



**FOR SALE | NNN LEASED INVESTMENT**  
**47,363 SQUARE FEET**

**1708**  
**McCarthy Boulevard**  
**MILPITAS, CALIFORNIA**

Exclusively Listed By:

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- Class A Office/R&D space
- Since 2011 \$3.7 million has been spent on building improvements and upgrades
- New 30KW solar electric generator system installed in 2013
- New upgraded interiors
  - Second look 10' ceilings
  - New energy efficient parabolic lights
  - New carpet
  - Side lights on all offices
- Upgraded lobby
- Extensive window line / natural light
- Excellent identity
  - Corner building
  - Monument signage available
- Well landscaped
- Convenient freeway access
- 200 amps of power on second floor
- 3.65/1,000 parking ratio

## INVESTMENT SUMMARY

Address: 1708 McCarthy Boulevard, Milpitas, CA  
Purchase Price: \$12,000,000  
Building Square Footage: 47,363 SF  
Year Built: 1983  
Current NOI: \$710,445.00 (100% leased)  
Annual Increase: 3%  
Actual Cap Rate: 6%  
APN: 086-03-063  
Zoning: MPS  
Lot Area: 114,563 SF  
Acres: 2.63 Acres  
Occupancy Rate: 100%

Year	Annual Rent	Cap Rate
1	\$710,445	5.9%
2	\$731,758	6.1%
3	\$753,711	6.3%
4	\$776,322	6.5%
5	\$799,612	6.7%
6	\$823,600	6.9%
7	\$848,308	7.1%
8	\$873,758	7.3%
9	\$899,970	7.5%
10	\$926,970	7.7%





## NANOLAB TECHNOLOGIES-HEADQUARTERS IN MILPITAS, CA

Nanolabs is a successful growing high-tech company using cutting edge technology and expertise to provide knowledge based analytical service for Advanced Microscopy, chemical Analysis, Electrical Failure Analysis, material Analysis, FIB Circuit Edit and Defect Analysis in support of the following Industries: Semiconductor, MEMS, Material Science, Electronics, LED, Solar, Photovoltaic, Nanotechnology, Medical Devices, Defense, Advanced Packaging

### STABLE TECHNOLOGY TENANT:

- Tenant recently signed a 10 year lease.
- Nanolabs invested nearly \$4 Million dollars in this state of the art facility since 2011.
- Nanolabs has estimated annual sales of \$18,000,000.
- Estimated market cap of \$50 Million
- Tenant has recently expanded into Albany, New York.
- Business is strong profitable, growing and increasing industry visibility >\$20m in revenue and \$6m in EBITDA
- Stable business and “sticky” revenue model as reliance on outsourced analytical services is increasing from Tier-1 customer base
- Recent successful acquisitions of Circuit Edit business and capabilities in failure and advanced material analysis will accelerate growth, leveraging existing customer base and infrastructure
- Nanolab has built sufficient scale and strong financial profile to make the Company an attractive acquisition target

### **PRIDE OF OWNERSHIP:**

- No deferred maintenance
- Ownership has recently installed a new 30KW Solar generator system
- Parking lot has been restriped and slurry coated in 2014

### **LOW MANAGEMENT HASSLE:**

- Single tenant, NNN Lease
- Tenant Pays 100% of all tax, insurance, maintenance and repairs to its own parcel and building (including roof maintenance)

