

5150 GRAVES AVE

±14,628 SF medical office investment opportunity located in San Jose, CA



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*Exclusively
Listed by*

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EXECUTIVE SUMMARY

2 BUILDINGS WITHIN THE WEST VALLEY PROFESSIONAL CENTER

Kidder Mathews is pleased to present 2 buildings for sale within the West Valley Professional Center located in West San Jose. At the Crossroads of the Highly Desirable West Valley surrounded by an abundance of exciting, new and desirable developments.

ADDRESS 5150 Graves Ave, Buildings 11 & 12, San Jose, CA 95129

SUITES 16

PARCEL NO. 381-37-022

SALE PRICE \$7,488,000

*CONFIDENTIAL



INVESTMENT HIGHLIGHTS



Near by Amenities and Retail

Conveniently located near Westgate Center, West Gate West and El Paseo Shopping Center.



Easy Access

Near the intersection of Prospect Rd, Lawrence Expy, Saratoga Ave, Hwy 85, and I-280.



Established office spaces

Ideal for medical/dental or professional services/office users, with well-established Medical & Dental tenants.





PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	5150 Graves Ave, San Jose, CA 95129
TOTAL BUILDING SF	14,628
TOTAL RENTABLE SF	14,155
TOTAL SUITES	16
YEAR BUILT	1964
STORIES	2
ELEVATOR	Yes

*CONFIDENTIAL

**Please do not disturb or contact any of the Tenants in the Project.

LAND AREA	13,041 SF (0.3 AC)
PARCEL NUMBERS	381-37-022
COUNTY	Santa Clara

ADDITIONAL SITE INFORMATION

ACCESS	Via Graves, Saratoga and Prospect Ave
ZONING	A-PD
SIGNAGE	Directory and suite signage

