

2955

SENIOR RD, SAN JOSE



DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE



RARE NNN LEASED RETAIL STRIP CENTER FOR SALE

5,414 SF BUILDING | 8 RETAIL UNITS | 0.40 AC LOT WITH 24 PARKING SPACES

RARE INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

2955 Senter Rd is an **±5,414 SF multi-tenant retail strip center** situated on an **±17,500 SF parcel** in a highly desirable and supply-constrained retail corridor of San Jose. **Built in 2004**, the property is significantly newer than most neighborhood retail centers in the area and has been well maintained, offering investors a **low-management retail investment**.

The property consists of **8 small shop suites averaging approx. ±677 SF per unit**, creating strong leasing flexibility and broad tenant demand from local retail, restaurant, and service-oriented businesses. The center is currently **approximately 84% leased with one ±861 SF suite available for lease at \$3.50/SF NNN**. The space is actively being marketed for lease, and **if the suite remains vacant at the close of escrow, seller will guarantee rent at \$3.50/SF NNN for 6 months**.

All existing leases are structured as NNN leases, creating a **very easy ownership and management profile** with limited landlord responsibilities. Including the seller's rent guarantee for the available suite, the property generates approximately **\$16,293 per month in base rental income** and is offered at a **5.60% cap rate**.

The center is occupied by Vietnamese-oriented retail and food tenants and is strategically positioned **just two parcels from the Caribbee's Center**, home to **Lee's Supermarket**, one of the busiest Vietnamese shopping destinations in San Jose. The property benefits from strong daily traffic, dense surrounding residential neighborhoods, and a well-established consumer base within the surrounding community.

The **±17,500 SF site includes 24 dedicated on-site parking spaces**, providing an exceptional parking ratio for a retail property of this size and allowing for convenient customer access rarely found in comparable San Jose strip centers. Retail strip centers rarely come available for sale in San Jose.

2955 SENTER RD | SAN JOSE, CA



INVESTMENT OVERVIEW

PRICE: \$3,490,000

CAP RATE: 5.60%

BUILDING SIZE: 5,414 SF (Per Rent Roll)
5,335 SF (Per Public Records)

LOT SIZE: 17,500 SF

YEAR BUILT: 2004

APN: 497-27-016

ZONING: CN - Commercial Neighborhood

GENERAL PLAN: NCC - Neighborhood/Community Commercial

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

INVESTMENT HIGHLIGHTS



2955 SENTER RD | SAN JOSE, CA

RARE SAN JOSE RETAIL INVESTMENT OPPORTUNITY

- **±5,414 SF multi-tenant retail center** on a **±17,500 SF parcel**.
- Rare opportunity to acquire a **newer construction retail center built in 2004**.
- Configured as **eight (8) small shop suites averaging approximately ±677 SF**.

STABLE NNN INCOME + UPSIDE POTENTIAL

- Property is currently **approximately 84% leased with one ±861 SF suite available for lease at \$3.50/SF NNN**. If the suite remains vacant at the close of escrow, **seller will guarantee rent at \$3.50/SF NNN for 6 months**.
- **All existing leases are NNN leases**.
- Base rental income of approximately **\$16,293/month including the seller's rent guarantee**.
- Offered at an approximate **5.60% cap rate**.

STRONG SMALL SHOP DEMAND

- Small suites benefit from strong local leasing demand.
- Tenant mix consists primarily of **Vietnamese-oriented retail and food businesses**.
- Located two parcels from **Caribbee's Center & Lee's Supermarket**.

PARKING + ACCESS

- Property features **twenty-four (24) dedicated parking spaces**.
- Large parcel provides excellent customer circulation and access.
- Strong visibility along heavily trafficked **Senter Rd corridor**.
- Convenient access to **US-101 and major San Jose thoroughfares**.

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PHOTOS



RENT ROLL

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>	<u>BASE RENT</u>	<u>RENT PSF</u>	<u>LEASE START</u>	<u>LEASE END</u>	<u>OPTIONS</u>	<u>INCREASES</u>
10	Flower Shop	560 SF	\$1,912	\$3.41	06/01/2005	12/01/2027	1 x 3 Year	Fixed
20	Tattoo	485 SF	\$1,366	\$2.83	11/01/2024	10/31/2027	1 x 3 Year	3% Annually
30	Nail/Eyelash	485 SF	\$1,270	\$2.62	04/01/2021	03/01/2029	1 x 3 Year	5% Annually
40	Vacant	861 SF	\$3,014 Seller to Rent Guarantee for 6 Months	\$3.50 SF Proforma	-	-	-	-
50	Banh Cuon	1,138 SF	\$2,746	\$2.41	06/01/2006	09/01/2025	1 x 5 Year	2% Annually
55	Banh Beo	635 SF	\$2,578	\$4.05	03/01/2017	02/28/2027	2 x 5 Year	3% Annually
60	VA Group, LLC	625 SF	\$1,332	\$2.13	09/01/2026	08/31/2029	1 x 3 Year	3% Annually
80	Buyn Ca Da Nang	625 SF	\$2,075	\$3.32	05/01/2025	05/01/2030	1 x 5 Year	3% Annually
TOTAL		5,414 SF	\$16,293/mo.	\$3.01 Avg.				

Building size per public records is 5,335 SF. Rent roll reflects approximately 5,414 SF. Buyer to verify.



