

FOR SALE - OWNER/USER OR INVESTOR

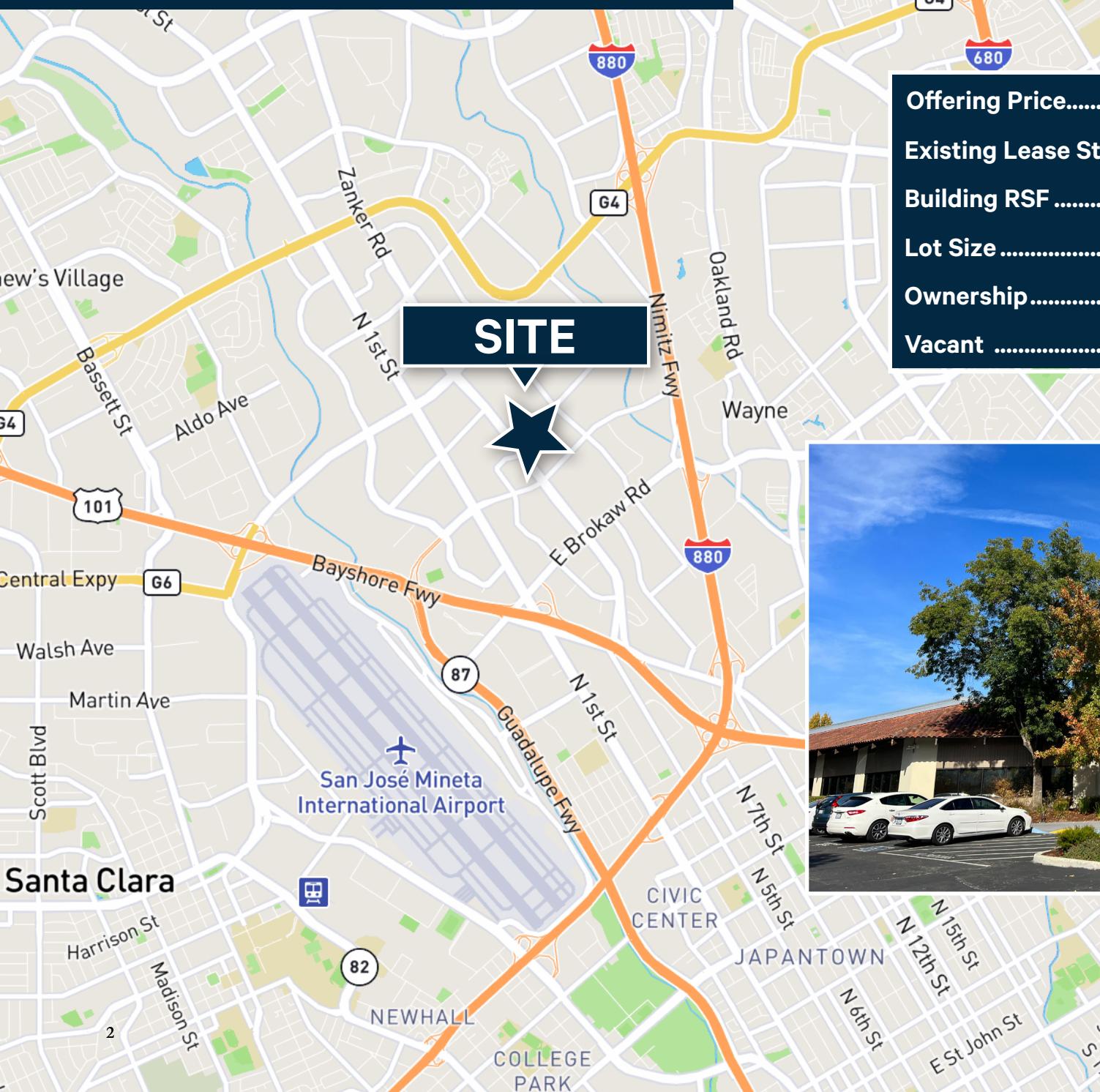


2304-2306 ZANKER ROAD | SAN JOSE, CA 95131

38,898 RSF with 18.2% Vacancy
Ideal for Owner User With Existing Revenue Stream

CBRE

Purchase Summary



Offering Price.....	Withheld
Existing Lease Structure.....	NNN
Building RSF	38,898 SF
Lot Size	2.93 acres
Ownership.....	Fee Simple
Vacant	7,100 RSF