14,628

TOTAL RSF

0.3 AC

LOT AREA

1964

YEAR BUILT

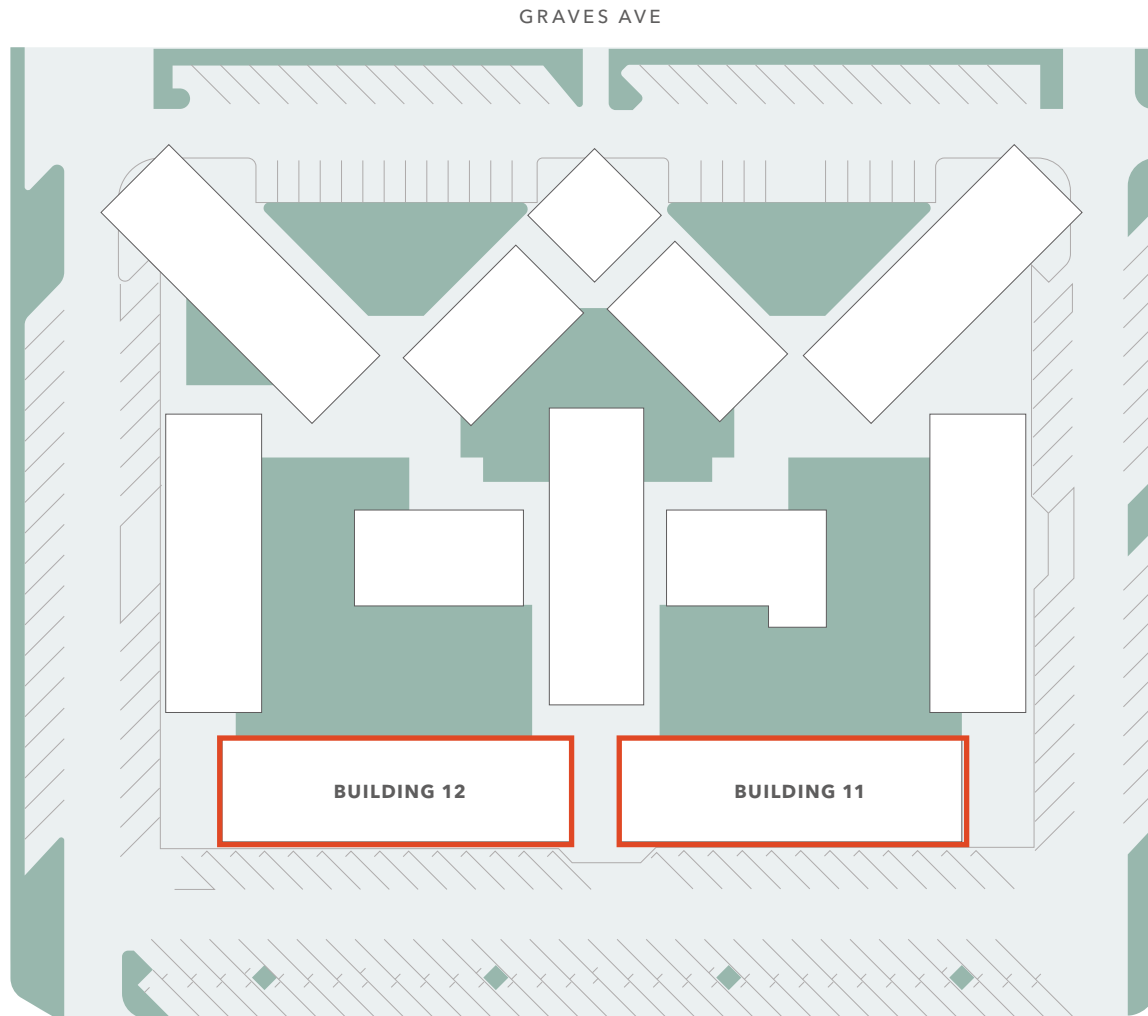
\$7.488 M

SALE PRICE

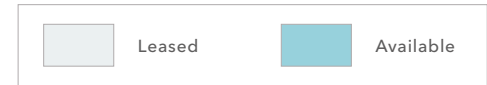


WEST VALLEY PROFESSIONAL CENTER SITE PLAN

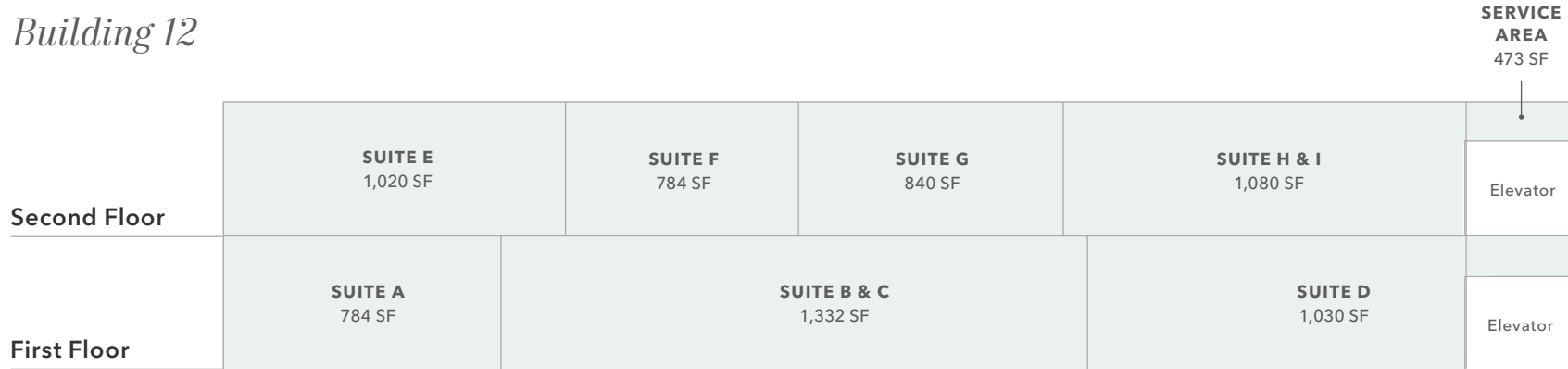
12 MEDICAL AND PROFESSIONAL OFFICE BUILDINGS



