

3,783± SF NNN Leased Investment Opportunity For Sale

New Building – Current Tenant Slingshot Connections

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840 The Alameda, San Jose, CA



INVESTMENT OVERVIEW



OFFERING PRICE: \$2,795,000 (\$738/SF) CAP RATE: 5.4%	BUILDING AREA: 3,783± Square Feet
YEAR BUILT/RENOVATED: 1936/2022	LAND AREA: 0.14 AC
PARCEL NUMBER (APN): 261-33-021, 261-33-019P	ZONING: A (PD) – Planned Development
PARKING SPACES: 5	TENANCY: Single – Current Tenant (Sling Shot Connections) Expiration March 30, 2029 / No Options to Renew

3,783± SF RENOVATED OFFICE / RETAIL NNN LEASED BUILDING FOR SALE

- 840 The Alameda is a truly unique investment opportunity poised for substantial future growth.
- The building has been completely renovated. All major building systems/utilities, the roof, parking lot, facade, and structural aspects of the building have been brought to modern standards.
- Long-term lease with a reputable, credit-worthy Tenant, Sling Shot Connections.
- Rare gate-secured on-site parking.
- Within walking distance of Whole Foods, Google's San Jose revitalization project, Diridon Station, and the SAP Center.
- Easy freeway access to Hwys 87, 280, 880.
- Zoned as Planned Development [A(PD)] under San Jose's general plan.



Google Village Development, SAP Center, Diridon Station, and Downtown San Jose at your fingertips

Google Development Highlights:

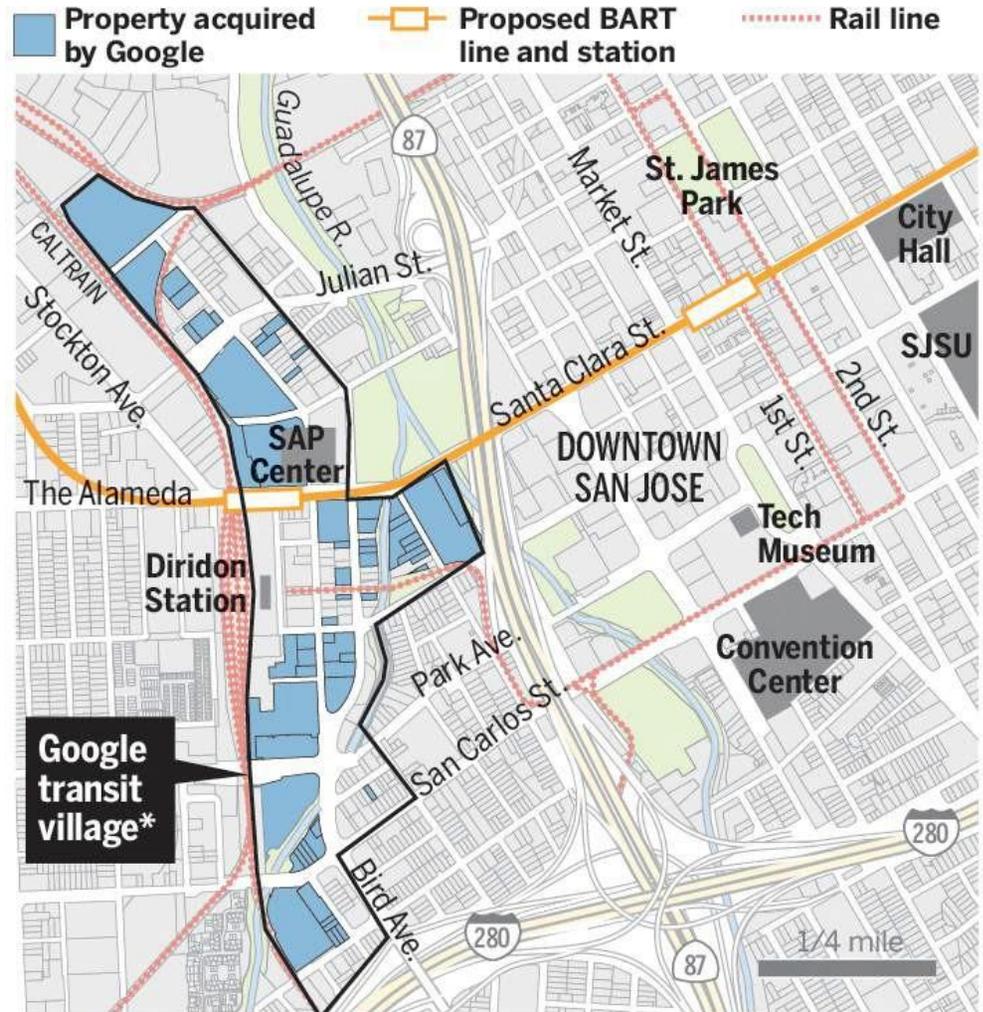
- 7.3M SF of office space
- 500K SF of retail
- 4,000 housing units
- 15 acres of parks, plazas and green space

In other words - 840 The Alameda is right on the border of what will be the newest face of Downtown San Jose.

