

LOS GATOS PORSCHE & LUXURY CARS

16151 LOS GATOS BLVD, LOS GATOS
620 BLOSSOM HILL RD, LOS GATOS

DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE

THE LUXURY COLLECTION
PRICE/SIMMS/FAMILY DEALERSHIPS



AUTO-DEALERSHIP TROPHY ASSETS FOR SALE

Rare 6.24 AC Future Development Opportunity with Tremendous Upside
Absolute NNN Leased Investments

RARE SILICON VALLEY INVESTMENT OPPORTUNITY

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

TROPHY AUTO DEALERSHIP INVESTMENT WITH **LONG-TERM LAND PLAY**

- **Two Trophy Auto Dealership Investments Available Together or Separately** - The offering includes (1) **620 Blossom Hill Rd, Los Gatos** (Los Gatos Luxury Cars Dealership) and (2) **16151 Los Gatos Blvd, Los Gatos** (Porsche Dealership). Both properties may be purchased as a portfolio or individually; please inquire for details.
- Leased to **Penske Automotive Group** and **Price Simms Family Dealerships**
- **Absolute NNN leases** providing **passive, management-free income**
- Rents **~61% below market** (per appraisal) → **significant mark-to-market upside**
- **Lease expirations July 2028** with **(2) five-year options to 2038**

NEW PORSCHE SERVICE CENTER



BELOW REPLACEMENT COST **EXCEPTIONAL LAND VALUE**

- **±6.24 AC** - Offered at a price below the underlying land value
- **Significantly below replacement cost**
- Tenants have invested **substantial capital** into the properties:
 - Penske Automotive Group invested **~\$9M (Porsche facility upgrades)**
 - Luxury Cars **showroom renovation + expansion (Rolls-Royce standards)**

STRATEGIC BUY & HOLD **REPOSITION OR REDEVELOP**

- Acquire at **low in-place yield** with strong **covered land basis**
- Collect **passive income** via **absolute NNN structure**
- **Redevelopment optionality** under **Mixed-Use zoning**
- **Rare large-scale site** in a **supply-constrained Silicon Valley market**

AAA LOCATION **LOS GATOS, SILICON VALLEY**

- **Prime frontage** on **Los Gatos Blvd & Blossom Hill Rd**
- **Affluent demographics** (**~\$200K+ HH income**)
- **High traffic, visibility, and strong retail corridor**
- **Extremely limited land availability / high barrier to entry**

INVESTMENT **OVERVIEW** | LOS GATOS PORSCHE



LOS GATOS PORSCHE

16151 LOS GATOS BLVD, LOS GATOS

OFFERING PRICE: Contact Listing Agents

CAP RATE: Contact Listing Agents

BASE RENT: \$30,551.34/mo. (\$1.18 SF NNN)

NOI (IN-PLACE): \$366,616.08

BUILDING AREA: 25,744 Square Feet

LAND AREA: 3.52 Acres | 153,331 Square Feet

LEASE EXPIRATION: July 31st, 2028

PARCEL NUMBER: 529-16-040

INVESTMENT **OVERVIEW** | LOS GATOS LUXURY CARS



LOS GATOS LUXURY CARS

620 BLOSSOM HILL RD, LOS GATOS

OFFERING PRICE: Contact Listing Agents

CAP RATE: Contact Listing Agents

BASE RENT: \$31,205/mo. (\$1.12 SF NNN)