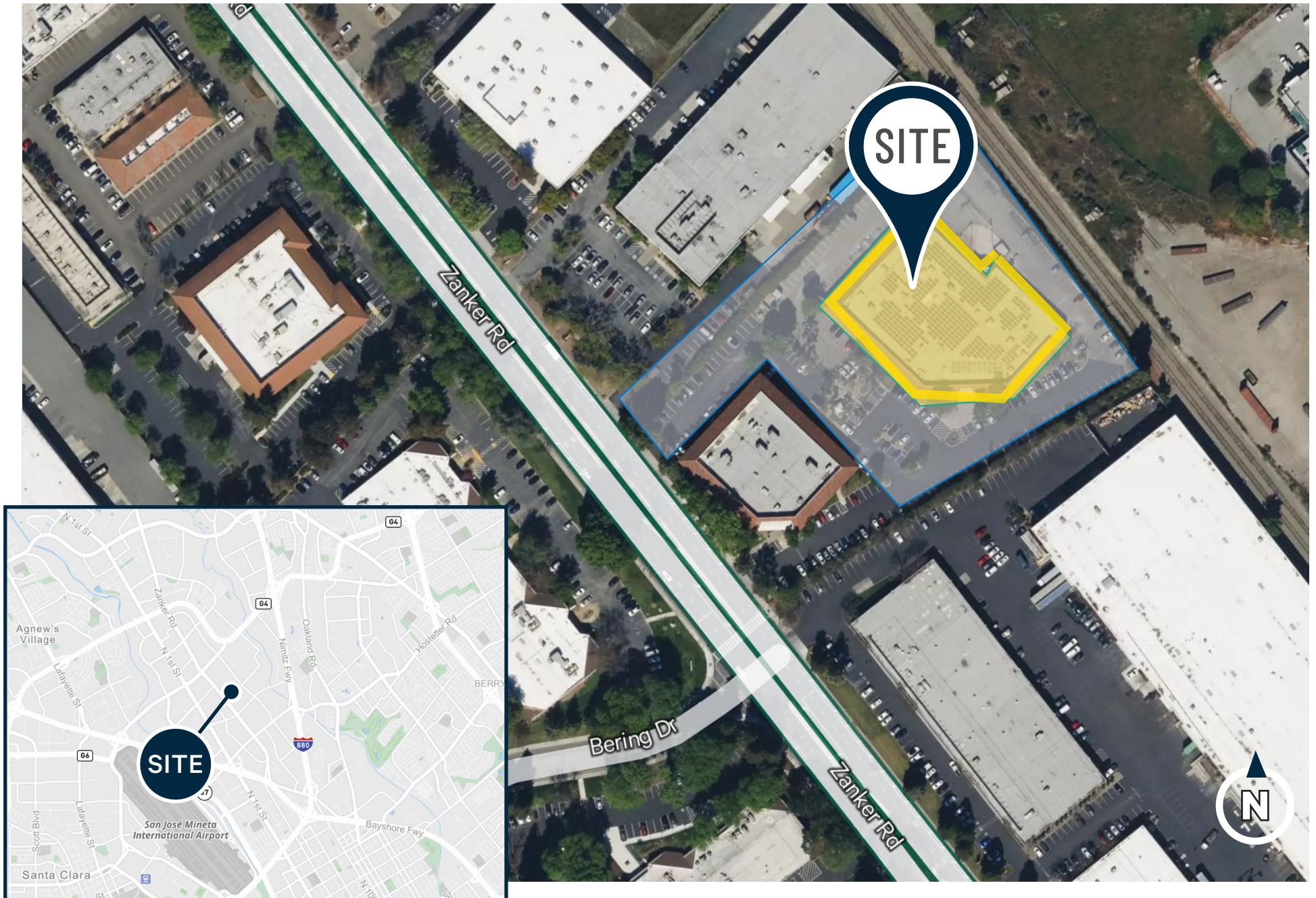
CBRE

Executive Summary

- APN: 237-28-059
- Zoning: IP - Industrial Park - Uses include Office, R&D, Light and Medium MFG/Assembly, Warehouse Distribution, Commercial Kitchen, Winery, Brewery
- Year Built: 1983
- The subject property is **surrounded by R&D, MFG, Light Ind.**
- San Jose is **renowned for...** Many other prominent tech firms have a presence in the area, contributing to a vibrant entrepreneurial ecosystem.
- Power: **800a/277 - 480v 3p**
- Ample Parking
- Dock and Grade Level Loading
 - 1 Exterior Dock Well
 - 4 Grade Level Doors
- Fenced Storage/Yard Area
- Existing Roof Top Solar Array Offsetting Electrical Expenses