2 Minutes	2 Minutes	5 Minutes	7 Minutes

AT THE CENTER OF IT ALL

Across from downtown San Jose and at the crossroads of two major freeways, Google's transit village will be a hub for Caltrain, ACE Transit, VTA light rail and the future BART line.



*Approximate area
Source: City of San Jose, Santa Clara County Assessor Office
BAY AREA NEWS GROUP

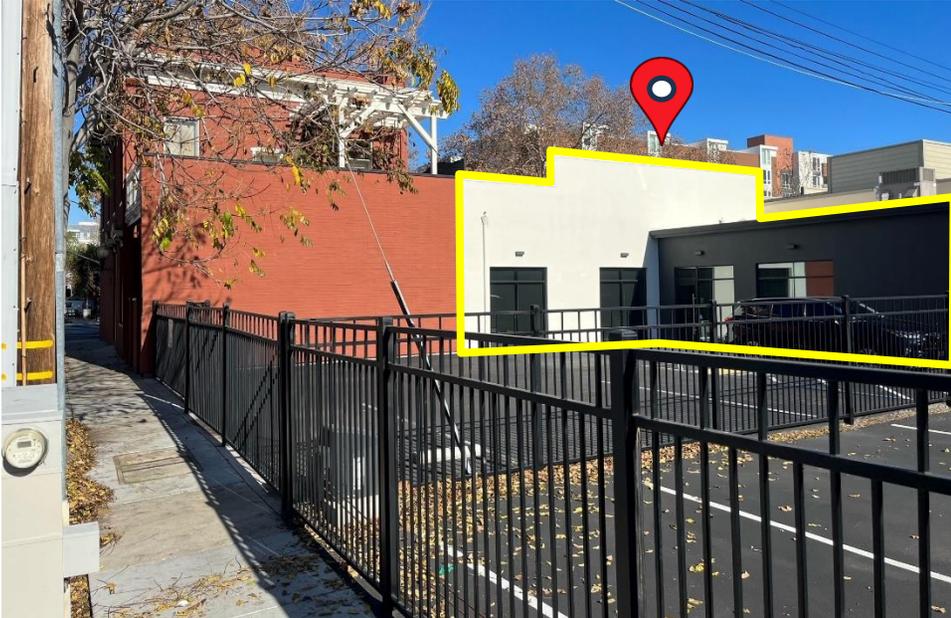
INTERIOR PHOTOS



INTERIOR PHOTOS



REAR PARKING VIEW PHOTOS







SCHEDULED RENT INCREASES



Sales Price \$2,795,000

MONTH	CAP RATE	MONTHLY RENT	ANNUAL RENT
December 1, 2021 – March 21, 2022		\$0	
April 1, 2022 – April 30, 2022		\$11,802.96	
May 1, 2022 – May 10, 2022		\$0	
May 11, 2022 – May 31, 2022		\$7,614.83	
June 1, 2022 – March 30, 2023		\$11,802.96	
April 1, 2023 – March 30, 2024		\$12,157.05	
*Current Term April 1, 2024 – March 30, 2025	5.4%	\$12,521.76	\$150,261.12
April 1, 2025 – March 30, 2026	5.5%	\$12,897.41	\$154,768.92
April 1, 2026 – March 30, 2027	5.7%	\$13,284.34	\$159,412.08
April 1, 2027 – March 30, 2028	5.9%	\$13,682.86	\$164,194.32
April 1, 2028 – March 30, 2029	6.1%	\$14,093.95	\$169,127.40

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	29,544	666,834	1,597,661
Households	13,187	231,054	544,494
Average Household Size	2.17	2.82	2.89
Owner Occupied Housing Units	3,572	101,248	284,760
Renter Occupied Housing Units	9,615	129,806	259,734
Median Age	35.2	37.3	38.5
Median Household Income	\$152,479	\$128,053	\$158,424
Average Household Income	\$205,350	\$177,860	\$209,502

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