

FOR SALE - OWNER/USER OR INVESTOR

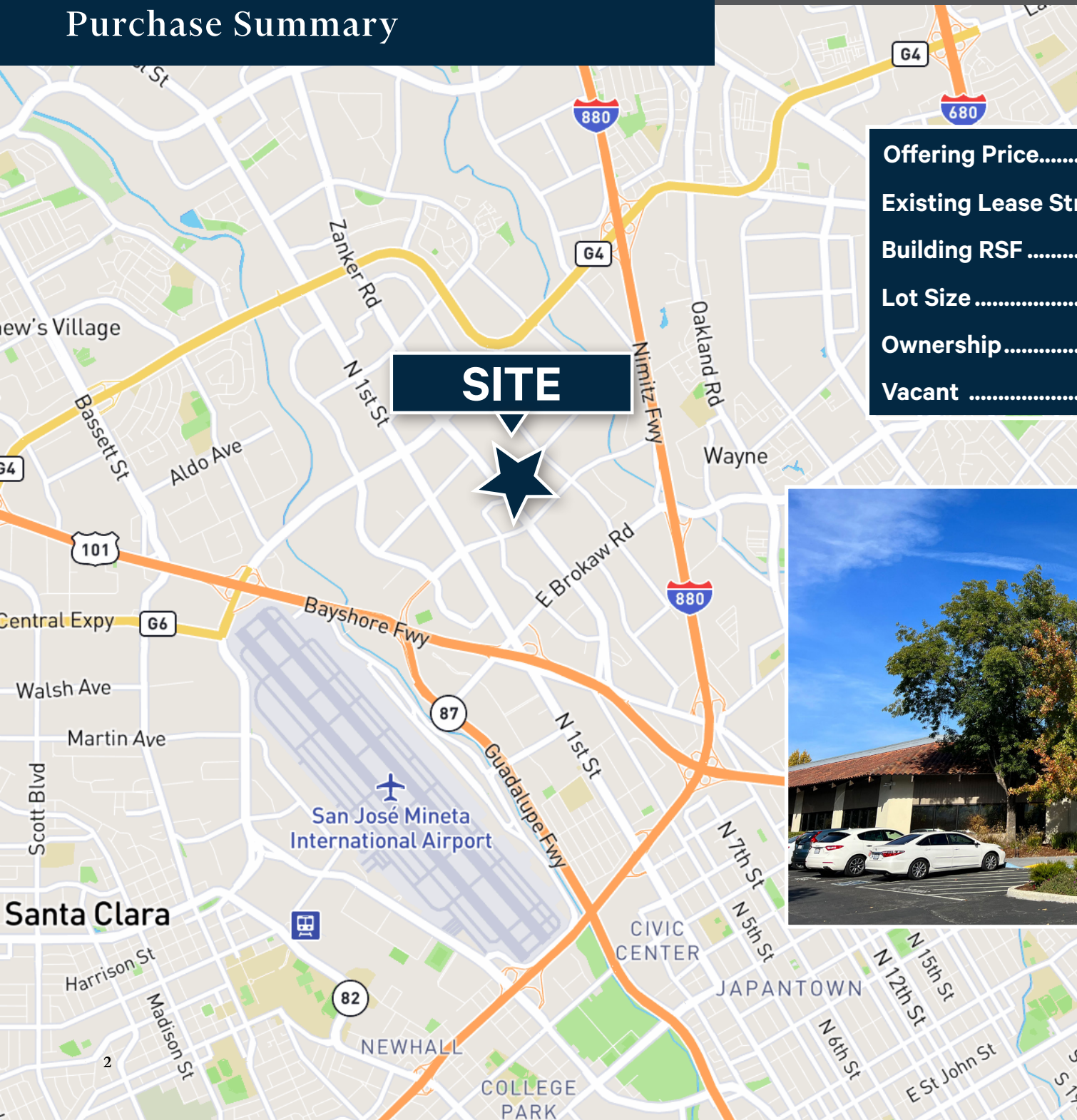


2304-2306 ZANKER ROAD | SAN JOSE, CA 95131