CARIBBEES
CENTER

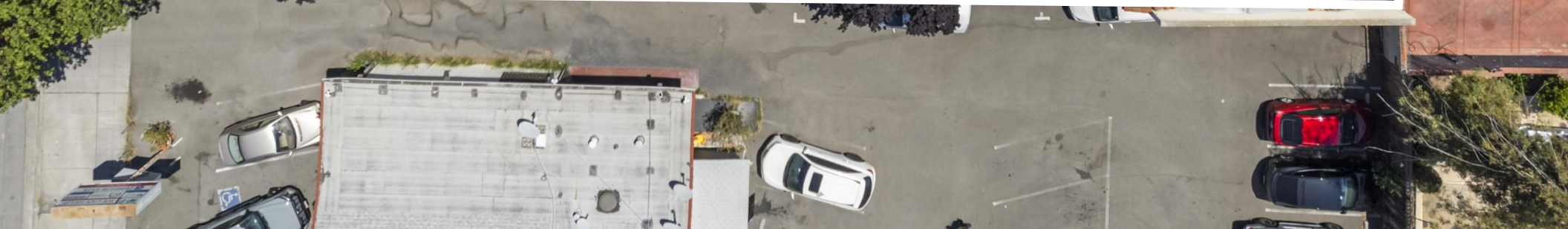
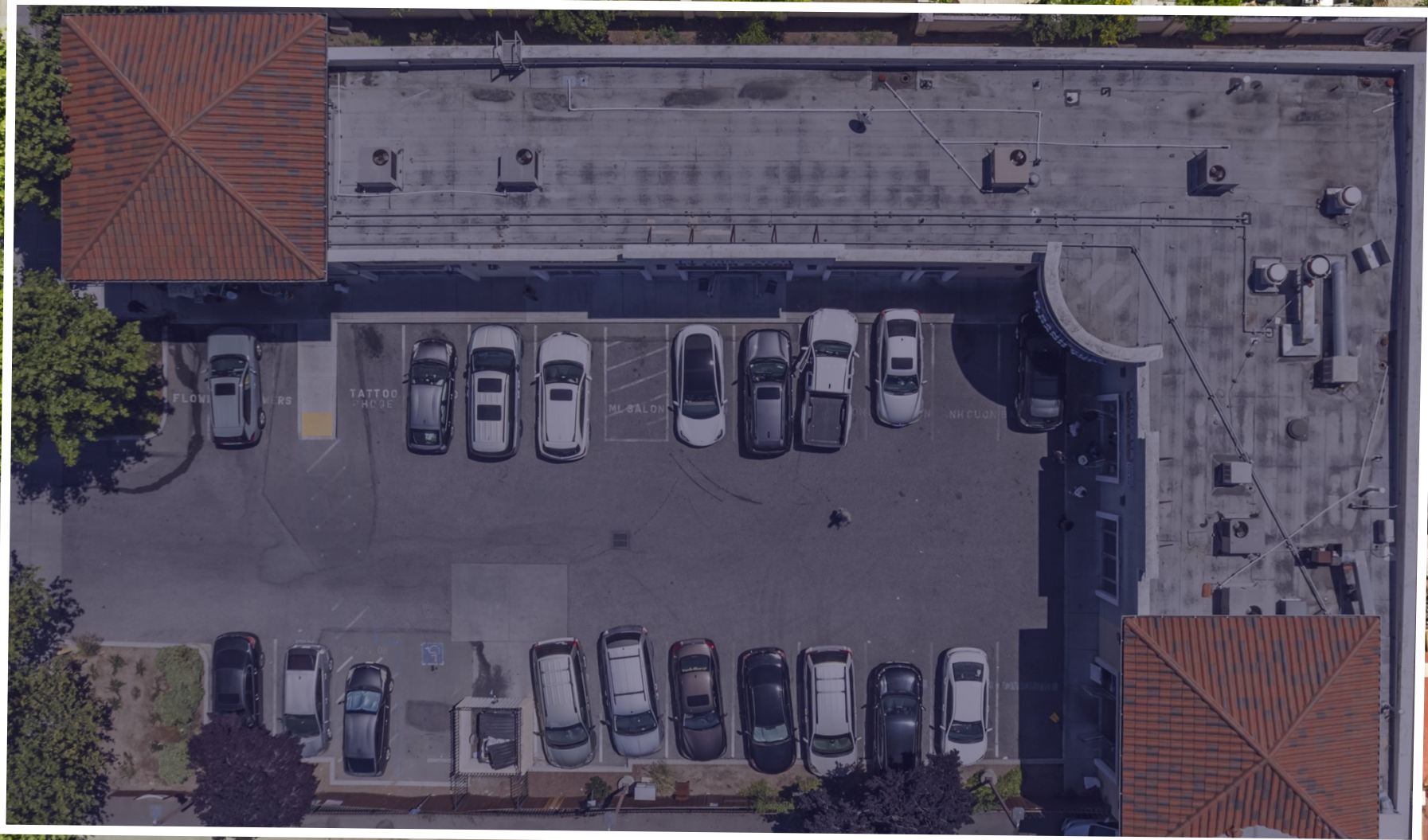
LEE'S
SUPERMARKET
LEE'S SUPERMARKET

LEWIS RD

SUBJECT PROPERTY

SENER RD

PHOTOS



DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	32,067	627,153	1,290,987
Households	8,558	195,709	428,884
Average Household Size	3.5	3	2.9
Owner Occupied Housing Units	4,851	105,934	230,952
Renter Occupied Housing Units	3,763	93,470	206,985
Median Age	39.2	39.1	39.4
Median Household Income	\$90,451	\$123,692	\$149,185
Average Household Income	\$118,695	\$155,386	\$174,540

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SENER RD, SAN JOSE

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