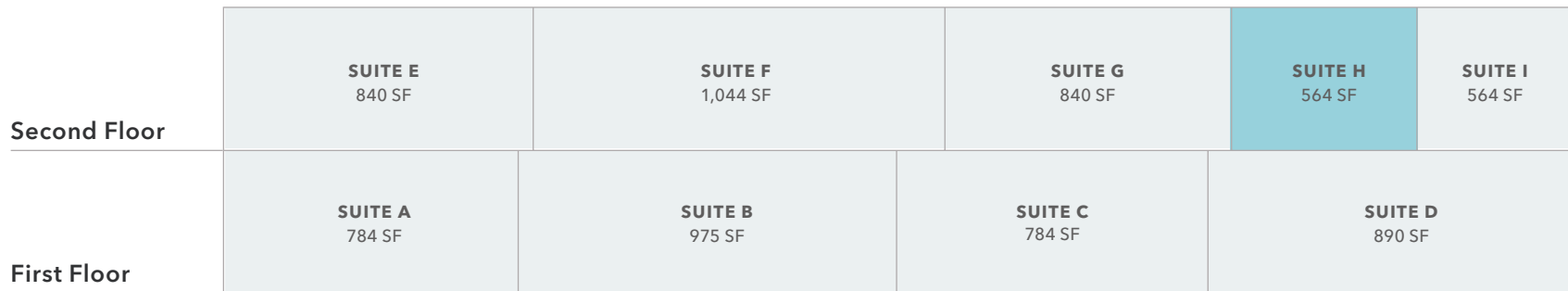
STACKING PLAN



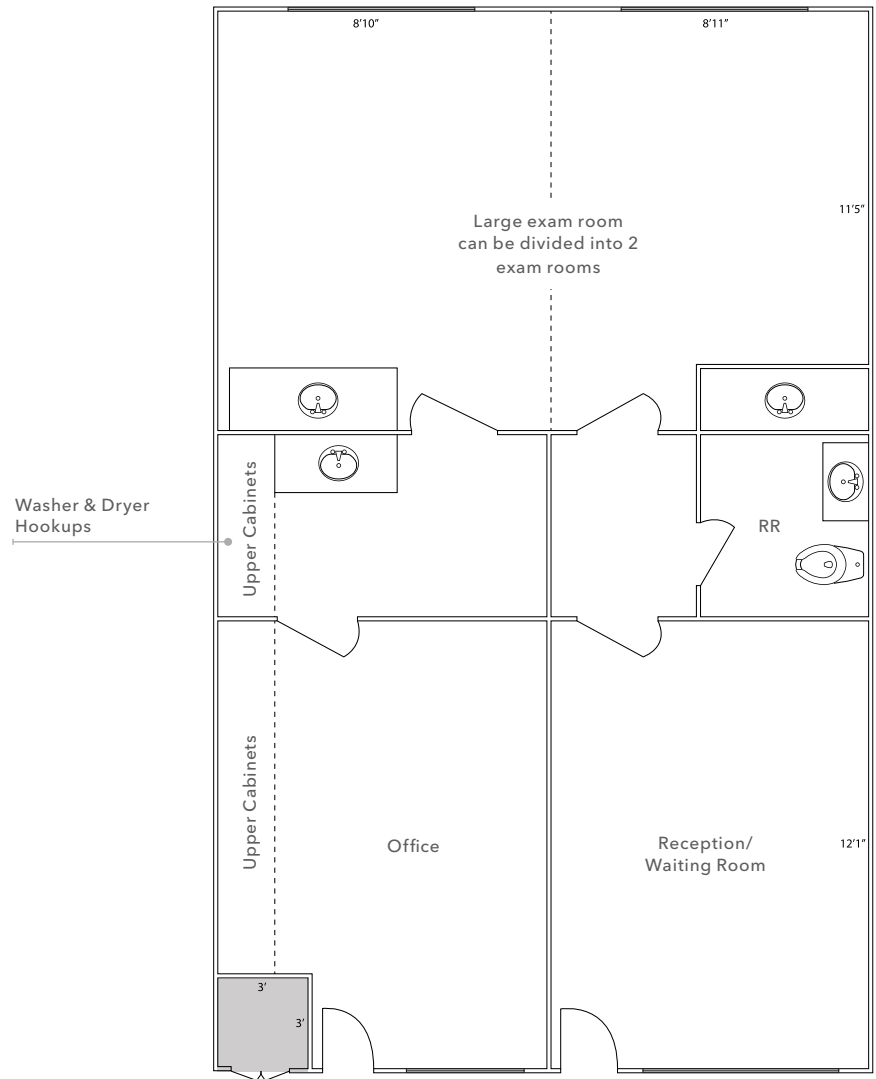
Building 12



Building 11



CURRENT AVAILABILITY



±564 SF

SUITE 11H

One (1) private office with upper cabinets, including hookups for washer and dryer. Reception and waiting area. Private restroom. Large exam room can be divided into 2 exam rooms. Elevator served.