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

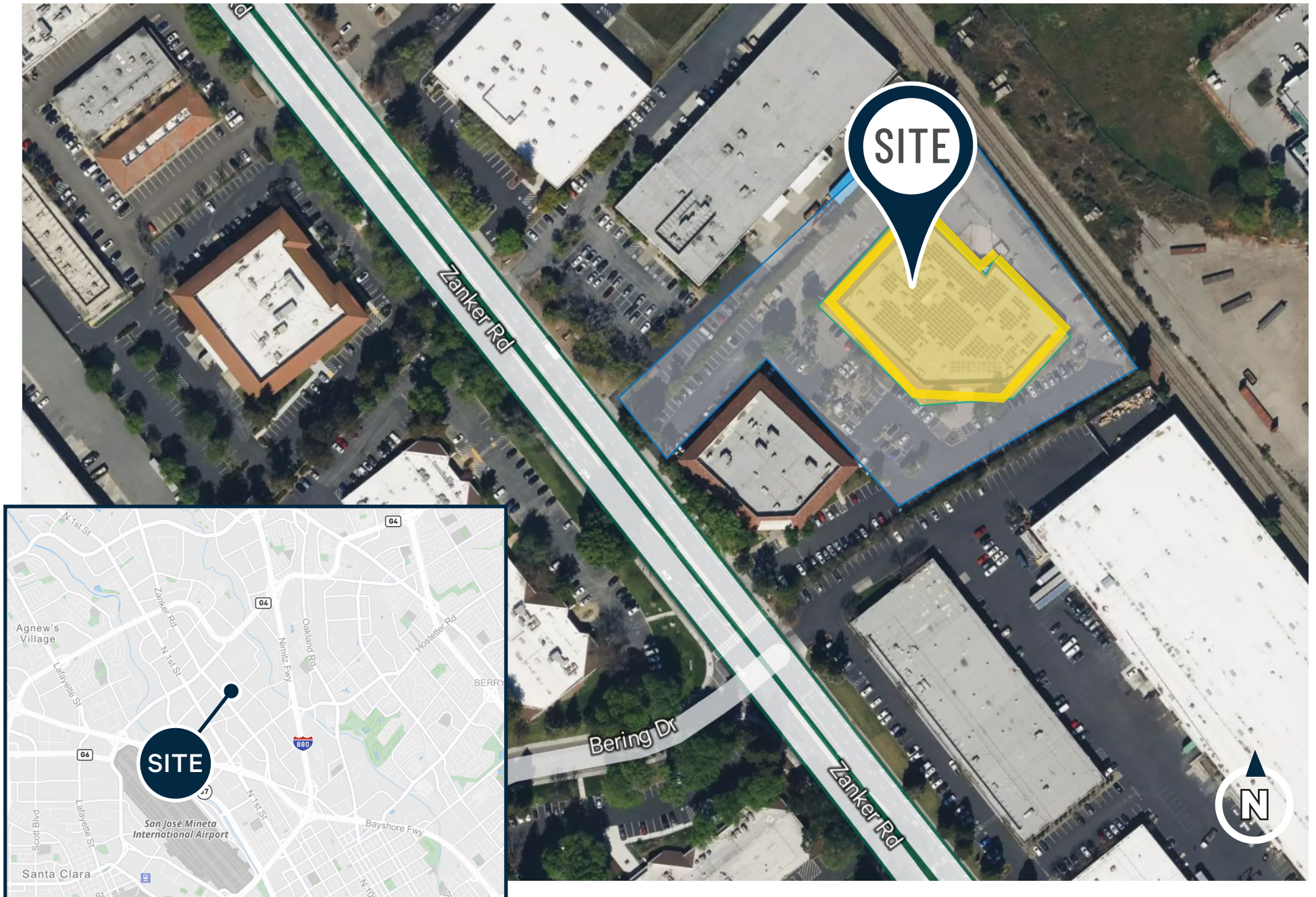


Executive Summary

