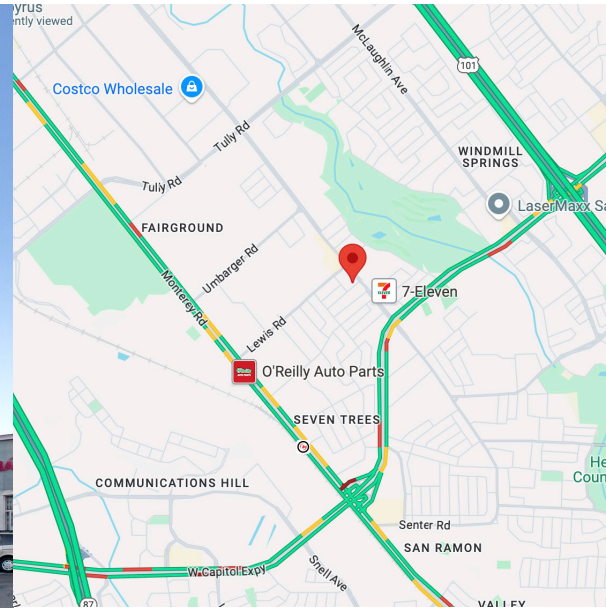


2955 Senter Rd, San Jose, CA 95111
±5,414 SF Strip Center

FOR SALE



PROPERTY OVERVIEW

2955 Senter Rd features 8 storefronts in a high-traffic commercial area. Built in 2004, this property offers a mix of retail and restaurant tenants.

- 8 Storefronts with diverse tenants
- 24 dedicated parking spaces for customer convenience
- High visibility location with excellent foot and vehicle traffic
- Close Proximity to US-101

SALE INFO

Price	\$3,600,000
Size	±5,414 SF
Lot Size	±0.4 AC
Zoning	C1
Parking	24 Spaces
Year Built	2004

