

FOR SALE

3033 MOORPARK AVENUE

SAN JOSE, CA 95128

±14,062 SF Office Building on ±0.78 Acres
Investor Owner-User Opportunity
in the Heart of Silicon Valley's West San Jose

For more information, please contact:

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Executive Summary

Cushman & Wakefield is pleased to present the opportunity to acquire **3033 Moorpark Avenue, San Jose, California**, a compelling value-add investment opportunity in West Valley, one of Silicon Valley's most desirable and supply-constrained sub-markets. The property consists of a well-located two-story office building totaling **±14,062 square feet**, situated on a generous **±0.78 acre parcel**. The asset benefits from exceptional proximity to premier retail, dining, and lifestyle amenities, including walking-distance access to Santana Row and Westfield Valley Fair, close proximity to Valley Medical Center, and San Jose City College as well as immediate connectivity via **Interstate 280**. The Property is currently approximately 68% leased to professional services and medical-related tenants. The shorter-term leases offer investors significant upside through lease-up, rent increases and repositioning strategies. The building features market ready smaller office suites, making the property highly attractive to professionals, and boutique office users seeking flexible footprints in a high-barrier-to-entry location.

INVESTMENT HIGHLIGHTS

Exceptional Location

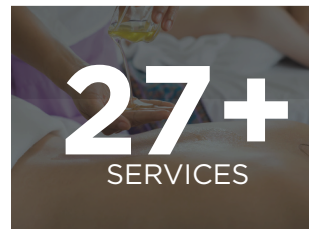
- Prime Silicon Valley address near premier shopping, medical, school and entertainment
- Immediate access to Interstate 280
- Surrounded by housing and affluent neighborhoods

Value-Add Opportunity

- ±32% vacancy allows for strategic lease-up
- Ability to increase below-market rents to prevailing market levels
- Potential to modernize and reposition the asset

Strong Market Fundamentals

- Highly desirable West San Jose sub-market
- Robust demographics and income profiles
- Consistent tenant demand for small-suite office space



Property Overview

3033 MOORPARK AVENUE, San Jose, CA 95128

Building: ±14,062 SF Two-Story Office

Lot: ±0.78 Acres (±33,977 SF)

Tenancy: 18 Total Units; ±68% Leased to Professional Services & Medical Tenants

Condition: Market Ready Small Office Suites

Parking: 51 Spaces (Two Lots)

Location: Exceptional proximity to premier retail, dining and life-style amenities, including walking distance access to Santana Row and Westfield Valley Fair, as well as immediate connectivity via Interstate 280.

Year Built: 1970

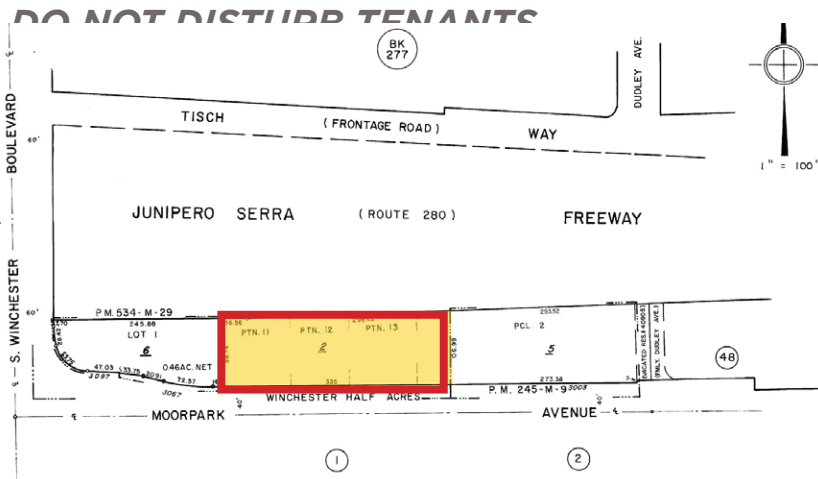
Zoning: CO (Commercial Office)

2040 General Plan: Urban Village Commercial

Traffic Count: Moorpark Avenue 25,000 ADT

Winchester Blvd. 42,000 ADT

APN: 279-47-002



Exterior & Interior Building Pictures



3033 Moorpark Avenue

1	Home Quality Remodeling, Inc.	20
2		21
3		22
4		23
5	Maldonado Psychology	24
6	Erico N. Timbers, LMFT	25
7	Dore King Counseling	26
8	Kello Therapy	27
9	A. Amstrong Kristina V.	
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Area Overview

SILICON VALLEY

A key component of the Bay Area economy, Silicon Valley is the world's undisputed high-tech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information systems, life sciences, clean tech and digital media call Silicon Valley home. The region draws its vitality not only from innovative new businesses, but also from the intense competition among its diverse array of existing companies. The Silicon Valley metro area ranks #3 in the world and #1 in the United States for GDP per capita. The region has one of the highest percentages of college educated adults in the country and continues to be a magnet for leading researchers and entrepreneurs. The combination of the world's leading research and educational institutions, San Francisco's world-class financial base, the region's well established business creation infrastructure and a geographic position which fosters fluid interaction with China and other Pacific Rim economies will ensure that Silicon Valley remains a leader in economic growth for decades to come.