FINANCIALS

Section 03

FINANCIALS

	CURRENT*		PRO FORMA**	
	Monthly	Annual	Monthly	Annual
Scheduled Income	\$51,983.00	\$623,796.00	\$55,912.25	\$670,947.00
Vacancy (5%)	\$2,599.15	\$31,189.80	\$2,795.61	\$33,547.35
	\$49,383.85	\$592,606.20	\$53,116.64	\$637,399.65
OPERATING EXPENSES				
Association Dues & Insurance	\$6,002.17	\$72,026.00	\$6,002.17	\$72,026.00
Elevator Maintenance	\$470.42	\$5,645.00	\$470.42	\$5,645.00
Elevator Permits / Inspections	\$0.00	\$0.00	\$0.00	\$0.00
HVAC Maintenance	\$260.00	\$3,120.00	\$260.00	\$3,120.00
General Maintenance	\$535.83	\$6,430.00	\$535.83	\$6,430.00
Management	\$750.00	\$9,000.00	\$750.00	\$9,000.00
Projected Property Taxes ('23 Current is \$44,710/yr)	\$8,112.00	\$97,344.00	\$8,112.00	\$97,344.00
Utilities	\$5,095.33	\$61,144.00	\$5,095.33	\$61,144.00
Total Operating Expenses	\$21,225.75	\$254,709.00	\$21,225.75	\$254,709.00
Net Operating Income	\$28,158.10	\$337,897.20	\$31,890.89	\$382,690.65
Price	\$7,488,000			
Price/SF	\$529.00			
Cap Rate		4.51%		5.11%
		* Current scheduled income assumes vacancy of Suite 11 H leased at \$3.95 MG		** Pro forma Scheduled Income has entire rentable square footage leased at \$3.95 MG

For detailed Rent Roll, please contact broker for Confidentiality Agreement



LOCATION OVERVIEW



SILICON VALLEY AFFLUENT MARKET

The Silicon Valley serves as a global center for high technology and innovation.

Silicon Valley is home to many of the world's largest high-tech corporations, including the headquarters of more than 30 businesses in the Fortune 1000, and thousands of startup companies. Silicon Valley also accounts for one-third of all of the venture capital investment in the United States, which has helped it to become a leading hub and startup ecosystem for high-tech innovation, although the tech ecosystem has recently become more geographically dispersed.

It was in Silicon Valley that the silicon-based integrated circuit, the microprocessor, and the microcomputer, among other technologies, were developed. As of 2021, the region employed about a half million information technology workers. Largely a result of the high technology sector, the San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area has the most millionaires and the most billionaires in the United States per capita.

