

OFFERING MEMORANDUM

1402

MONTEREY HWY

FOR SALE LEASEHOLD INTEREST



SAN JOSE, CA

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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1402
MONTEREY HWY



E Alma Ave

Monterey Hwy

Investment Overview

INVESTMENT SUMMARY

Purchase Price

\$29,500,000

Address

1402 Monterey Hwy
San Jose, CA 95110

Total Rentable Area

86,695 Square Feet

Land Area

3.38 Acres

Year Built

2016

Seller

Bond Trustee/Lender

APNs

477-07-012 and 984-73-001

Zoning

Planned Development
(Combined Industrial/Commercial Base District)
Operating Under Conditional Use Permit

Parking

±188 Spaces

Stories

Two

Max Student Occupancy

1,230 students

Sale Type

Leasehold Interest, see The Offering

THE OFFERING

Developed in 2016, 1402 Monterey Hwy (the “Property”) is a 35-classroom, purpose-built educational property that boasts a layout capable of housing 1,230 students. Located on 3.38 acres in Downtown San Jose, 1402 Monterey Hwy conveniently attracts students and staff from the greater San Jose area and adjacent communities.

There are two buildings located on the Property - the main education building is 76,750 square feet and the gymnasium/multi-purpose building is an additional 9,935 square feet for a total of 86,695 square feet. The gymnasium/multi-purpose building includes locker rooms, a dance and weight room facility, as well as abundant storage spaces. The balance of the Property encompasses an outdoor recreation/assembly area, parking for 188 cars, and a pick-up/drop-off lane.

The buildings sit on a 50-year ground-lease with the San Jose Unified School District (SJUSD) through February 1st, 2067, at a prepaid rate of \$1 per year. In lieu of ground-lease payments, the purchase price shall reflect the remaining bond balance used for the development of the buildings and outdoor facilities. Acquisition of fee ownership may be possible pursuant to an option contained in the governing ground lease.

The Property is being sold pursuant to the existing authorities of a court appointed receiver and sale will be subject to final court approval.



1402 Monterey Hwy, a 35-classroom educational property, was developed in 2016 to serve 1,230 students in downtown San Jose

STRATEGIC SAN JOSE LOCATION

- **Location:** South of the San Francisco Bay, 3rd largest city in California, and 13th largest in the US.
- **Economic Hub:** Home to many top tech companies, including Google, Apple, and Cisco Systems, and a leading hub for high-tech innovation.
- **Highly-Educated Workforce:** Proximate to top universities, including Santa Clara University and Stanford University.
- **Excellent Quality of Life:** Offers a wide array of cultural, recreational, and educational opportunities.
- **Central Location:** Conveniently located near Diridon Station, Highway 87, and Santana Row.