JEFF VO
408.877.9900
jeff@gdcommercial.com
CA Lic 01441068

TRINH WONG
408.610.8800
trinh@gdcommercial.com
CA Lic 01482858

DILLON TRAN
408.500.9728
dillon@gdcommercial.com
CA Lic 02253427



2955 Senter Rd, San Jose, CA 95111

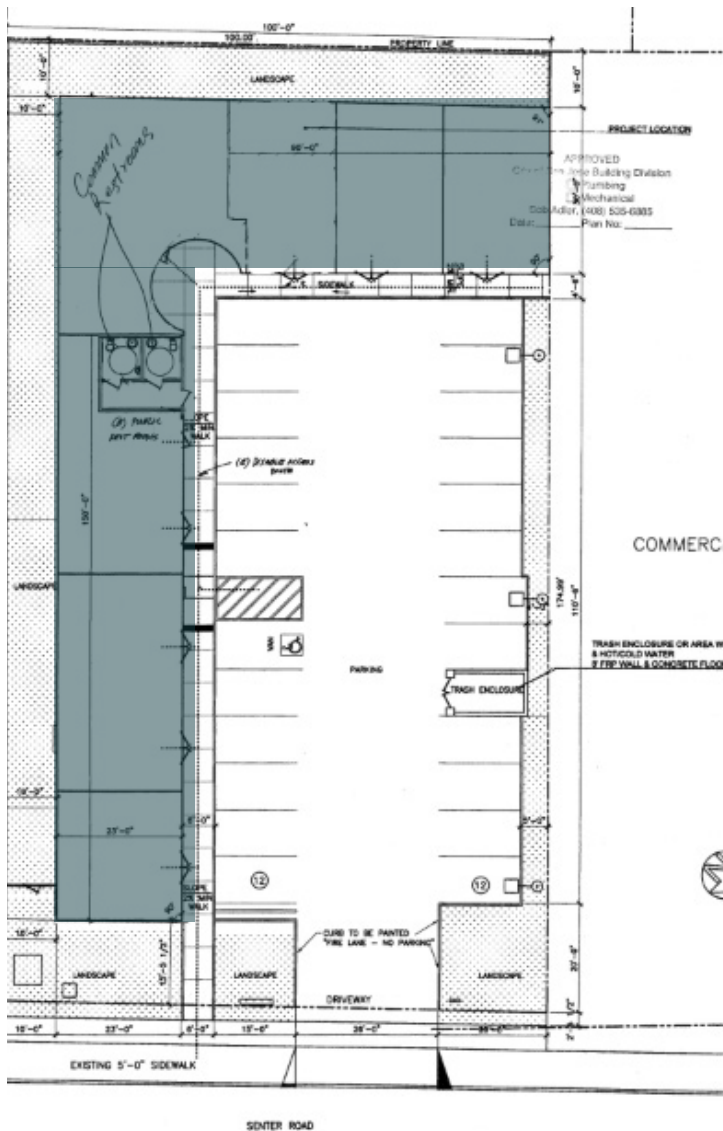
±5,414 SF Strip Center

FOR SALE

	2 Miles	5 Miles	10 Miles
Population	111,746	603,794	1,237,544
Households	31,759	188,144	410,644
Avg HH. Income	\$129,450	\$129,450	\$163,817
Median Age	38.6	38.8	39
Day Employment	27,201	195,433	584,559

PROPERTY HIGHLIGHTS

- Great visibility
- Lot Size: ±17,424 SF (0.4 AC)
- 88% Occupied
- 97' Frontage on Senter Rd



JEFF VO
408.877.9900
jeff@gdcommercial.com
CA Lic 01441068

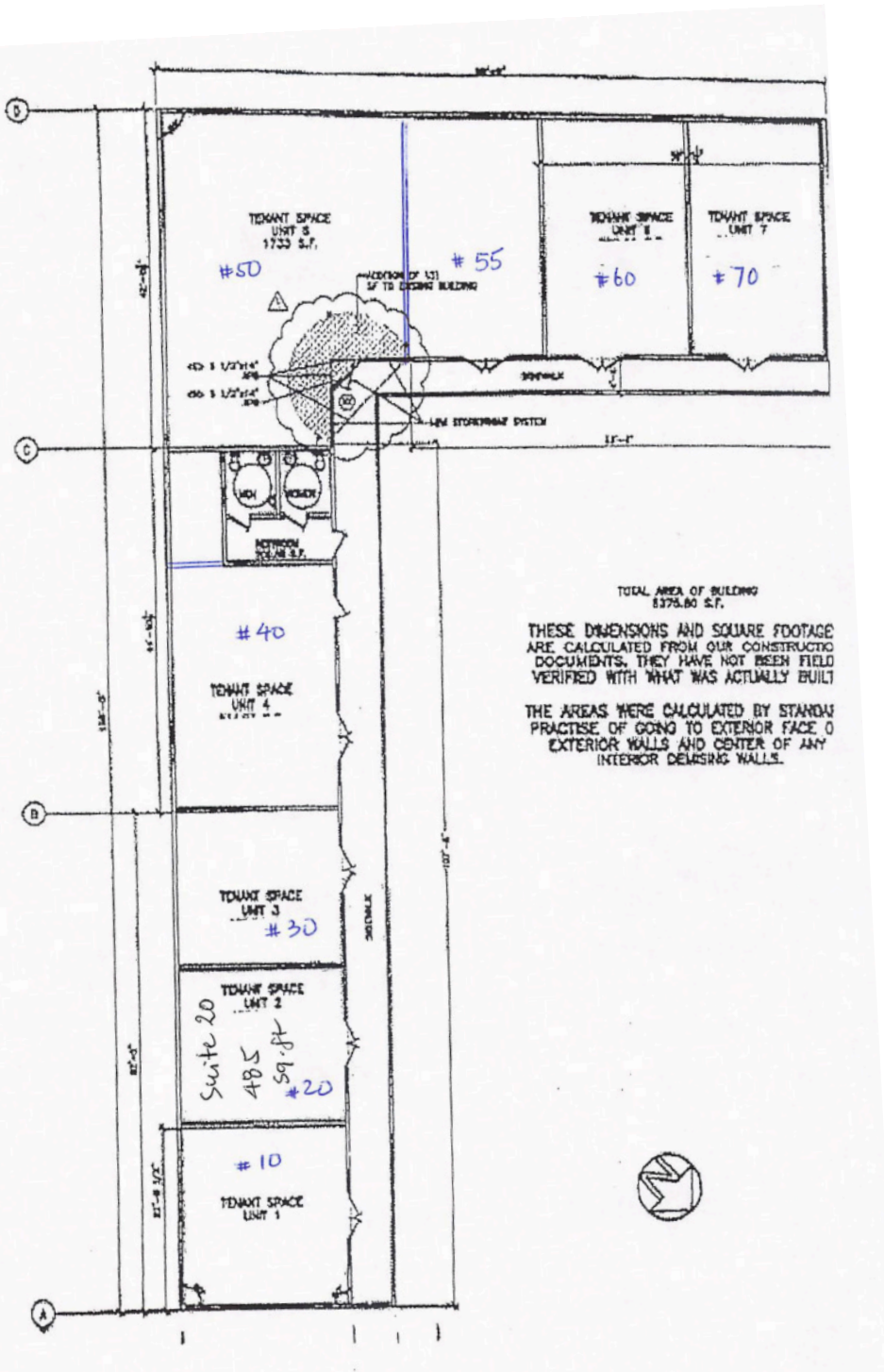
TRINH WONG
408.610.8800
trinh@gdcommercial.com
CA Lic 01482858