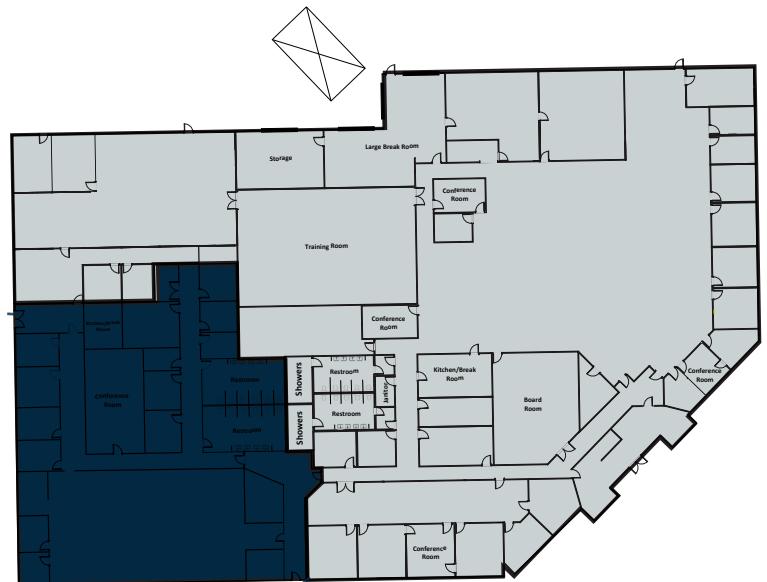
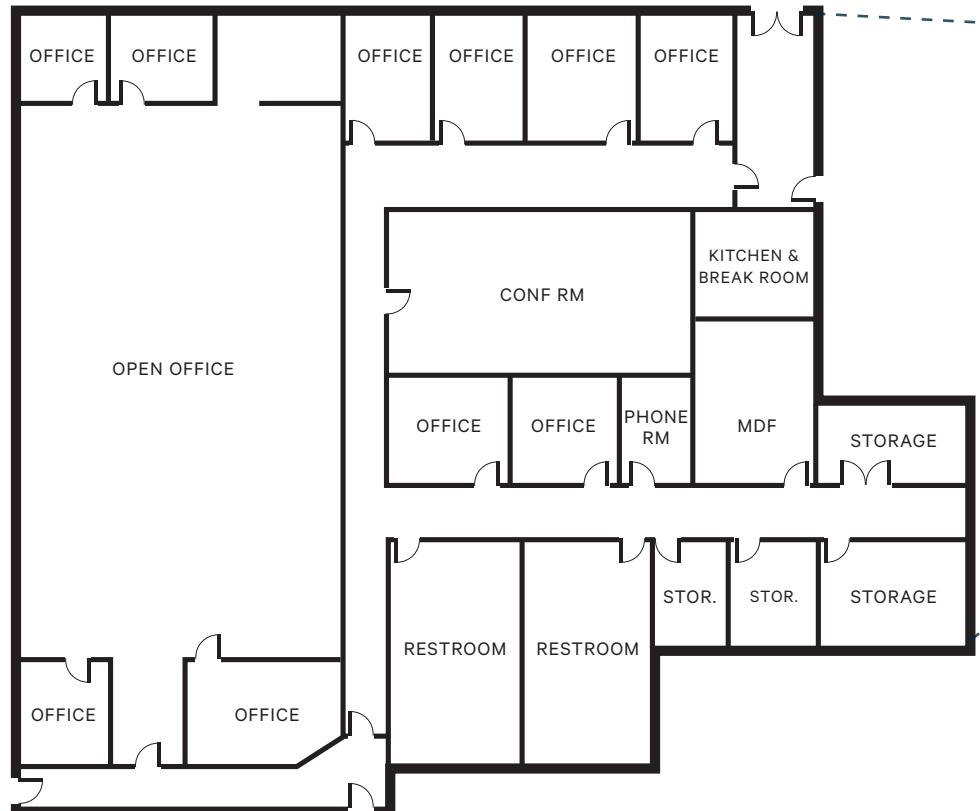