THE OFFERING



BUILDING A

Education Building
76,750 Square Feet



BUILDING B

Gymnasium / Multi-purpose Building
9,935 Square Feet



E Alma Ave



1402
MONTEREY HWY

Monterey Hwy



1402
MONTEREY HWY

Monterey Hwy

E Alma Ave

Property Profile

ENTIRE CAMPUS OFFERING



3.38 Acres



86,695
Square Feet Built



20
Classrooms



1
Teachers Lounge



14
Administrative Offices



6 Team Teaching Classrooms



Commercial
Warming Kitchen



Outdoor Turf
Sport Court



Indoor Gymnasium



Locker Rooms



188 Parking Spaces



Security System



3 Conference Rooms



Library / Media Center



3 Labs



Fully-Fenced Campus

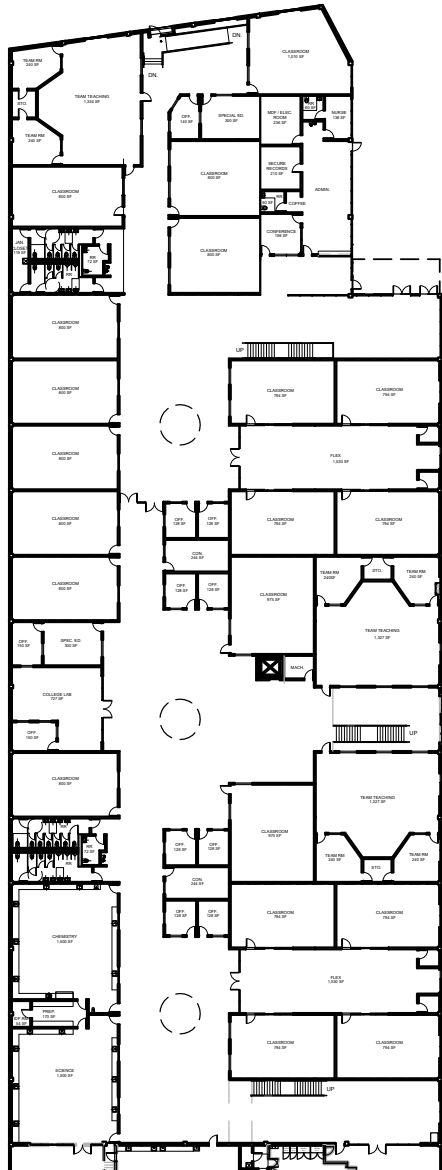
Site Plan



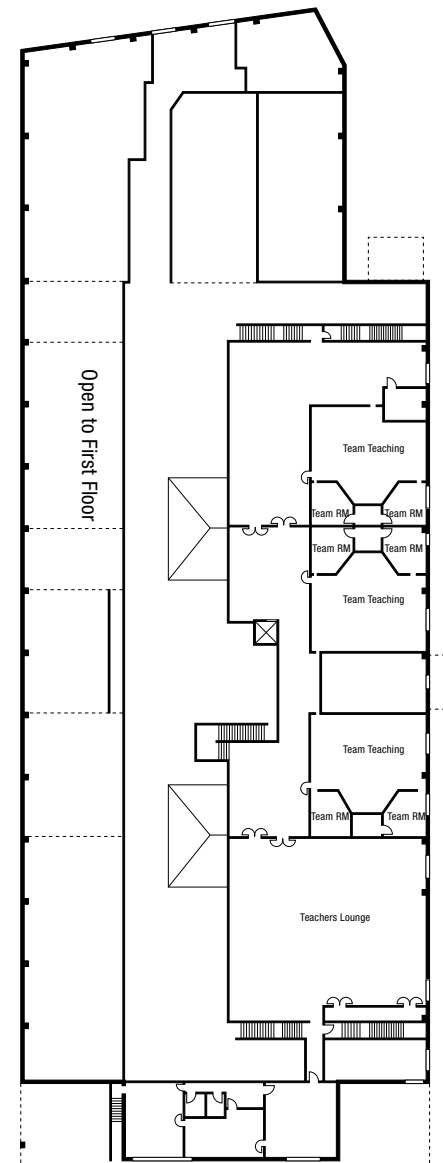
Floor Plans

BUILDING A (EDUCATION BUILDING)