DILLON TRAN
408.500.9728
dillon@gdcommercial.com
CA Lic 02253427



2955 Senter Rd, San Jose, CA 95111
±5,414 SF Strip Center

FOR SALE



Offering Price: \$3,600,000

Price Per SF	\$665
Year 1 CAP Rate	4.8%
Year 2 CAP Rate	4.9%

Property Type	Retail Shopping Center
Zoning	CN
Parking	4.5/1,000SF Ratio
Ownership Type	Fee Simple
Tenants	8 Suites
Building Size	5,414 SF

JEFF VO
 408.877.9900
jeff@gdcommercial.com
 CA Lic 01441068

TRINH WONG
 408.610.8800
trinh@gdcommercial.com
 CA Lic 01482858

DILLON TRAN
 408.500.9728
dillon@gdcommercial.com
 CA Lic 02253427



2955 Senter Rd, San Jose, CA 95111
±5,414 SF Strip Center

FOR SALE

Rent Roll

Unit	Tenant	Lease Start	Lease End	Square Feet	Base Rent	Rent PSF	NNN	Total Monthly Rent	Renewal Options	Annual Increase
10	Flower Shop	06/01/2005	12/01/2027	560SF	\$1,912	\$3.41	\$680	\$2,592	1-3 Year	Fixed
20	Tattoo	11/01/2024	10/31/2024	485SF	\$1,300	\$2.68	\$601	\$1,889	1-3 Year	3% Annually
30	Nail/Eyelash	04/01/2021	03/01/2026	485SF	\$1,321	\$2.68	\$689	\$2,010	1-3 Year	Fixed
40	My Linh Salon	10/01/2005	10/01/2025	861SF	\$2,859	\$3.32	\$1,231	\$4,090	1-5 Year	2% Annually
50	Banh Coun	06/01/2006	09/01/2025	1,138SF	\$2,746	\$2.41	\$1,533	\$4,279	1-5 Year	2% Annually
55	Banh Beo ToLan	03/01/2017	02/28/2027	635SF	\$2,129	\$3.35	\$914	\$3,060	1-5 Year+ 1-5 Year Option	3% Annually
60	Vacant	-	-	625SF	\$0	-	-	\$0	-	3% Annually
80	Tofu	06/01/2005	05/01/2025	625SF	\$2,234	\$3.57	\$893	\$3,165	1-5 Year	3% Annually