+225K

HIGH-TECH JOBS IN
THE SILICON VALLEY

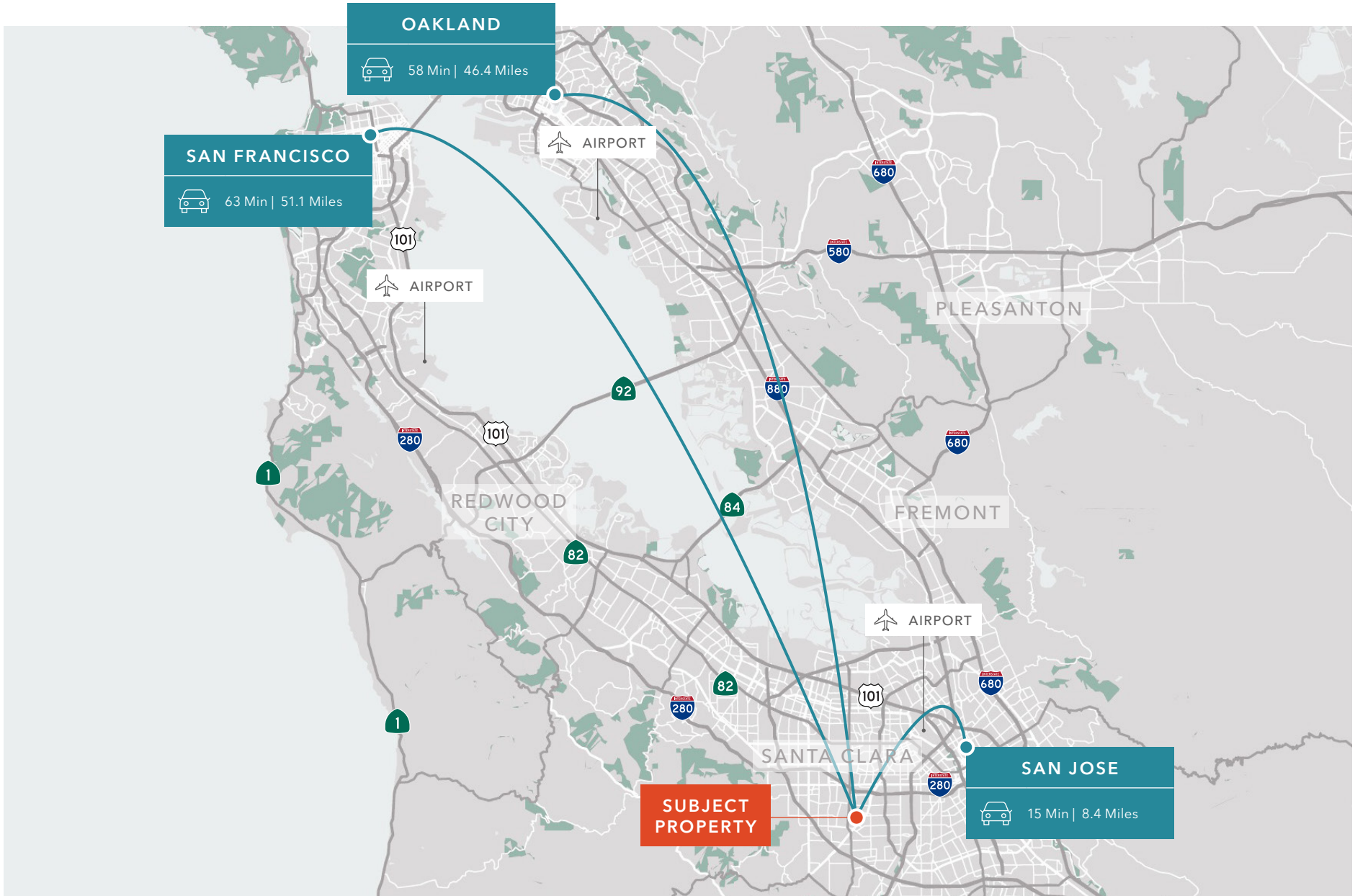
2.7%

RECORD LOW
UNEMPLOYMENT RATE

±\$1 M

APPROX. MEDIAN
HOME PRICE

LOCATION OVERVIEW



SAN JOSE

San Jose is the largest city in Northern California by both population and area. It is surrounded by rolling hills in Silicon Valley, a major technology hub in California's Bay Area. San Jose is notable for its innovation, cultural diversity, affluence, and sunny and mild Mediterranean climate. It adopted the motto of "Capital of Silicon Valley" in 1988 to promote the city.

Major global tech companies including Cisco Systems, eBay, Adobe Inc., PayPal, Broadcom, Samsung, Acer, and Zoom maintain their headquarters in San Jose. San Jose is one of the wealthiest major cities in the world, with the third-highest GDP per capita (after Zürich and Oslo) and the fifth-most expensive housing market.

WEST SAN JOSE

West San Jose is the western region of San Jose, California. The area of West San Jose is bounded on the north by the city of Santa Clara, on the east by San Tomas Expressway, on the south by Prospect Road, and on the west by De Anza Boulevard. The eastern boundary of San Jose City Council District 1 is at State Route 17.

West San Jose is arguably home to San Jose's most famous landmark, the Winchester Mystery House. Guests can tour the 132-year-old mansion and learn the legend of Sarah Winchester. A short walk from the mansion, visitors can unwind at Santana Row – a European inspired shopping district and Westfield Valley Fair featuring a luxury-shopping wing.

West San Jose is in Santa Clara County and is one of the best places to live in California.

Most of the housing was built in the 1950s as moderately priced housing. In the last several decades, the area became upscale as the median housing value rose to about two million dollars, especially in the western portion of West San Jose bordering Cupertino and Saratoga.