- 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

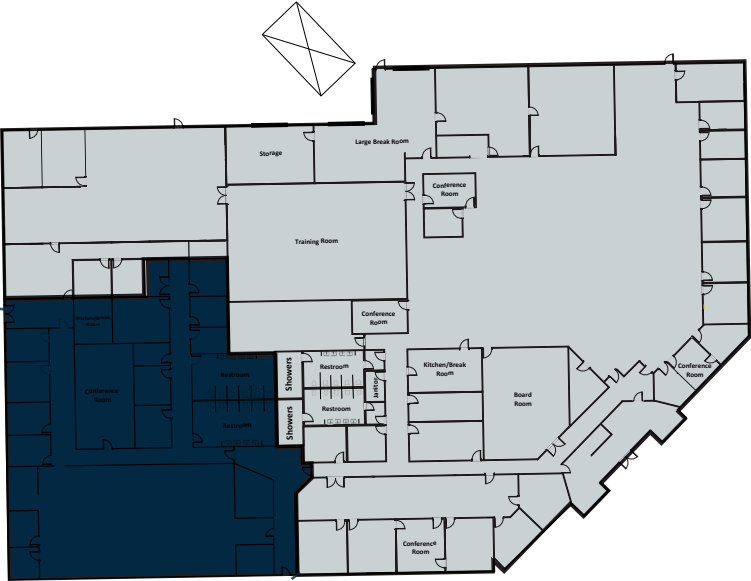
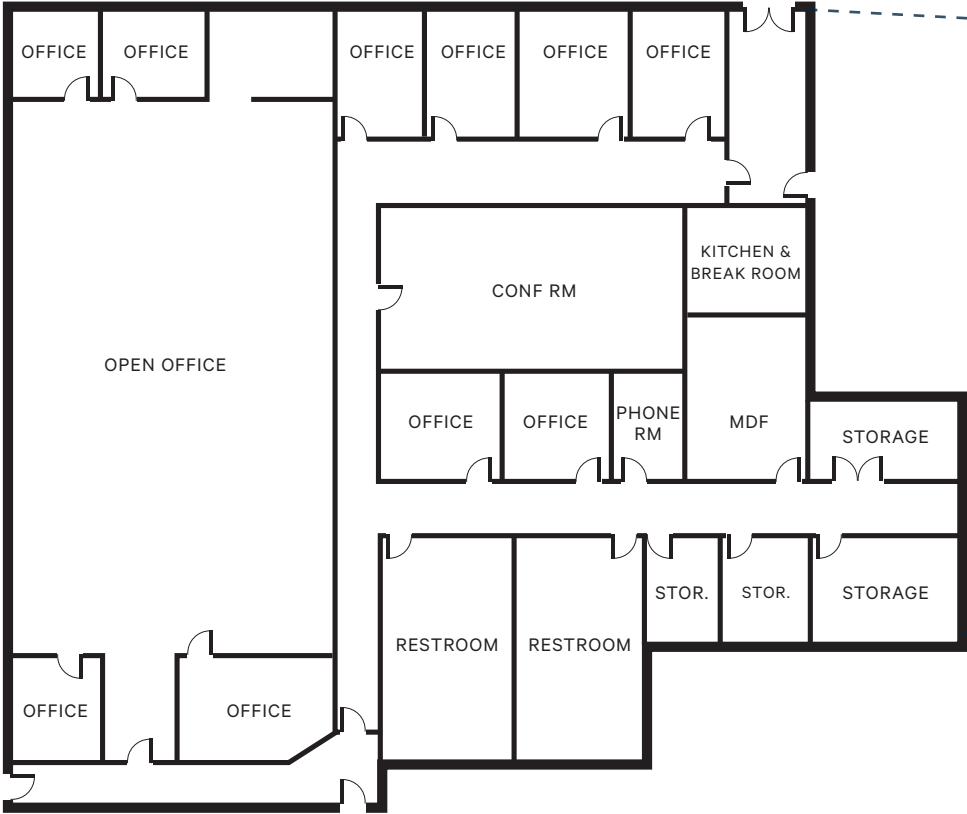