Existing Site & Lease Details



Floor Plan

Available Space $\pm 7,100$ RSF

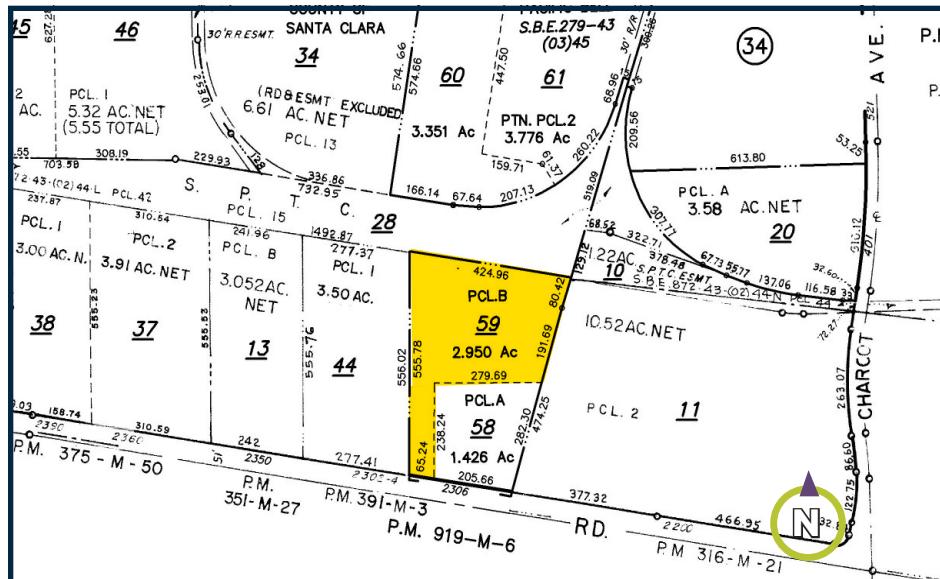


LEASED SF: 31,798 SF

CURRENT CONFIGURATION

80% OFFICE
 10% SHIPPING
 10% TRAINING CENTER

Existing Site & Lease Details



PROPERTY SUMMARY

Price:	Withheld
Address:	2304-2306 Zanker Road San Jose, CA 95131
Ownership:	Leasehold
Building GLA:	38,898 SF
Lot Size:	2.93 acres
Parking:	± spaces
Year Built / Renovation:	1983 / 2018
Parcel Number:	237-28-059