NOI (IN-PLACE): \$374,460

BUILDING AREA: 27,643 Square Feet

LAND AREA: 2.72 Acres | 118,483 Square Feet

LEASE EXPIRATION: July 31st, 2028

PARCEL NUMBER: 529-16-041

EXTERIOR PHOTOS
PORSCHE



INTERIOR PHOTOS
PORSCHE



**EXTERIOR PHOTOS
LOS GATOS LUXURY CARS**



INTERIOR PHOTOS
LOS GATOS LUXURY CARS

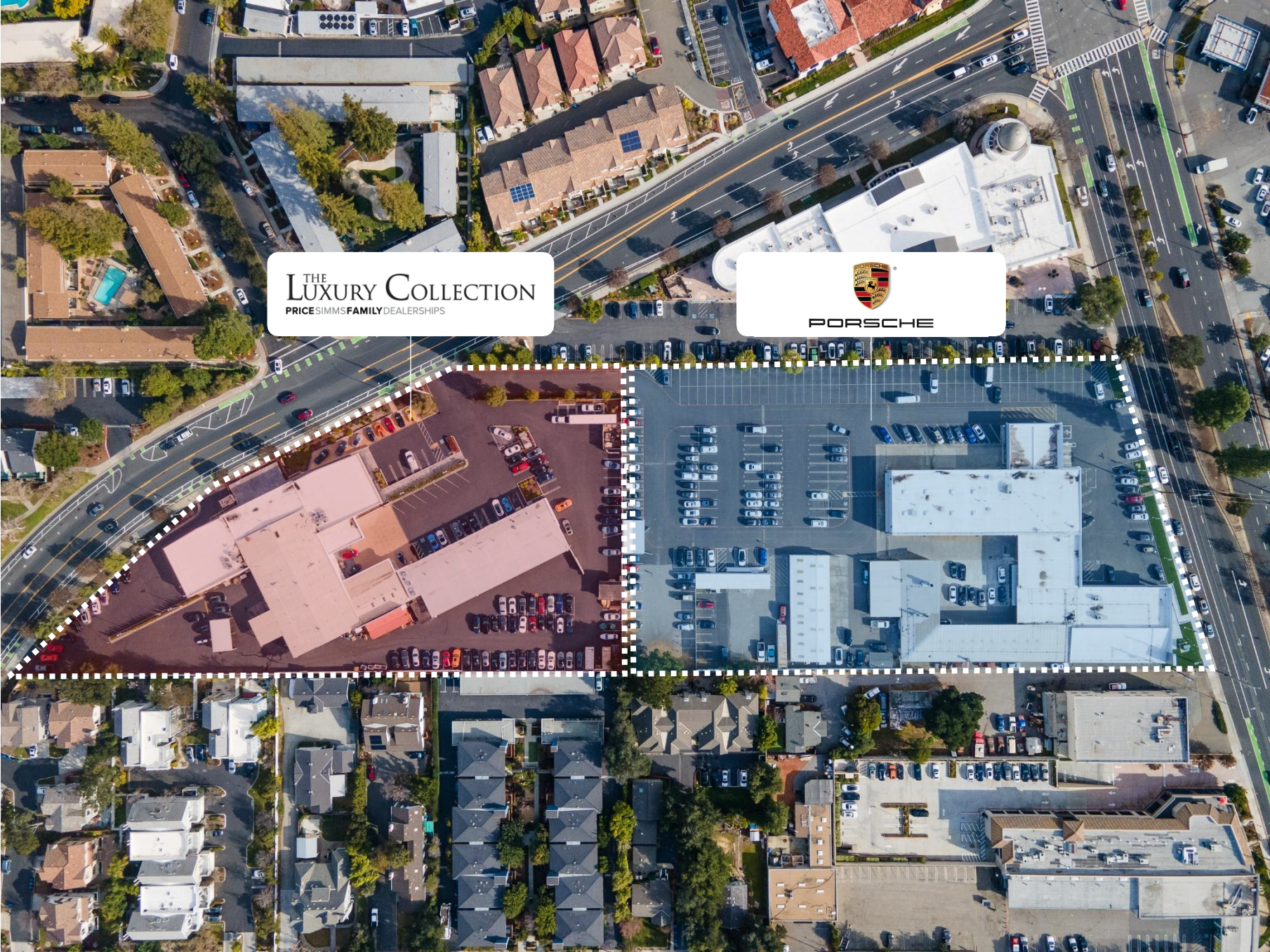


AERIAL MAP



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AERIAL MAP



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LEASE ABSTRACT | LOS GATOS PORSCHE

TENANT: UAG Los Gatos Inc.