Existing Site & Lease Details



Floor Plan

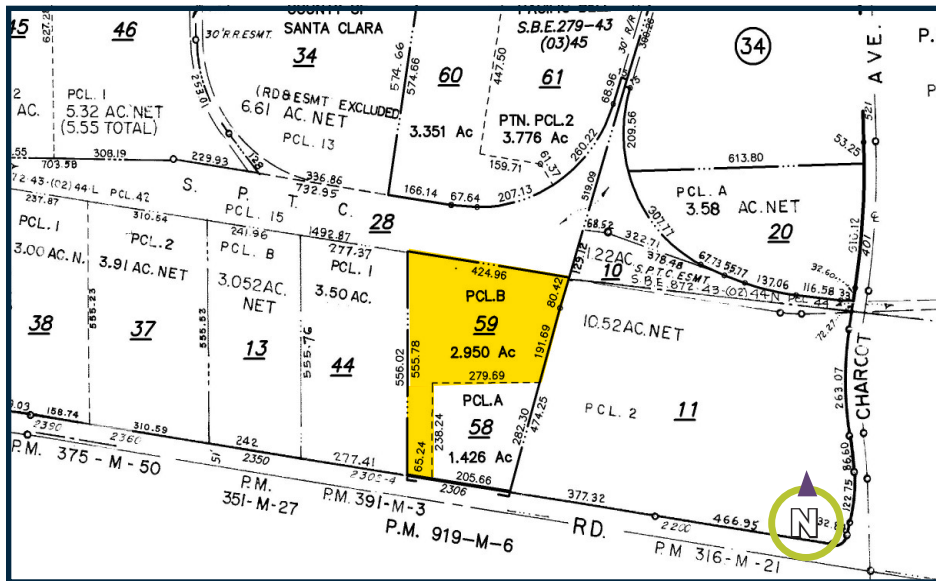
Available Space ±7,100 RSF



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

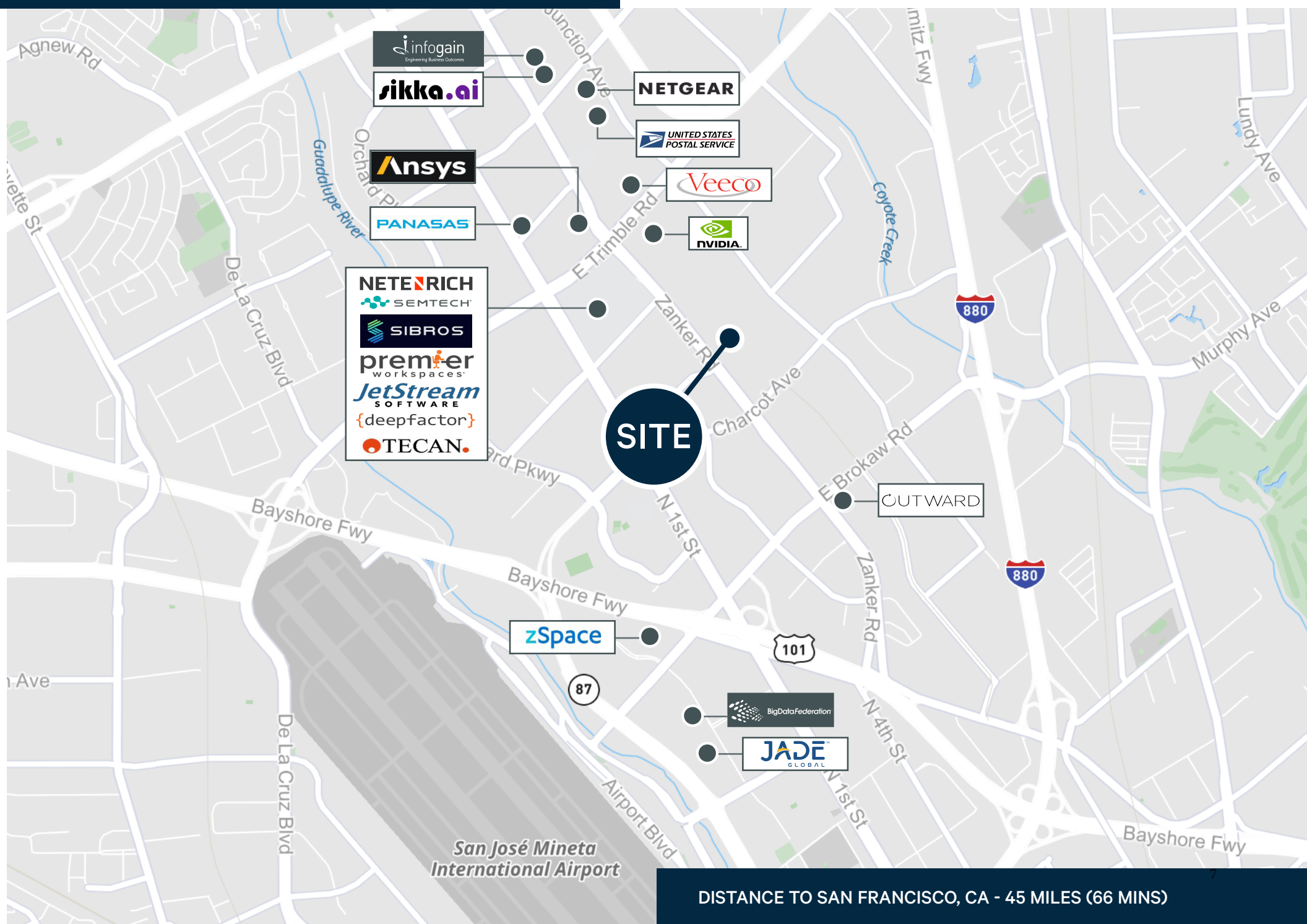
LEASE SUMMARY

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

SAN JOSE, CA



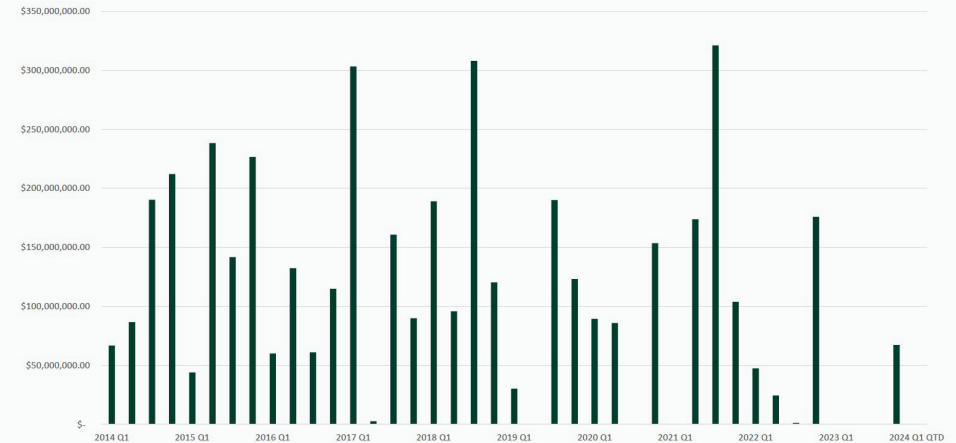
2304-2306 Zanker is an ideal opportunity for an Owner User or Investor to secure a multifunctional building in the North San Jose submarket. This is partially due to the strong credit Tenant occupancy of approximately 82% of the site for the next 4 years. This allows for extended revenue to offset any 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