### **EXCELLENT 1031 EXCHANGE REPLACEMENT**

#### **PROPERTY OR PORTFOLIO ASSET:**

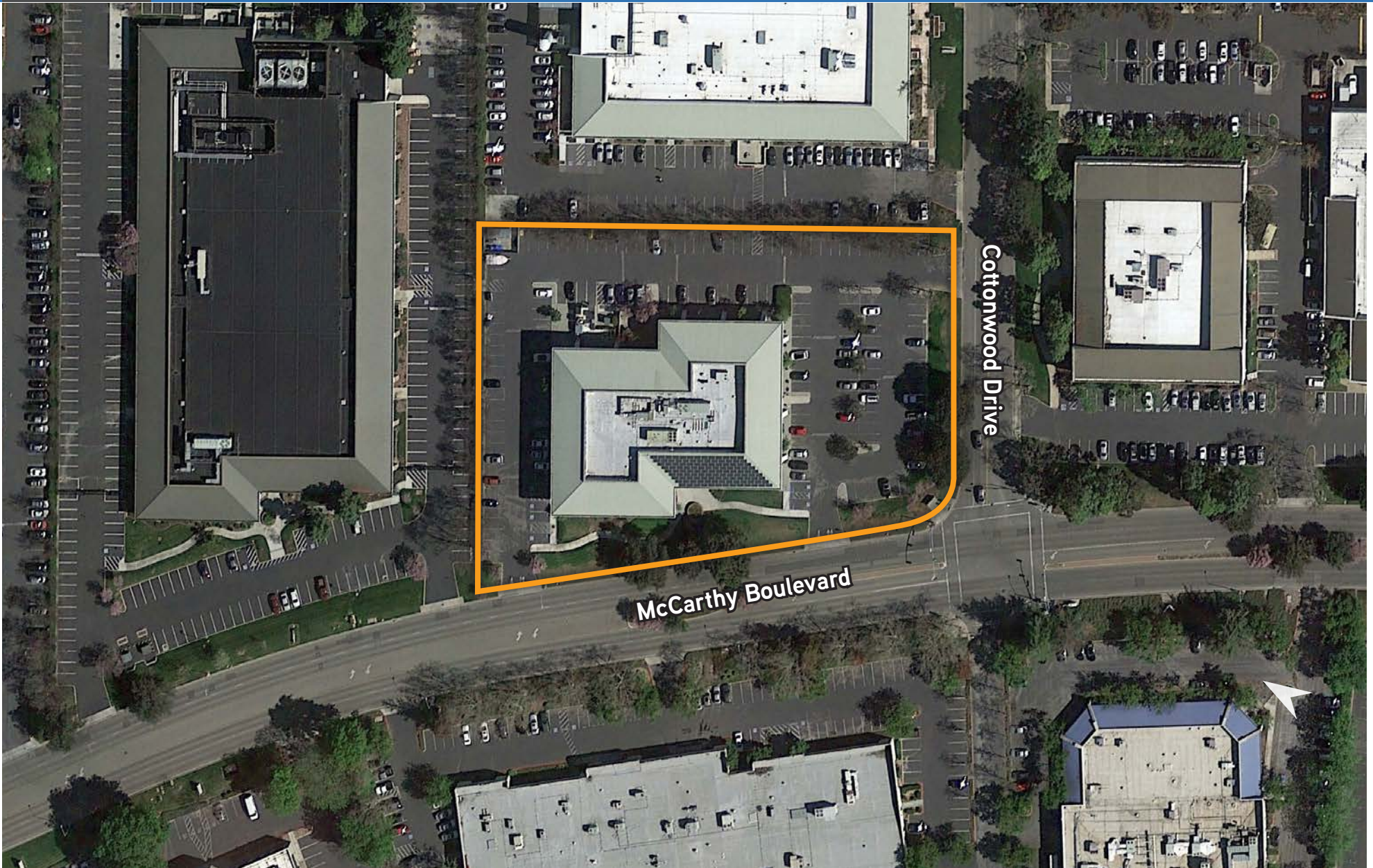
- Pride of ownership asset, state of the art lab areas and office interiors. Centrally located to major silicon valley technology companies.
- Single Tenant Net Leased Asset with minimal management
- Able to close quickly to accommodate 1031 Exchange timelines