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

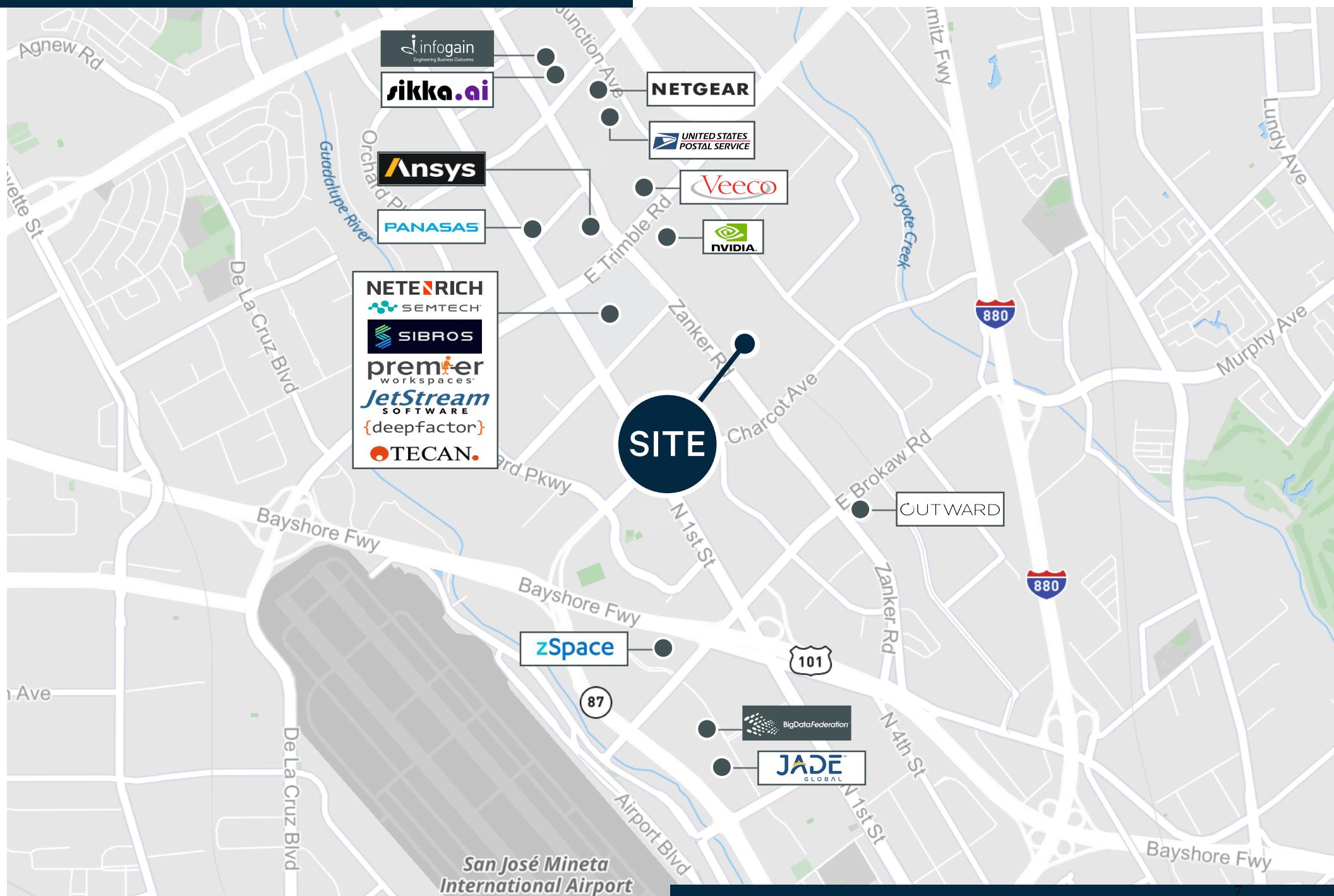
LEASE SUMMARY

Tenant:	Excel MSO
Size:	31,798 SF
Term Exp:	3/31/2030
Renewal Options	Three - 3 year options
Lease Structure:	NNN and Flat over term
Roof:	Tenant - Tenant to reimburse Landlord for maintainance and repair of roof, and amortized cost of replacement
Structure:	Landlord - Landlord to maintain, repair, and replace the building structures and systems
HVAC:	Tenant - Tenant to reimburse Landlord for maintainance and repair of HVAC, and amortized cost of replacement
Parking:	Tenant - Tenant to reimburse Landlord for maintainance and repair
Property Taxes:	Tenant
Utilities:	Tenant
Insurance:	Tenant - Tenant to reimburse Landlord for Landlord's insurance costs