FIRST FLOOR

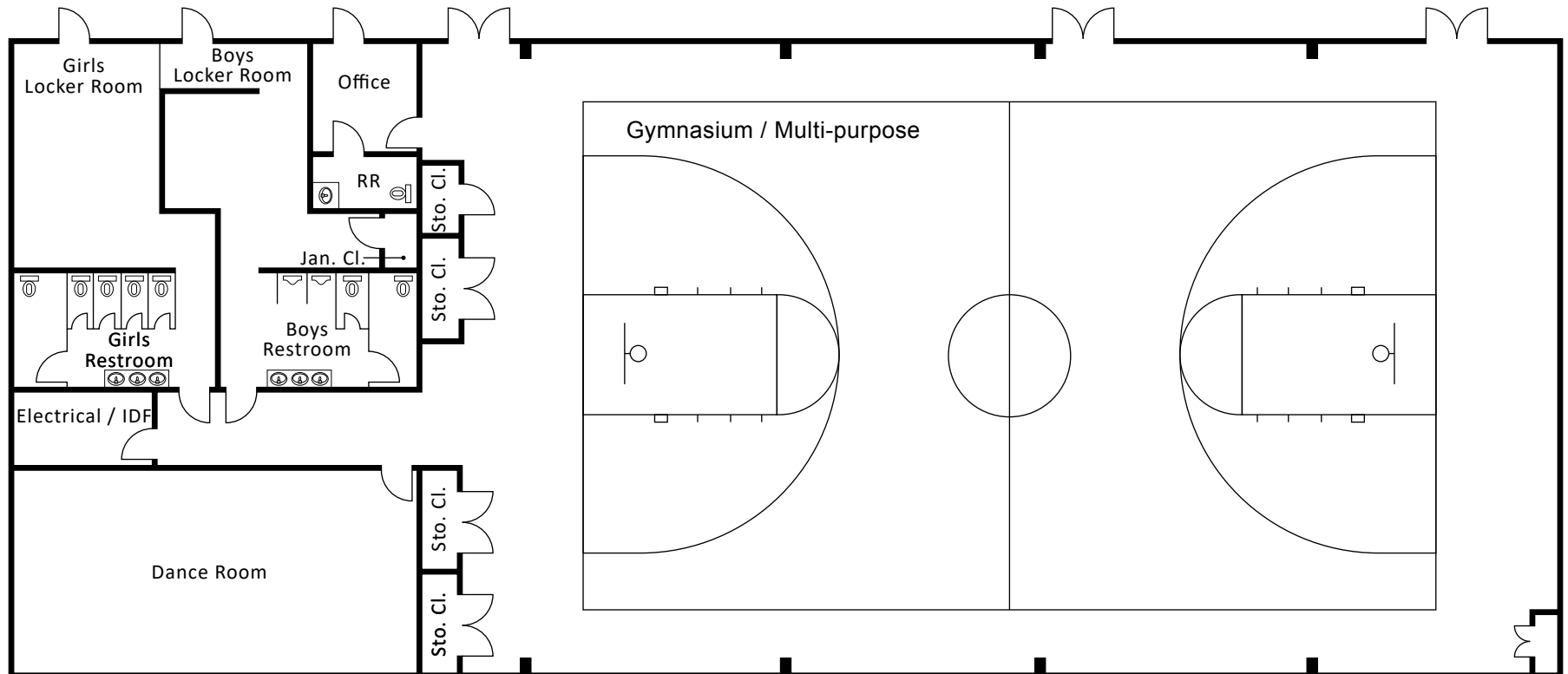


SECOND FLOOR



Floor Plan

BUILDING B (GYMNASIUM / MULTI-PURPOSE BUILDING)



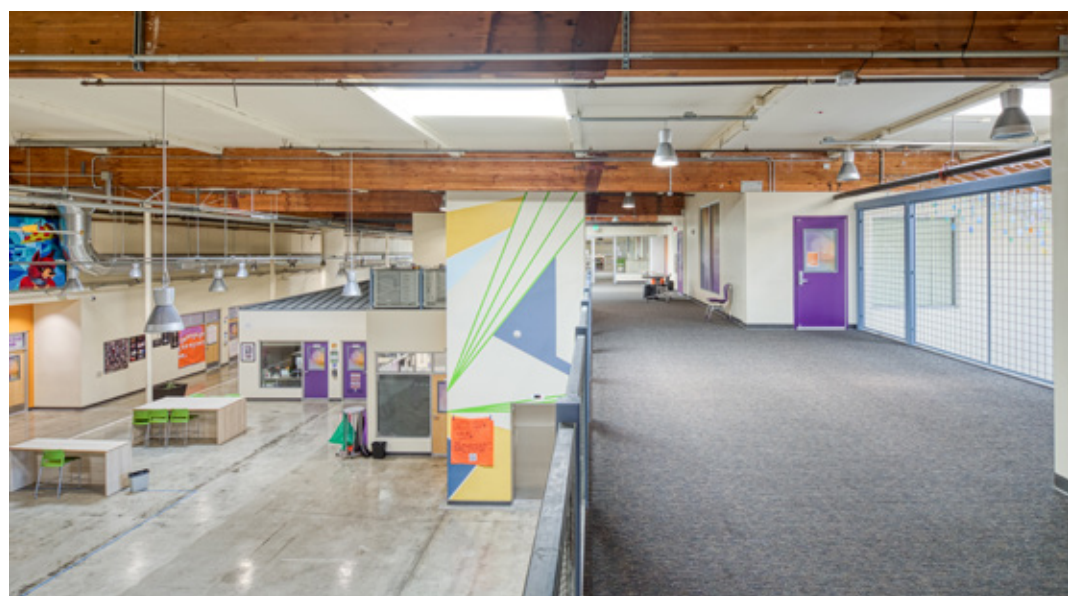
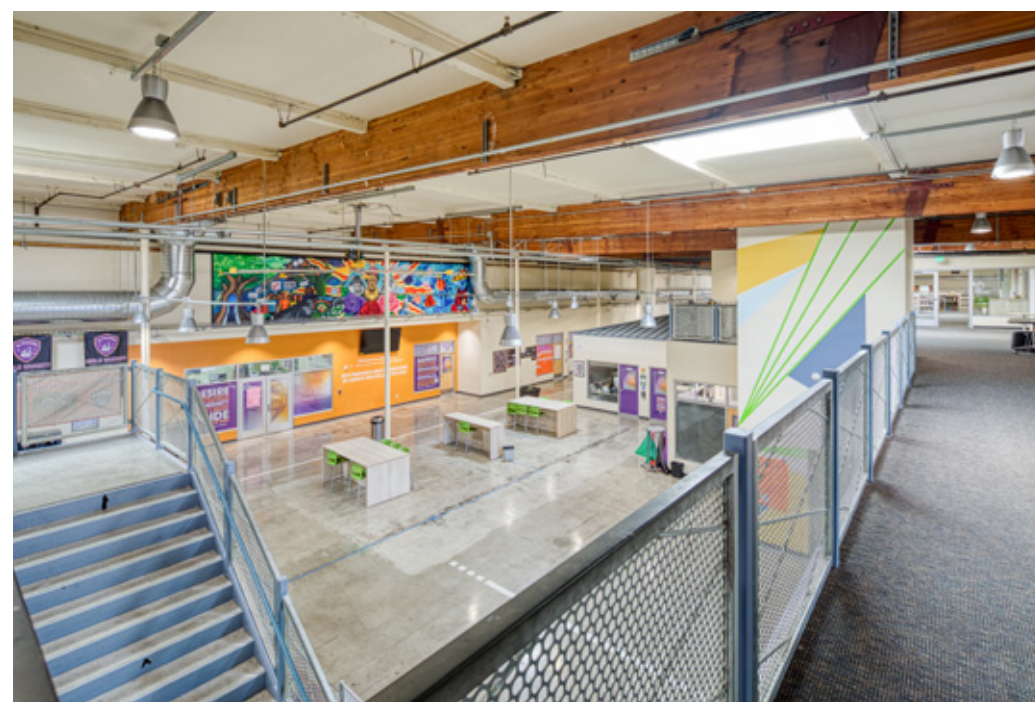
Property Images