JEFF VO
 408.877.9900
jeff@gdcommercial.com
 CA Lic 01441068

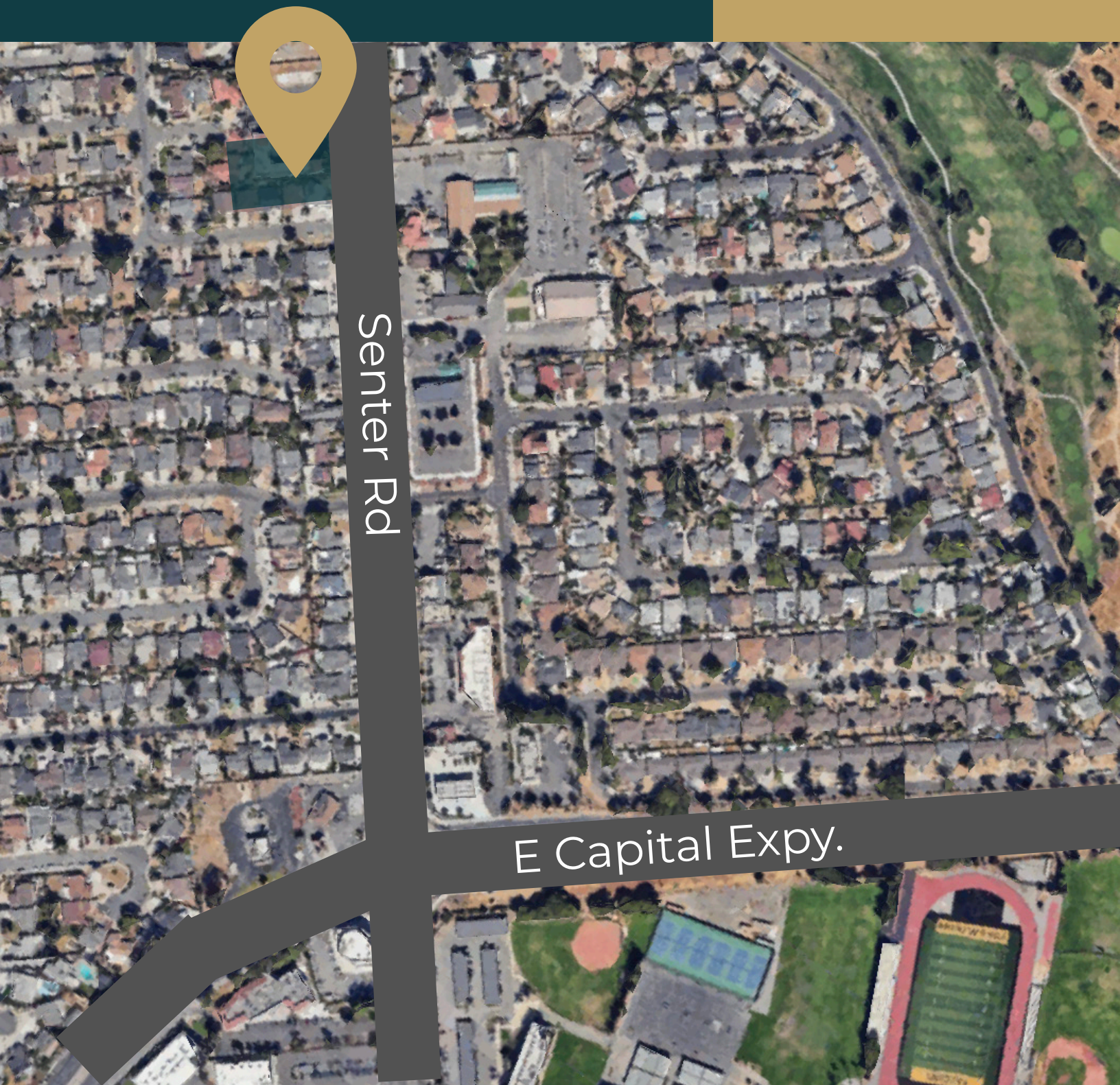
TRINH WONG
 408.610.8800
trinh@gdcommercial.com
 CA Lic 01482858

DILLON TRAN
 408.500.9728
dillon@gdcommercial.com
 CA Lic 02253427



2955 Senter Rd, San Jose, CA 95111
±5,414 SF Strip Center

FOR SALE



Senter Rd

E Capital Expy.

JEFF VO
408.877.9900
jeff@gdcommercial.com
CA Lic 01441068

TRINH WONG
408.610.8800
trinh@gdcommercial.com
CA Lic 01482858

DILLON TRAN
408.500.9728
dillon@gdcommercial.com
CA Lic 02253427



2955 Senter Rd, San Jose, CA 95111
±5,414 SF Strip Center

FOR SALE



JEFF VO
408.877.9900
jeff@gdcommercial.com
CA Lic 01441068

TRINH WONG
408.610.8800
trinh@gdcommercial.com
CA Lic 01482858

DILLON TRAN
408.500.9728
dillon@gdcommercial.com
CA Lic 02253427

