



1710

ZANKER ROAD, SAN JOSE, CA

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Zanker Road

SAN JOSE, CALIFORNIA

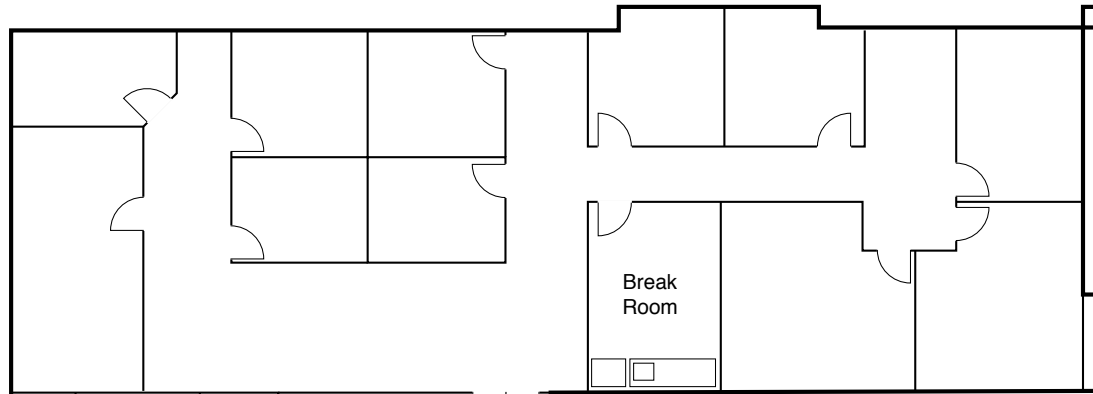
BUILDING HIGHLIGHTS



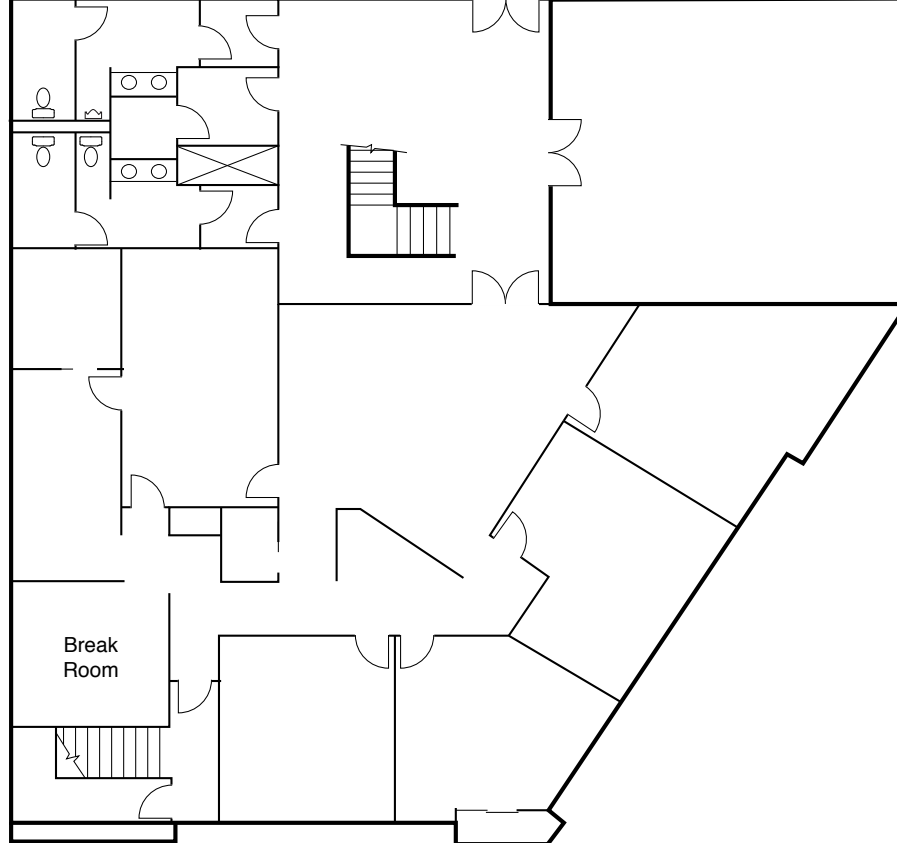
BUILDING HIGHLIGHTS

- 11,688 SF of rentable space
- Attractive building and landscaping
- Excellent flexibility / floor plan
- Second look 10' ceilings • Upgraded lobby
- Good window line / natural light
- Excellent identity
- Well landscaped
- Monument sign identifying each tenant
- Convenient freeway access
- 42 Parking spaces; 3.6/1,000 parking ratio