ADDRESS: 16151 Los Gatos Blvd, Los Gatos

LEASE COMMENCEMENT DATE: September 1st, 1990

LEASE EXPIRATION DATE: July 31st, 2028

BASE LEASE TERM: 15 Years

LEASE TYPE: Fee Simple

RENEWAL OPTIONS: Two 5-Year Options to Renew (Expiring July 31st, 2038)

RENTAL INCREASES: CPI Annual Increases (Including the Option Periods)

CURRENT RENT: \$30,551.34/mo. (\$1.18 SF NNN)

PROPERTY TAXES: Tenants Responsibility

INSURANCE: Tenants Responsibility

UTILITIES: Tenants Responsibility

REPAIRS & MAINTENANCE: Tenants Responsibility

Penske Automotive Group
Porsche

<https://www.penskeautomotive.com>

OWNERSHIP:	Public
TICKER SYMBOL:	PAG (NYSE)
REVENUE:	\$25.07 Billion 22.63% Change (1 Year)
HEADQUARTERS:	Bloomfield Hills, Michigan

Penske Automotive Group, headquartered in Bloomfield Hills, Michigan is an international transportation services company that operates automotive and commercial truck dealerships principally in the United States, Canada, and Western Europe, and distributes commercial vehicles, diesel engines, gas engines, power systems and related parts and services principally in Australia and New Zealand. Penske Automotive Group employs more than 27,000 people worldwide and is a member of the Fortune 500, Russell 1000, and Russell 3000 indexes. Penske Automotive was founded as United Automotive Group (UAG) in 1990 and was acquired by Penske Corporation and Roger Penske in May 1999. On July 2, 2007, United Automotive Group changed its corporate name to Penske Automotive Group, Inc; and changed its ticker symbol on the NYSE from UAG to PAG.



PENSKE/CARS



PORSCHE

LEASE ABSTRACT | LOS GATOS LUXURY CARS

TENANT: Los Gatos Luxury Cars - Assigned from Silicon Valley Auto Group

ADDRESS: 620 Blossom Hill Rd, Los Gatos

LEASE COMMENCEMENT DATE: May 1st, 1999

LEASE EXPIRATION DATE: July 31st, 2028

BASE LEASE TERM: 15 Years

LEASE TYPE: Fee Simple

RENEWAL OPTIONS: Two 5-Year Options to Renew (Expiring July 31st, 2038)

RENTAL INCREASES: CPI Annual Increases (Including the Option Periods)

CURRENT RENT: \$31,205/mo. (\$1.12 SF NNN)

PROPERTY TAXES: Tenants Responsibility

INSURANCE: Tenants Responsibility

UTILITIES: Tenants Responsibility

REPAIRS & MAINTENANCE: Tenants Responsibility

Price Simms Automotive Group

Los Gatos Luxury Cars

<https://www.pricesimms.com>

OWNERSHIP:	Private
REVENUE:	Approximately \$1 Billion
HEADQUARTERS:	Larkspur, CA

Price Simms Family Dealerships have been proudly serving local neighborhoods throughout the Bay Area since 2003, and our vision is to provide excellence to the community, with value, integrity, and trust. With over \$1 billion in annual revenue, Price Simms is one of the largest privately - owned automotive groups in Northern California. With 12 convenient family-owned locations, and 26 franchised dealerships to choose from, we've got mobility solutions for all your needs.



THE LUXURY COLLECTION

PRICE SIMMS FAMILY DEALERSHIPS



MIXED USE COMMERCIAL

* Up to 50% Land Coverage 35' Height Limit

The Mixed-Use Commercial designation permits a mixture of retail, office, residential in a mixed-use setting, along with lodging, service, auto related businesses, non-manufacturing industrial uses, recreational uses and restaurants.

Project designs shall maintain the small town, residential scale and natural environments of adjacent residential neighborhoods. Projects developed under this designation shall be designed to provide prime orientation to the major arterial street frontage and proper transitions and buffers to any adjacent residential property. This designation should never be interpreted to allow development of independent commercial facilities with principal frontage on the side streets.

TOWN OF LOS GATOS



GENERAL PLAN 2040



DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	15,835	264,253	1,066,611
Households	5,969	95,115	370,433
Average Household Size	2.6	2.7	2.8
Owner Occupied Housing Units	3,815	61,000	197,716
Renter Occupied Housing Units	2,303	35,957	180,827
Median Age	47.1	43.5	39.9
Median Household Income	\$217,462	\$176,536	\$151,906
Average Household Income	\$217,920	\$191,186	\$176,693

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LOS GATOS

PORSCHE & LUXURY CARS

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FOR MORE INFORMATION, **CONTACT**



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