IN PLACE NOI

31,798	\$874,445.04/yr
7,100	Vacant

Neighboring Companies

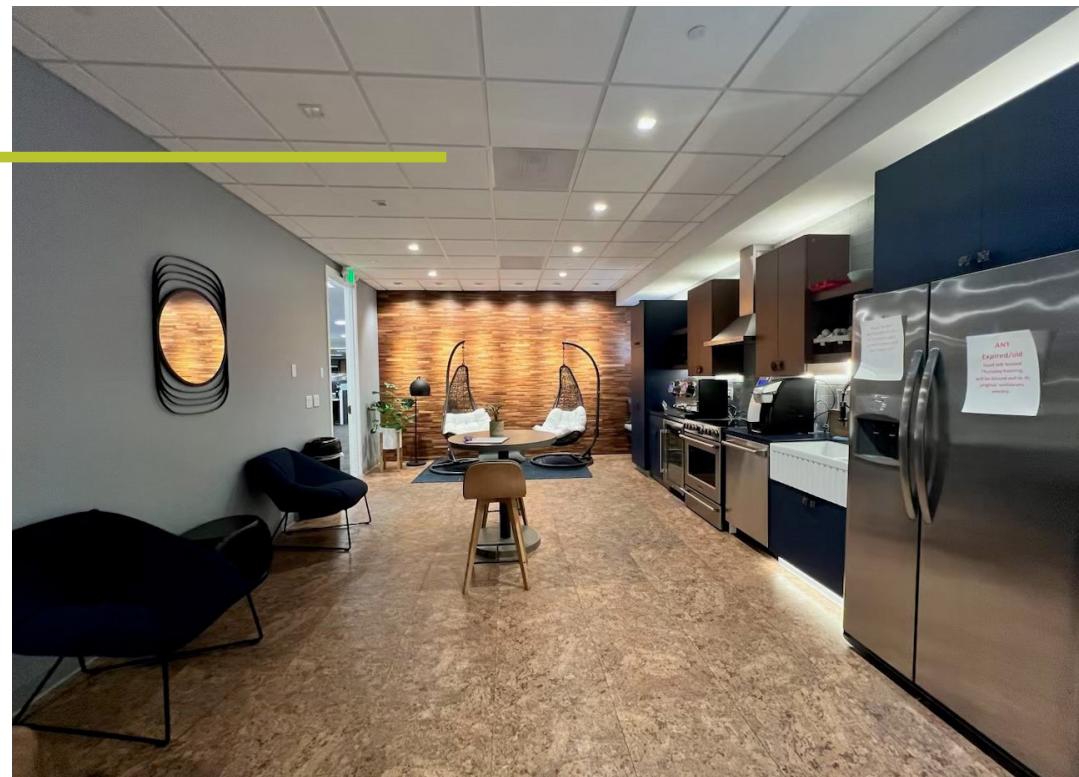


DISTANCE TO SAN FRANCISCO, CA - 45 MILES (66 MINS)

Executive Summary



2304-2306 Zanker is an ideal opportunity for an Owner User or Investor to secure a multifunctional building in the North San Jose submarket. This is partially due to the strong credit Tenant occupancy of approximately 82% of the site for the next 4 years. This allows for extended revenue to offset any debt load during these sporadic economic times. That being said, the central location, flexible zoning, and current office configuration will expose it to all categories of users, if and when the current tenant exits. Additionally, an owner user can initiate a small presence in the building and have the security that there is a long term expansion option without relocating. Originally designed as an R&D Flex building with dock and grade level functionality, ample electrical capacity, and 18 foot clear height, 2304-2306 Zanker Rd will support the probable exit strategy toward a more industrial user, should the current office tenant exit. This building would be an excellent addition to anyone's portfolio.