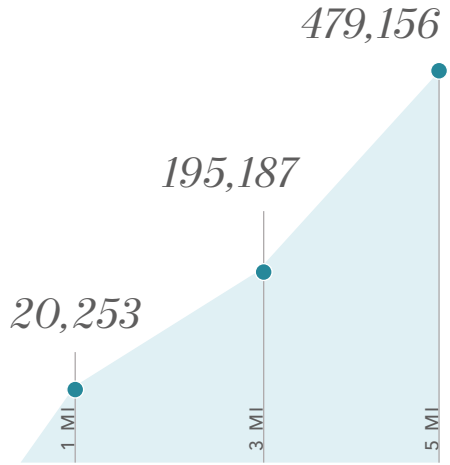


NEARBY SHOPPING & RETAIL AMENITIES

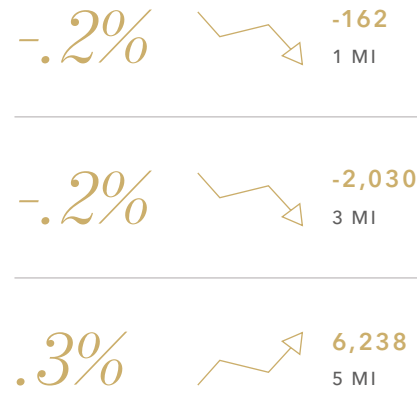


DEMOGRAPHICS

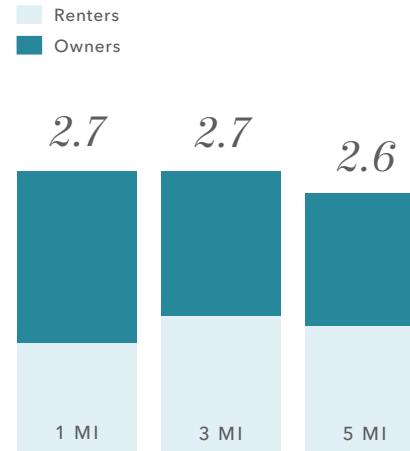
POPULATION



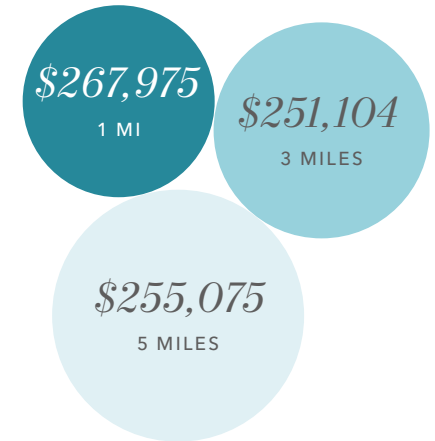
2023-2028 POP. GROWTH



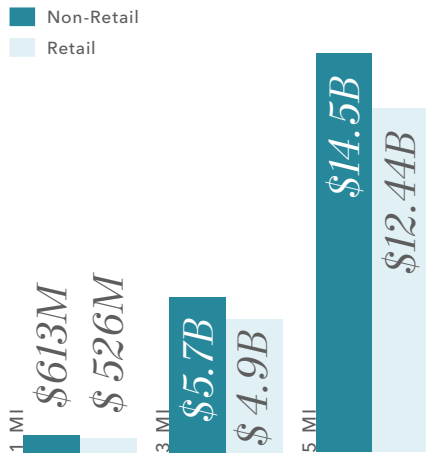
AVERAGE HH SIZE



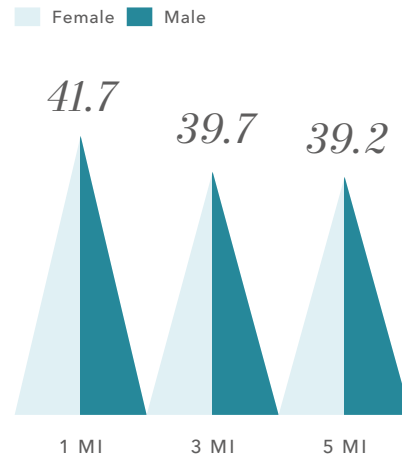
AVERAGE HH INCOME



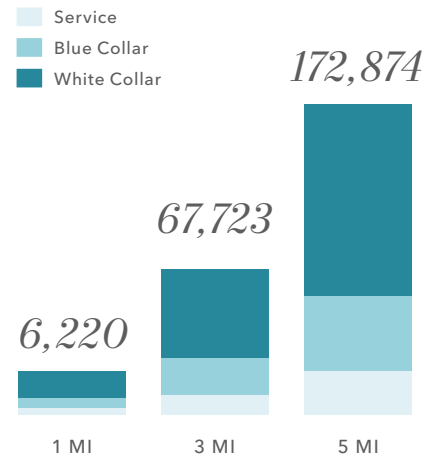
CONSUMER SPENDING



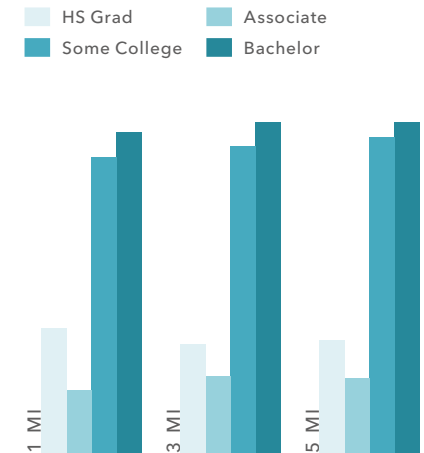
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW



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