

LEASED INVESTMENT & OWNER USER OPPORTUNITY

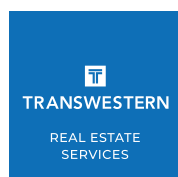


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PRIME LEASED INVESTMENT / CONDO FOR SALE

CLUB AUTO SPORT

521 Charcot Avenue, San Jose, CA 95131



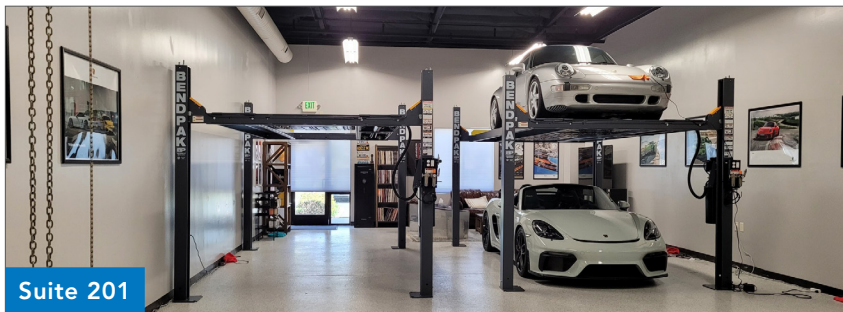
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AVAILABLE SPACE: SUITE 211/259 FOR SALE

- Prime leased investment condo
- Strong credit tenant (LED 8/2027)
- 4.4% CAP
- Triple net lease



AVAILABLE: SUITE 201 FOR LEASE

- 1,609 SF
- New Flooring
- HVAC
- Automatic roll up opener
- \$2.50 NNN



PROPERTY HIGHLIGHTS

- Club Auto Sport is prime real estate in the heart of Silicon Valley
- Dynamic business center with a variety of non-auto related businesses located within the unique facility and a chic club for auto enthusiasts
- 20" clear height ceilings throughout
- 10,000 SF clubhouse/showroom

SALES INFORMATION

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SITE PLAN



- Available for Leased Investment
- Available for Lease

LEASED INVESTMENT		
SUITE	SIZE	LEASE (NNN)
199	803 SF	SOLD
211/259	5,005 SF	\$2,127,125

AVAILABLE FOR SALE		
SUITE	SIZE	BUY
115	1,572 SF	SOLD
201	1,609 SF	SOLD
217/253	3,948 SF	SOLD
239	4,768 SF	SOLD

AVAILABLE FOR LEASE		
SUITE	SIZE	LEASE (NNN)
201	1,609 SF	\$2.50 NNN

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