Property Images



Property Images



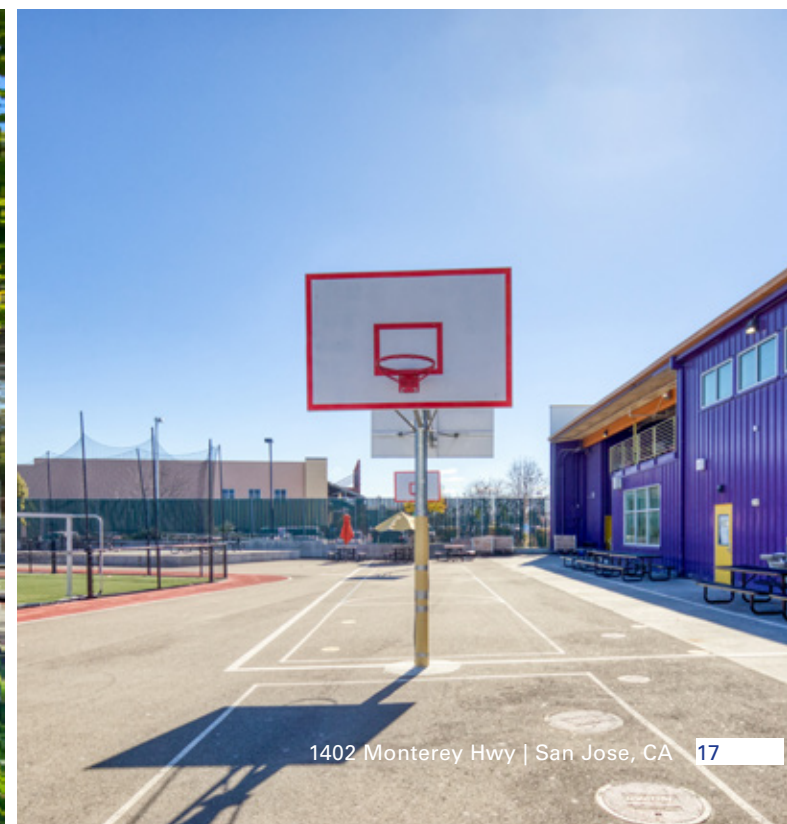
Property Images



Property Images









Diridon Station

AMTRAK ACE BART
Caltrain VTA Santa Clara Valley Transportation Authority

Paypal Park

San Jose Earthquakes

San Jose Mineta International Airport

SAP Center



Downtown San Jose



1402
MONTEREY HWY

CEFCU Stadium

San Jose Earthquakes

Monterey Hwy

E Alma Ave



Location Highlights

SAN JOSE

San Jose, the 13th largest city in the U.S., and the county seat of Santa Clara County, is located just south of the San Francisco Bay. With a 2023 population of 969,655, San Jose is the 3rd largest city in California. San Jose comprises a large portion of Silicon Valley and is a regional home to many of the leading tech companies of the world, including Google, Apple, and Cisco Systems. Despite the development of other high-tech economic centers throughout the world, Silicon Valley continues to be the leading hub for hightech innovation and development.

San Jose boasts a highly-educated and trained workforce, offers excellent quality of life, and is proximate to Santa Clara University and the world renowned Stanford University. Today, the private sector in San Jose is dominated by high-tech related industries driving the region's economic growth. Companies enjoy a competitive advantage by establishing a presence in San Jose with its concentration of a highly-skilled, well sought after employee base that enjoys a wide array of exciting cultural, recreational, and educational opportunities.

NEIGHBORHOOD HIGHLIGHTS

Located immediately southeast of Downtown San Jose, 1402 Monterey is transit-oriented and central to numerous amenities and residential developments. The Property is just over ½ of a mile from the Tamien Caltrain and light rail station, a three-minute drive from Highway 87, a nine-minute drive from Downtown San Jose, and a 13-minute drive to Santana Row. San Jose's Diridon Station, featuring Caltrain, Amtrak, VTA, and future BART station is 2.5 miles away.

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