

CUPERTINO BORDERED 21,357 SF SHOPPING CENTER FOR SALE

Stable NNN Investment Opportunity | Urban Village | 1.81 Acres

1080-1084 S DE ANZA BLVD **SAN JOSE, CA**



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INVESTMENT HIGHLIGHTS

RARE MULTI-TENANT STRIP CENTER ON S DE ANZA BLVD

- 1080-1084 S De Anza Blvd is a 21,357 SF shopping center on 1.81 acres. 1080 S De Anza Blvd and 1084 S De Anza Blvd are on two separate parcels, with 1080 S De Anza being condo mapped with 9 commercial condos (9 separate APN's), providing the next owner with a unique opportunity to potential sell off the condos individually.
- The current average rent per square foot is \$2.84 SF which is well below market on De Anza Blvd, allowing the next buyer the opportunity to add value/increase rents.
- The current yearly net operating income is \$726,579.60. The shopping center currently only has 1 vacant unit which is 1,129 square feet. Using a proforma rent of \$4.50 SF for the 1,129 SF space that increases the yearly net income from \$726,579.60 to \$787,545.60

AAA LOCATION – S DE ANZA BLVD

- One of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$209,681 in a 1-mile radius.
- Strategically positioned on S De Anza Blvd minutes from the City of Cupertino. The property is in the Cupertino School District.



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

INVESTMENT OVERVIEW



OFFERING PRICE: Contact Listing Agents

CAP RATE: Contact Listing Agents

NOI (IN-PLACE): \$726,579.60

PROFORMA NOI: \$787,545.60

BUILDING AREA: 21,357 Square Feet

LAND AREA: 1.81 Acres | 78,843 Square Feet

PARCEL NUMBER: 372-25-021 and 9 Condos (10 APN's Total)

GENERAL PLAN: Neighborhood/Community Commercial

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PHOTOS



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AERIAL



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LOCATION MAP



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SIAM THAI CUISINE

VACANT



DACA
De Anza Cupertino Aquatics



SILICON
VALLEY STYLE
SALON



Ave Maria
Community Book Center

C&J Optical, Inc.



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CITY OF SAN JOSE - GENERAL PLAN

General Plan: Neighborhood/Community Commercial

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation. This designation also supports one hundred percent (100%) deed restricted affordable housing developments that are consistent with General Plan Policy H-2.9 and Policy IP-5.12.

Density: FAR Up to 3.5 (1 to 5 stories) The minimum density would be 55 du/ac for housing in this designation.

100% Affordable Housing: if it meets the criteria of the IP-5.12 policy.

Signature Project: Potential Signature Project given its size that would allow mixed-use including market-rate housing units. For a Signature Project there would be a minimum amount of commercial and residential units that a proposed project would need to provide, along with some other design features such as a public plaza. Those minimum numbers are calculated by Planning based on the site size and the amount of housing and jobs allocated to the S De Anza Urban Village Plan.



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DEMOGRAPHICS

2022 SUMMARY	2-MILE	5-MILE	10-MILE
Population	75,433	416,267	1,120,738
Households	25,506	154,171	418,685
Average Household Size	2.9	2.7	2.6
Owner Occupied Housing Units	17,308	83,839	218,751
Renter Occupied Housing Units	7,927	69,638	200,215
Median Age	42.2	39.7	38.3
Median Household Income	\$198,972	\$159,687	\$144,296
Average Household Income	\$208,334	\$179,989	\$169,447

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