# 1708 McCarthy Boulevard

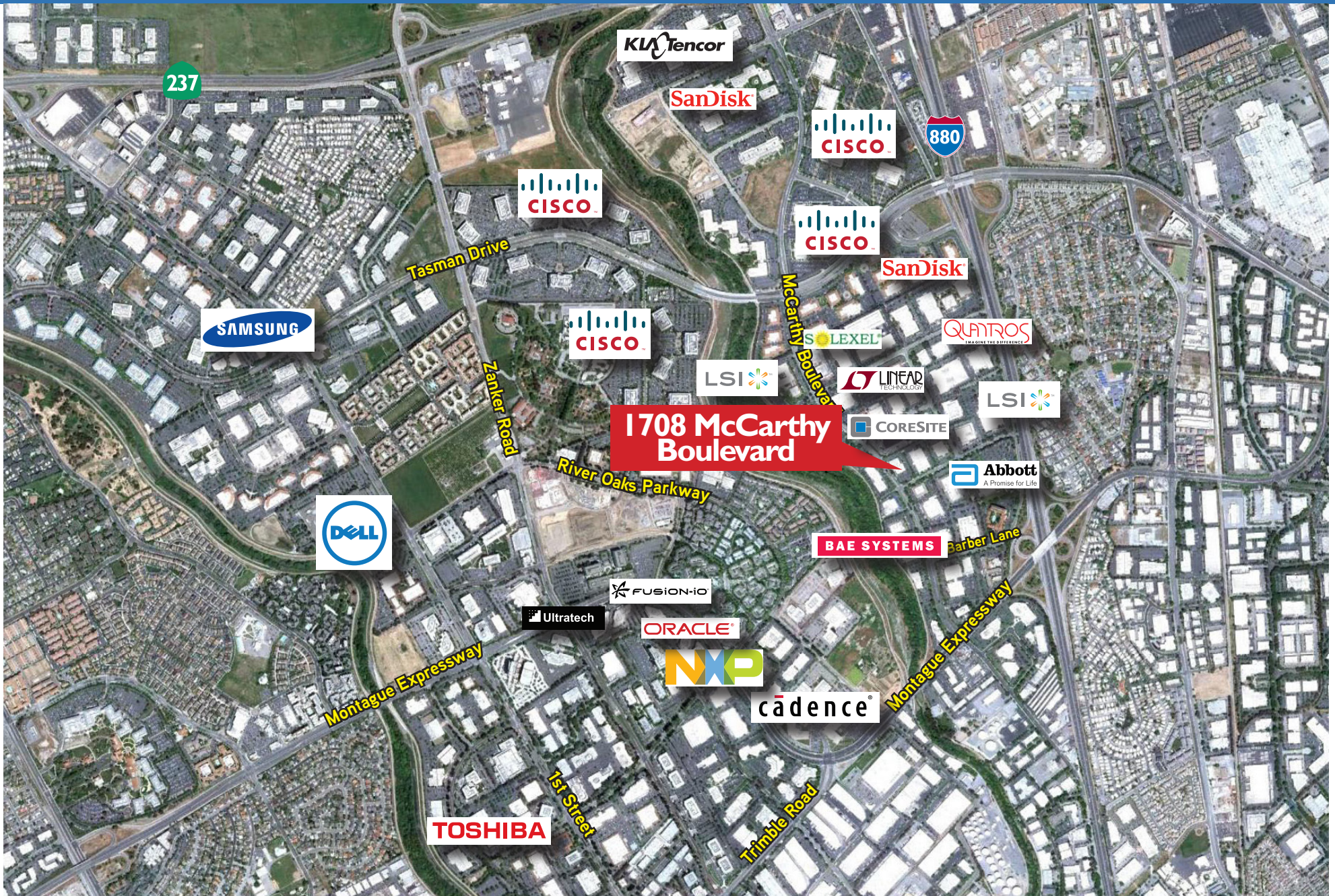
MILPITAS, CALIFORNIA

AERIAL



2.63 Acres | Lot Size: 114,563 SF

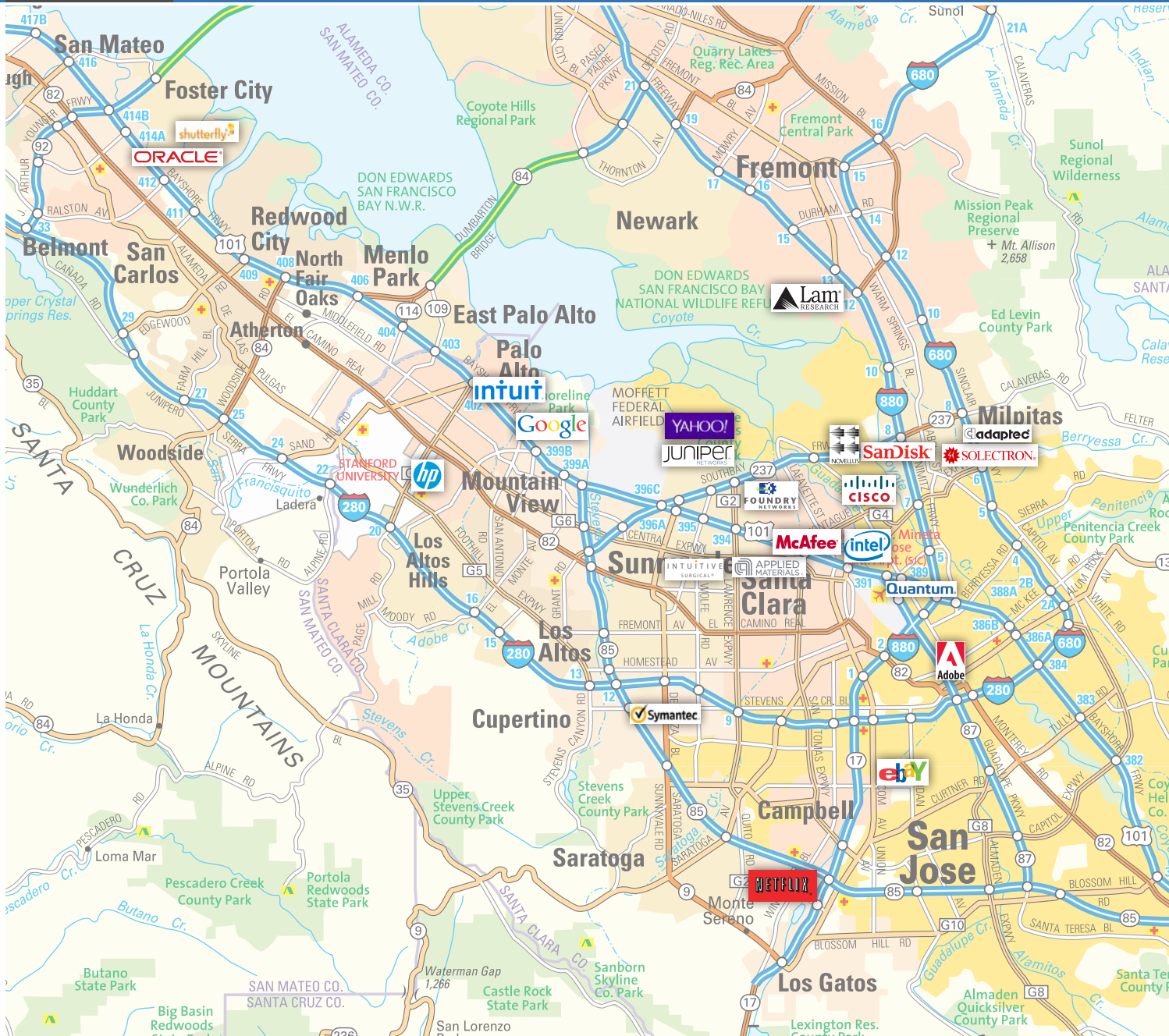
# NEARBY COMPANIES



# 1708

## McCarthy Boulevard MILPITAS, CALIFORNIA

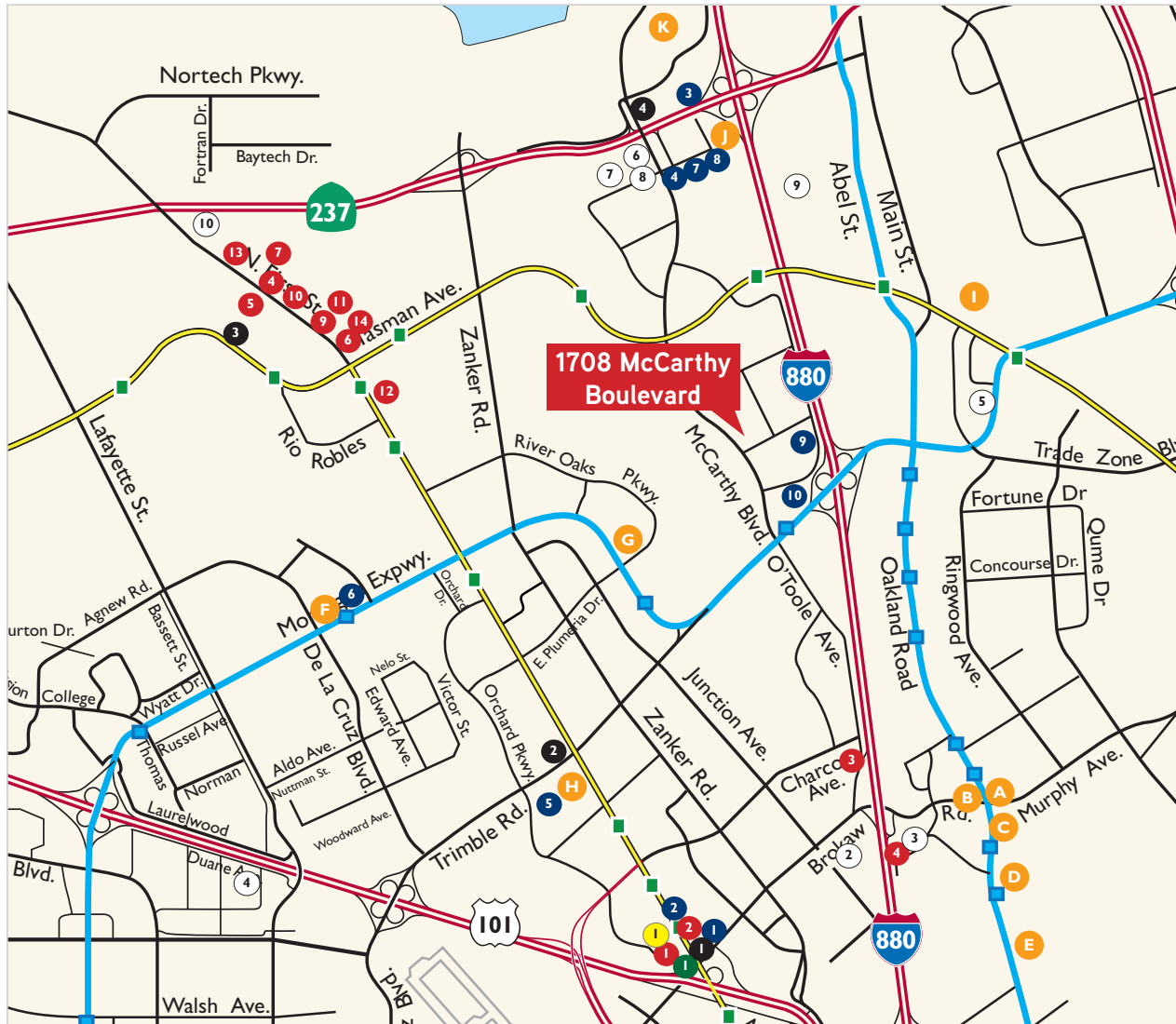
### SOME OF THE FORTUNE 500 COMPANIES IN SILICON VALLEY



Silicon Valley is home to many of the world's largest technology companies including Apple, Cisco, Google, HP, Intel and Oracle. The name originally referred to the region's large number of silicon chip innovators and manufacturers, but eventually came to refer to all the high-tech businesses in the area; it is now generally used as a metonym for the American high-tech sector. Despite the development of other high-tech economic centers throughout the United States and the world, Silicon Valley continues to be the leading hub for high-tech innovation and development, accounting for 1/3 of all of the venture capital investment in the United States.

A total of 54 California-based companies ranked in last year's Fortune 500. Of that number, 22 companies were based in Silicon Valley.