THE MARKET

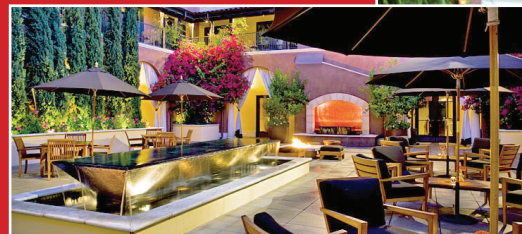
Silicon Valley is home to the largest concentration of technology expertise in the world with more than 6,600 technology companies, employing more than 350,000 people. These companies include:



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	25,762	\$206,329	37,193
3 MILES	262,677	\$202,535	274,014
5 MILES	611,029	\$220,768	716,654



Nearby Amenities



RESTAURANTS

WALKING DISTANCE

King's Fish House
Joey Valley Fair
Salt&Straw Ice Cream
Eataly
Terra
Baekjeong Korean BBQ
Shake Shack
Jamba Juice
Onigilly Japanese
Stick&Wok
La Pizza & La Pasta
Ramen Nagi

Pizza My Heart
Panda Express
Cinnabon
California Pizza
The Cheesecake
Factory
Fitoor
Blue Bottle Coffee
Cielo Wine Bar
Zazil
Suspiro
Meso

Chipotle
Mastro's Steakhouse
Cocola
Momosan
El Jardin Tequila Bar
& Restaurant
EMC Seafood
Fogo de Chao
LB Steak
Left Bank Brasserie
Maggiano's Little Italy
Mendocino Farms
Oveja Negra

Ozumo Japanese Cuisine
Peets Coffee & Tea
Poke Bar
Pizza Antica
Pluto's
Taqueria Parranga
Sino
Starbucks
Straits
Augustine
Terrace (Hotel Valencia)
The Counter
Urban Plates

Dumpling Times
Vintage Wine Bar
Vbar (Hotel Valencia)
Yard House

5 MINUTE DRIVE

Bills Cafe
Falafel's Drive In
Happi House
Korean Palace
Krung Thai
Mama Mia's
Mini Gourmet

Mizu Sushi Bar & Grill
Mountain Mike's Pizza
Omee J Fusion Sushi Bar
Panera Bread
Pho 24
Pizza Guys
Round Table Pizza
Sam's Bar-B-Que
Taco's Al Pastor
Tacomania



SHOPS

WALKING DISTANCE

Aldo
Abercrombie
American Apparel
American Eagle
Ann Taylor
Apple Store
Armani Exchange
Banana Republic

BevMo
Bose
Cartier
Coach
David Yurman
Dior
Dolce & Gabbana
Express
Foot Locker

Gap
Guess
Gymboree
Hugo Boss
Levi's
Louis Vuitton
MAC
Macy's
Zara

Anthropologie
Best Buy
Bonobos
Crate & Barrel
Gucci
H&M
LOFT
Lululemon
Madewell

Vuory
Sephora
The Container Store
Tommy Bahama
Warby Parker
Nike's
Suitsupply

5 MINUTE DRIVE

Barnes & Noble
Bed, Bath & Beyond
DSW Shoe Warehouse
Fry's Electronics
Home Depot
Kohl's
Whole Foods Market



SERVICES & AUTO

WALKING DISTANCE

Bank of America
Chase Bank
GNC Live Well
Goodyear Auto Service
Lenscrafters
Quality Care & Oil Smog
Stevens Creek Automotive

The UPS Store
Atelier AVEDA Salon
Burke Williams Day Spa
Drybar
Hotel Valencia
InSpa
Lavande Nail Spa
SoulCycle

Tesla Motors
Rivian
Tranquility Dental
US Bank
W's Salon
Alamo Cinema

5 MINUTE DRIVE

24 Hour Fitness
Audi Stevens Creek
Acura of Stevens Creek
BMW Stevens Creek
Chevrolet
Citibank
CorePower Yoga
Frontier Ford

Jaguar San Jose
Land Rover San Jose
Lexus Stevens Creek
Maserati Stevens Creek
Mercedes Benz
O'Connor Hospital
San Jose City College
SC Valley Medical Center

Skyline Healthcare Center
The Moorpark Hotel
US Post Office
Vision MRI Center

Aerial Map



DRIVE TIMES

Santana Row	3 Min. Walk
Valley Medical Hospital	6 Min.
O'Connor Hospital	7 Min.
San Jose Mineta International Airport	10 Min.
Cupertino	10 Min.
Mountain View Shoreline	18 Min.
Menlo Park	23 Min.
Downtown Palo Alto	23 Min.

Investment Overview



PURCHASE PRICE
\$4,995,000



PRO FORMA CAP RATE
6.2%



BLENDED ACTUAL/
PRO FORMA
ANNUAL RENT
\$309,846.72*

PRO FORMA RENT DETAILS

	Total Units	Percentage	Square Feet	Rent/Mo. NNN	Monthly Net Rent	Annual Net Rent
Occupied Suites	14	68.18%	9,588	\$1.73*	\$16,522	\$198,264
Vacant Suites	4	31.82%	4,774	\$2.00**	\$9,298.00	\$111,576
Totals	18	100%	14,062		\$25,820	\$309,846.72

*Average Current Rent (Blended Gross and Net Leases) Could Be Increased to Market Rate of \$2.00-\$2.25/SF NNN.

**Estimated Market Rent

Complete Rent Roll will be provided upon execution of Confidentiality Agreement.

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CALL BROKER FOR PRICING

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