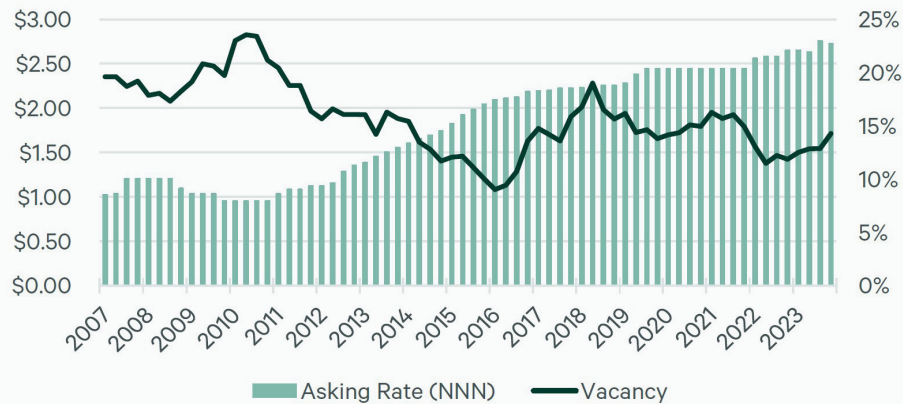
R&D Market Snapshot - N. San Jose

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

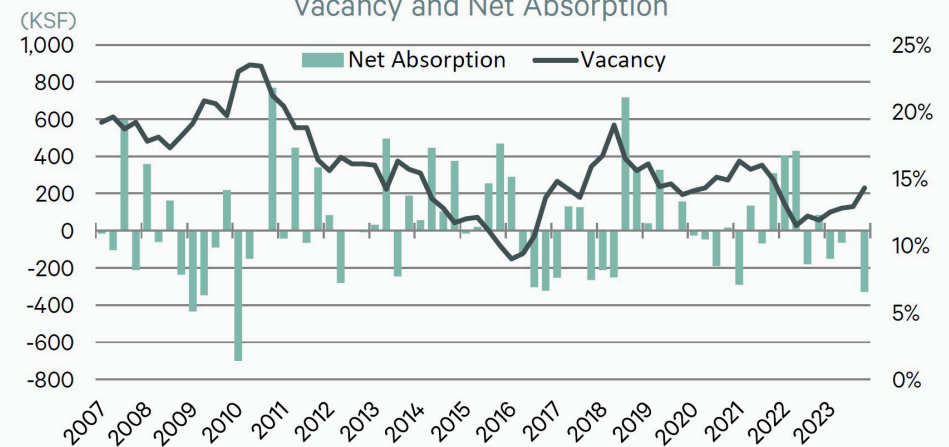
NSJ R&D Sales Volume



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

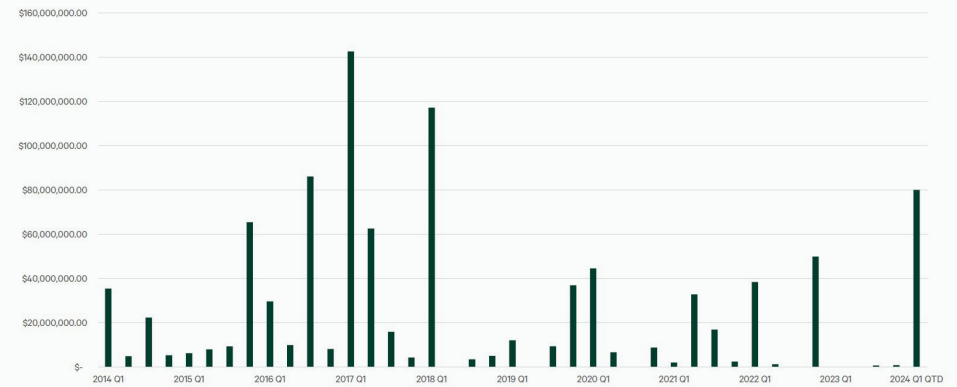
Q4'23 AVERAGE ASKING RATE

\$1.73 NNN

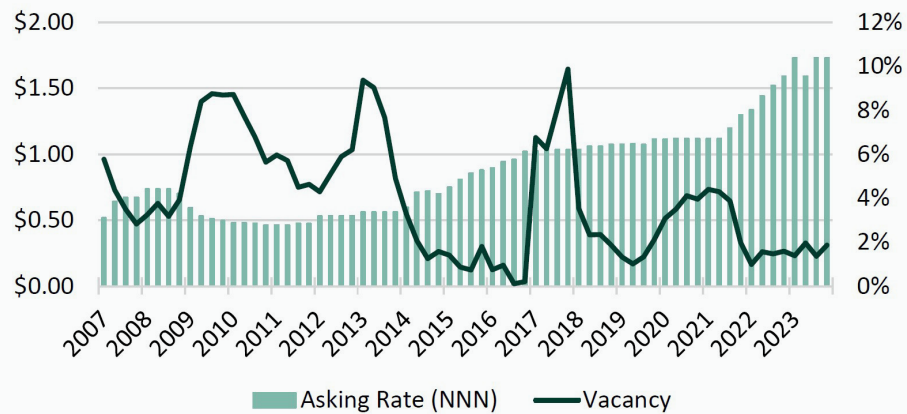
SUBMARKET NRA

SF

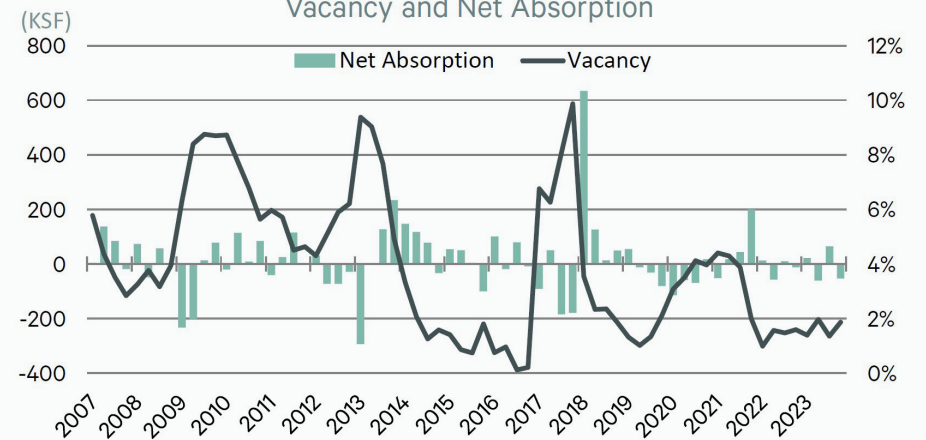
NSJ Industrial Sales Volume



Vacancy Vs. Asking Rate



Vacancy and Net Absorption



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