**1708 McCarthy Boulevard**

- Bus Stop
- Bus Route
- Light Rail Station
- Light Rail

- A NORTH PARK PLAZA**
  - Panera Bread
  - Baja Fresh
  - Fantastic Sam's Hair Salon
  - Togo's Sandwiches
  - Cathay Bank
  - Pizza California
  - Main St. Bagel
  - Starbuck's
  - Verizon Wireless
  - Jamba Juice
  - Panda Express
  - McDonald's
  - SF Supermarket
  - FedEx Office
- B BROKAW NORTH** (New 100,000 SF Shopping Center - Opening Spring 2012)
  - LA Fitness
  - Five Guys Burgers and Fries
  - Chipotle
- C PS BUSINESS PARKS**
  - AJ Acupuncture
  - Bill S. Bains, CPA
  - Nguyen & Associates Ins. Agency
  - Hongwei Acupuncture Center
  - Belle Skin Care
  - Lord's Insurance Agency
  - Living Room Acupuncture
  - Abest Tax Services, Inc.
  - Chiropractic Ano
  - Metroside Insurance Services
  - Mart Cleaners
- D SAN JOSE MUNICIPAL GOLF COURSE**
- E STRIP CENTER**
  - Easy Mart
  - El Rincon Taqueria y Mariscos
  - Mariscos Restaurant & Bar
  - Monica Hair & Nails
  - Pho Lien Noodle House
  - Barber Shop
- F RIVERMARK VILLAGE**
  - Just Breathe Yoga
  - Cerulean Dental Spa
  - Mezbaan Indian Cuisine
  - Posh Bagel
  - H&R Block
  - Rivermark Nails
  - Planet Beach
  - Keypoint Credit Union
  - Starbuck's Coffee
  - Safeway
  - Well's Fargo Bank
  - Game Stop
  - Red Robbin
- G RIVER OAKS MARKET PLACE**
  - Premier Pizza
  - Professional Cut
  - Dry Clean U.S.
  - Falafels N' More
  - Starbuck's Coffee
  - Meriwet Credit Union
  - River Oaks Dental
  - River Oaks Chiropractic
  - Acupuncture
  - Subway
  - Kaati Fresh
  - Hobe's Restaurant
  - Chase Bank
- H THE MARKET PLACE 11 RESTAURANTS**
  - Carl's Jr.
  - 20/20 Optometry
  - Pho Viet
  - Una Mas Mexican Grill
  - Philly's Cheesesteaks & Wings
  - Sangam Indian Cuisine
  - Olives Greek & Middle Eastern Cafe
  - A&D Food Mart
  - Dentistry
  - Subway
  - Family & Cosmetic Dentistry
  - Starbuck's Coffee
  - Honba Sushi
  - Premier Pizza
  - Thai Orchid
  - UME Chinese Food
- I THE GREAT MALL**
  - Dave & Buster's
  - Century 20 Movie Theater
- J MILPITAS SQUARE**
  - Gourmet Hut
  - Thai Town Restaurant
  - Fantasia Tea Acfe
  - Kelly's Cleaners
  - Loving Hut Vegan Cuisine
  - Sizzling Stone Korean Bistro
  - D&G BBQ
  - Mayflower Restaurant
  - QQ Noodle
  - I Love Pepper Lunch
  - Keo Wah Bakery
  - Ranch Market
  - Sushi Factory
  - My Dumpling
  - Sheng Kee Bakery
  - Golden Island Chinese Cuisine
  - Penang Garden
  - Cafe Won Kee
- K MCCARTHY RANCH MARKETPLACE**
  - Togo's Eatery
  - Best Buy
  - Banana Leaf
  - Romano's Macaroni Grill
  - Applebee's
  - In-N-Out Burger
  - Bank of America
  - Black Angus
  - Cinnamon Club Asian Grill
  - Green Cafe
  - Hometown Buffet
  - Specialty's Cafe & Bakery
  - Sushi King

- FOOD & DINING**
  1. Denny's
  2. McDonald's
  3. De La Cruz Deli
  4. Wing Stop
  5. Subway Sandwiches
  6. Round Table Pizza
  7. Sento Sushi
  8. Castle Greek Cafe
  9. Extreme Pita
  10. Miguel's Mexican Food
  11. 5 Guys Burgers & Fries
  12. Starbuck's Coffee
  13. Panda Express
  14. La Catalana
- GAS STATIONS**
  1. 76 Gas Station
- HOTELS**
  1. Extended Stay Deluxe
  2. E-Z 8 Motel
  3. Hilton Garden Inn
  4. Staybridge Suites
    - Chevron
    - Starbuck's
  5. Homewood Suites San Jose
  6. Hotel Sierra
  7. Extended Stay America
  8. Rowne Plaza Hotel
  9. Sheraton Hotel
  10. The Beverly Heritage Hotel
- CAR RENTAL**
  1. Avis Rent A Car
- BANKS**
  1. Technology Credit Union
  2. Bank of America
  5. Meriwet Credit Union
  6. Bank of America
- ADDITIONAL SERVICES**
  1. Bay 101
  2. Fry's Electronics
  3. Lowe's
  4. Gold's Gym
  5. South Bay Athletic Club
  6. Planet Beach
  7. Supercuts
  8. Pure Beauty
  9. Save Mart Supermarkets
  10. Target

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