



1141 W SAN CARLOS STREET

SAN JOSE, CALIFORNIA



INVESTMENT SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413

UNPARALLELED 1.29 ACRE DEVELOPMENT OPPORTUNITY

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 1141 W San Carlos Street (the “Property”), an irreplaceable opportunity located in direct proximity to Diridon Caltrain (and future BART) station totaling 1.29 acres.

The 56,070 square foot, block-long configuration site contains several structures, including retail, industrial, and single-family residential. Located minutes from Downtown San Jose, the Property is currently leased, providing in place cash flow in the interim of future redevelopment.

Offering existing cash flow and the prospect of future development for a more intensive use, 1141 W San Carlos Street is a compelling investment opportunity.

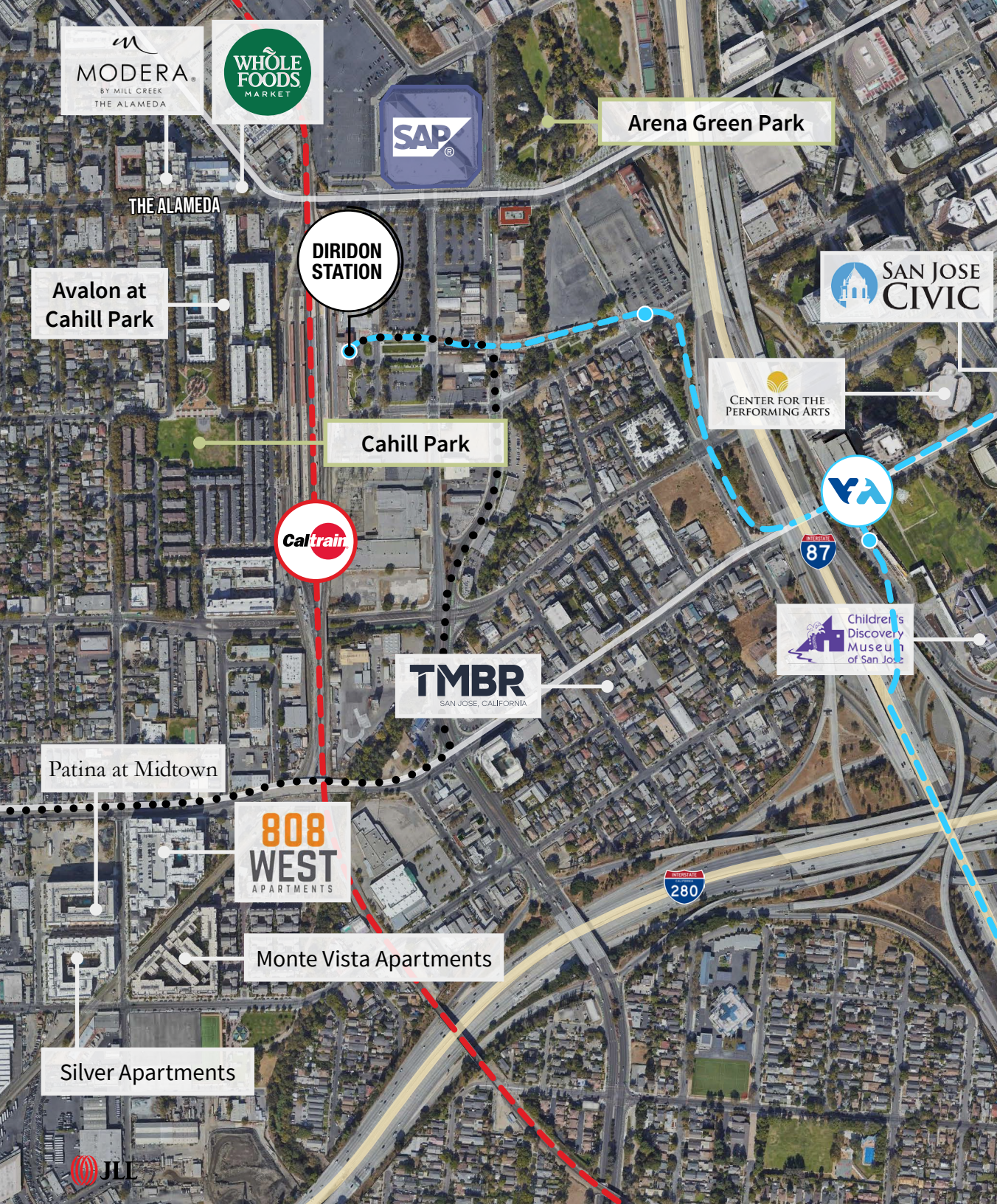
PROPERTY SUMMARY

ADDRESS	1141 W San Carlos Street, San Jose, CA
SITE	1.29 Acres 56,070 SF
PARCEL NUMBERS	261-41-081, 082, 096, 089, 090, 005

PROPERTY OVERVIEW

APN	ADDRESS	SITE SIZE (SF)
261-41-081	275 Lincoln Avenue	5,754
261-41-082	285 Lincoln Avenue	11,508
261-41-096	966 Pacific Avenue	5,544
261-41-089	1141 W San Carlos St	16,632
261-41-090	1177 W San Carlos St	11,088
261-41-005	1189 W San Carlos St	5,544
TOTAL		56,070





INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED LOCATION, POISED TO BENEFIT FROM NEW SILICON VALLEY BART LINE



UNPARALLELED LOCATION, PROXIMATE TO NEW GOOGLE VILLAGE



COVERED LAND PLAY WITH IN-PLACE INCOME



50 DU/AC BASE DENSITY WITH POTENTIAL FOR ADDITIONAL DENSITY

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