950,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank(1st) -25 yr fixed	50%	\$1,975,000	6.25%	25	25	\$13,028	
SBA (2nd)*	40%	\$1,619,000	5.76%	25	25	\$10,195	
Down Payment	10%	\$395,000					
* Includes financed SBA fee of \$39,000							
						Total Monthly Payment	\$23,223
						Total Payment PSF	\$2.30

Monthly Ownership Costs

Mortgage Payments	\$	23,223
Insurance & Property Tax	\$	4,279
Total Monthly Cash Outlay:	\$	27,503
5-Yr Average Principal Paydown Benefit:	\$	(6,010)
Total Effective Monthly Costs:	\$	21,492

Out of Pocket Costs

Down Payment	\$395,000
Estimated Bank Fees	\$9,875
Appraisal & Environmental Reports	\$6,300
Total Out of Pocket Costs	\$411,175

Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .5% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

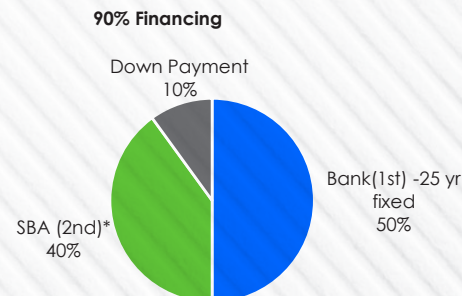
Claudia Cohen

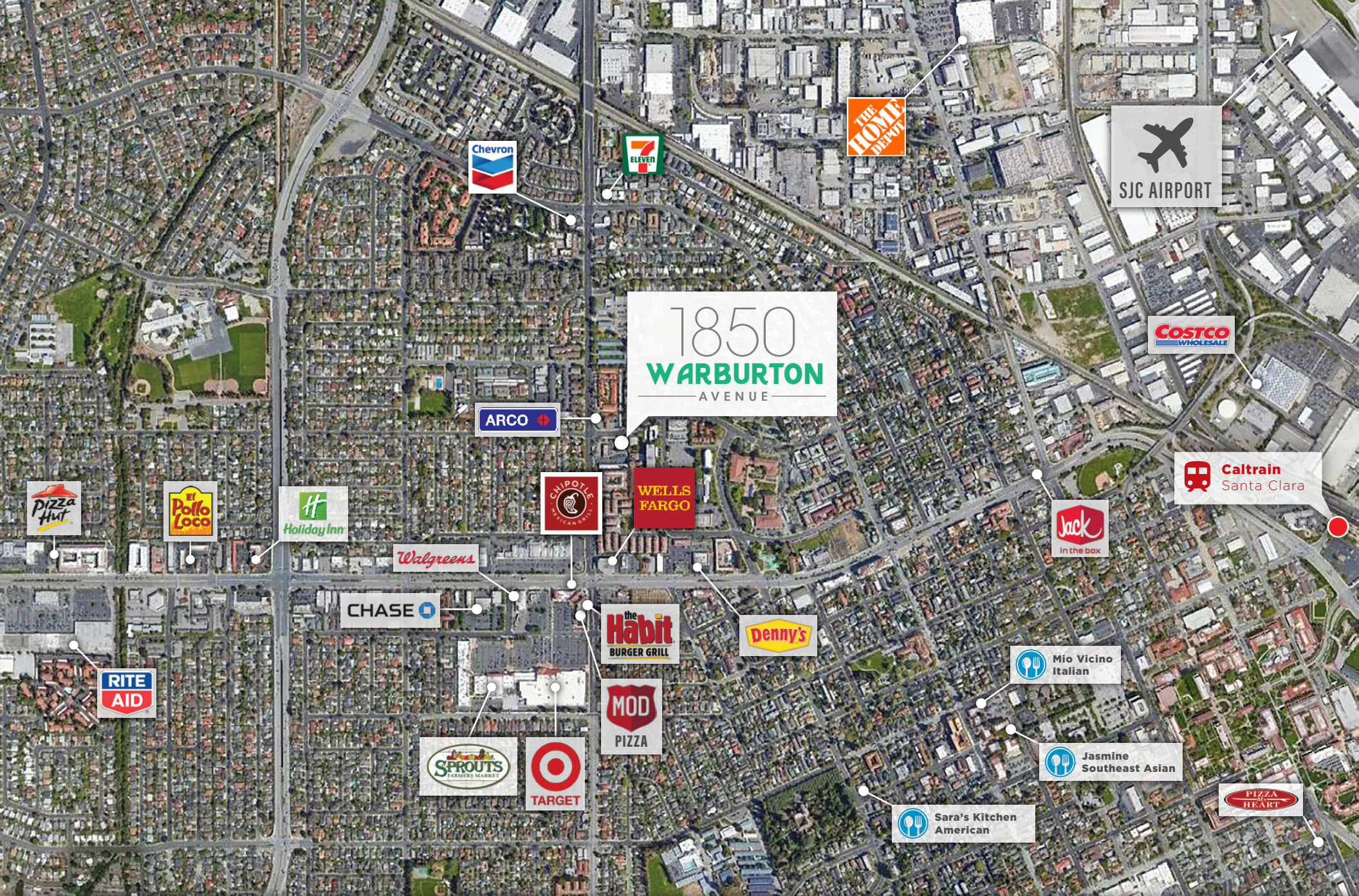
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NEWMARK

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