R&D Market Snapshot - N. San Jose

Q4'23 VACANCY

14.3%

- Q3'23 Vacancy (QoQ) 12.9%

- Q4'22 Vacancy (YoY) 11.5%

Q4'23 AVAILABILITY

16.9%

- Direct Available SF 2,825,079 SF

- Sublease Available SF 1,157,739 SF

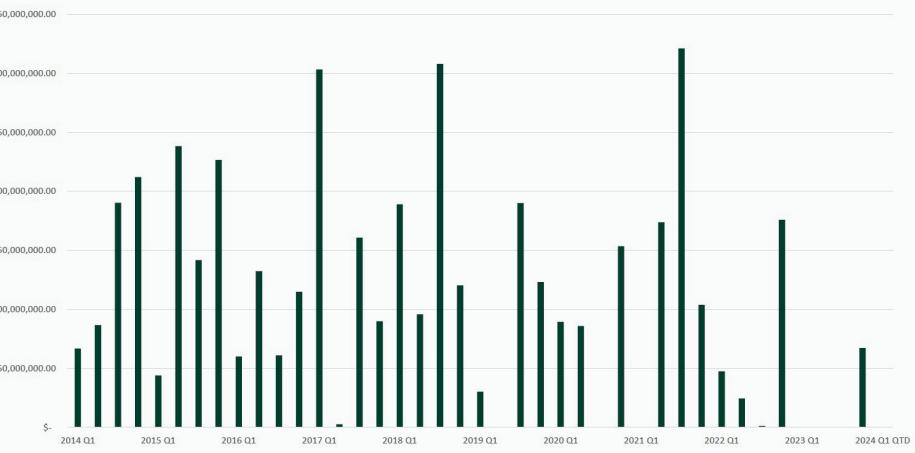
Q4'23 AVERAGE ASKING RATE

\$2.72 NNN

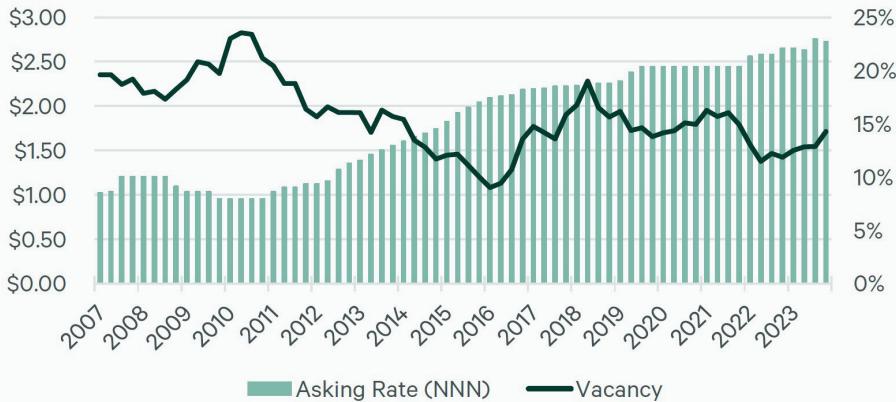
SUBMARKET NRA

23,572,211 SF

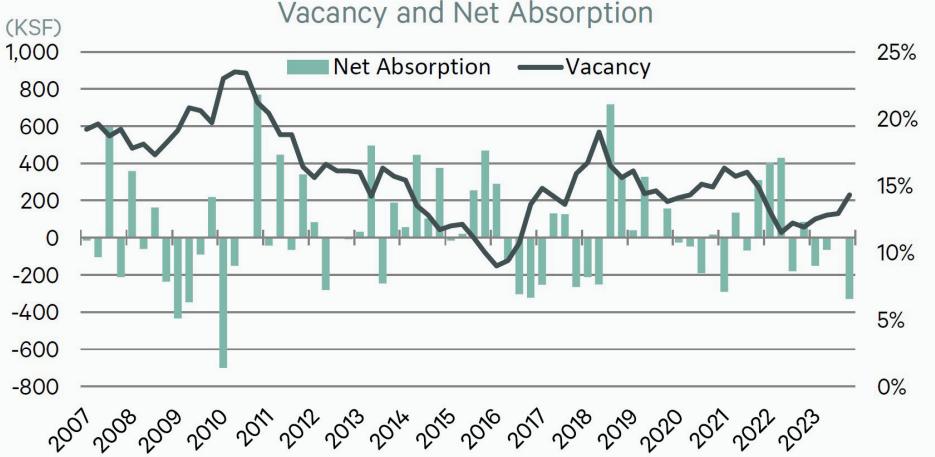
NSJ R&D Sales Volume



Vacancy Vs. Asking Rate

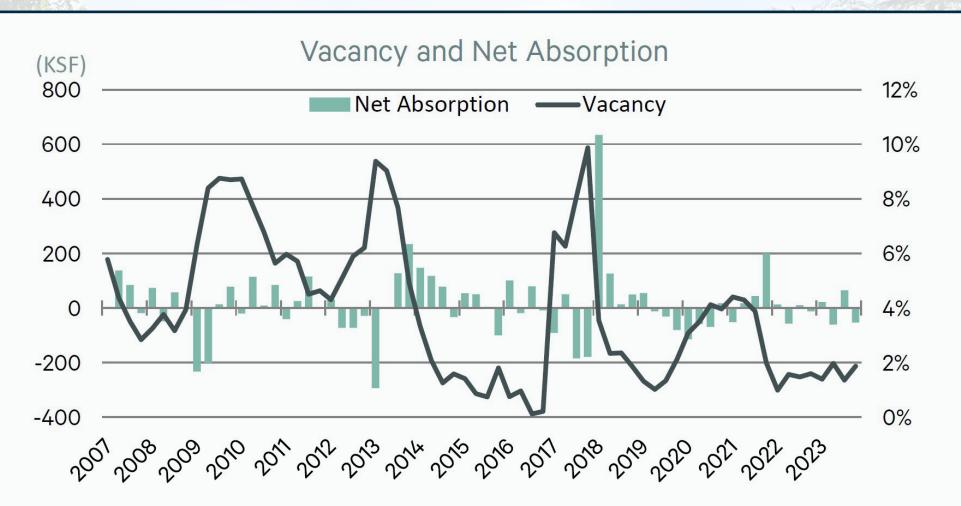
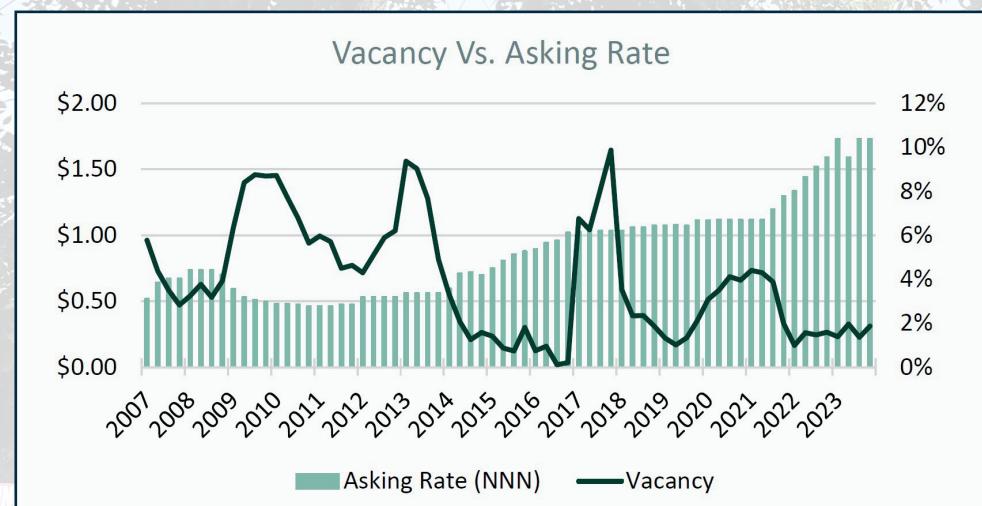
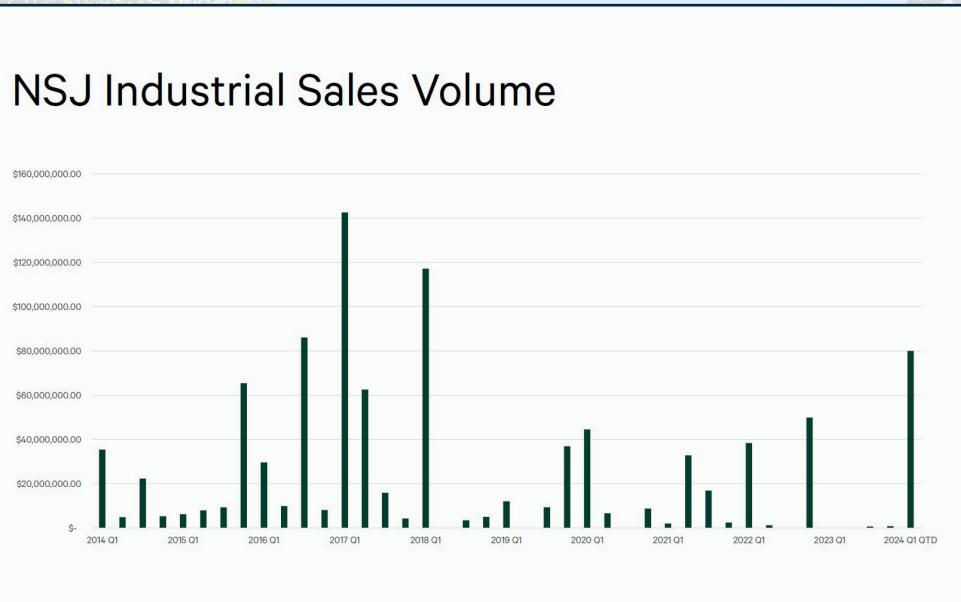


Vacancy and Net Absorption



Industrial Market Snapshot - N. San Jose

Q4'23 VACANCY	1.87%
• Q3'23 Vacancy (QoQ)	1.36%
• Q4'22 Vacancy (YoY)	1.59%
Q4'23 AVAILABILITY	2.04%
• Direct Available SF	158,877 SF
• Sublease Available SF	56,832 SF
Q4'23 AVERAGE ASKING RATE	\$1.73 NNN
SUBMARKET NRA	SF



AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CONTACT US

Exclusively Listed By:

PAUL LYLES

First Vice President

Lic. 01236021

+1 408 453 7443

paul.lyles@cbre.com

THOR WILES

Vice President

Lic. 01237980

+1 408 453 7478

thor.wiles@cbre.com