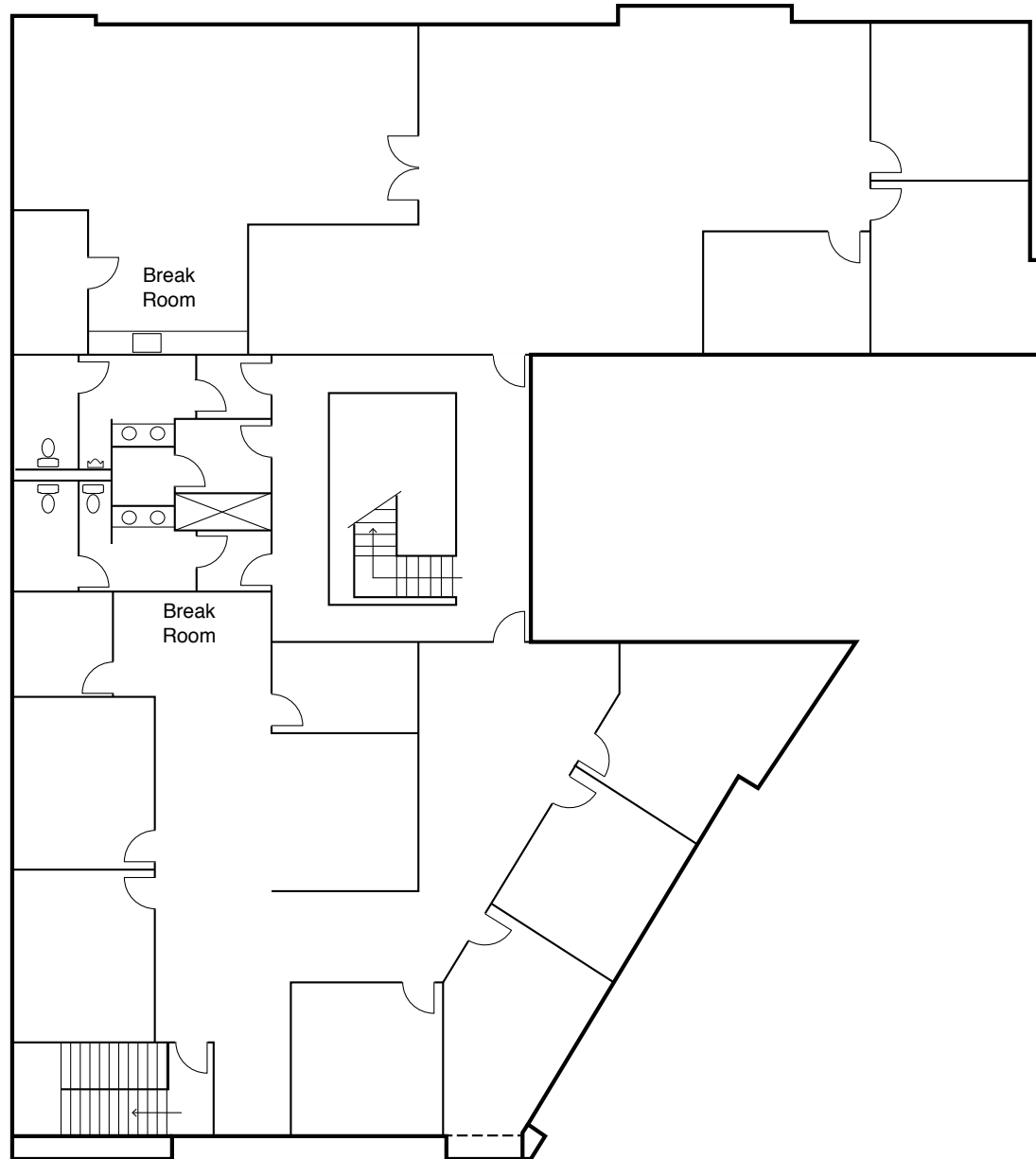
Suites 102, 103 - ±2,864 SF



Suite 100 - ± 3,041 SF



Suite 202 & 203 - ±2,871 SF



Suite 200 - ± 2,912 SF

INVESTMENT SUMMARY & HIGHLIGHTS

1710 Zanker Road
SAN JOSE, CALIFORNIA

Owner User OR Stable Occupancy

Can deliver the building vacant, partially leased, or fully leased

Address:	1710 Zanker Road, San Jose, CA
Purchase Price:	\$2,485,000
Price Per Square Foot:	\$213
Building Square Footage:	11,688 SF
Year Built:	1983
APN:	237-12-116
Lot Area:	30,100 SF
Acres:	0.69 Acres

Excellent Silicon Valley Location

A number of the most highly respected, successful developers in Silicon Valley have and are making substantial investments in this immediate area. Please see aerial map showing recent and plans projects.

Pride of Ownership:
Well maintained
Attractive design and landscaping

Excellent 1031 Exchange Replacement property or Portfolio Asset:

Centrally located to major Silicon Valley technology companies.



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NEW DEVELOPMENTS AND RECENT RENOVATIONS AERIAL



NEARBY COMPANIES

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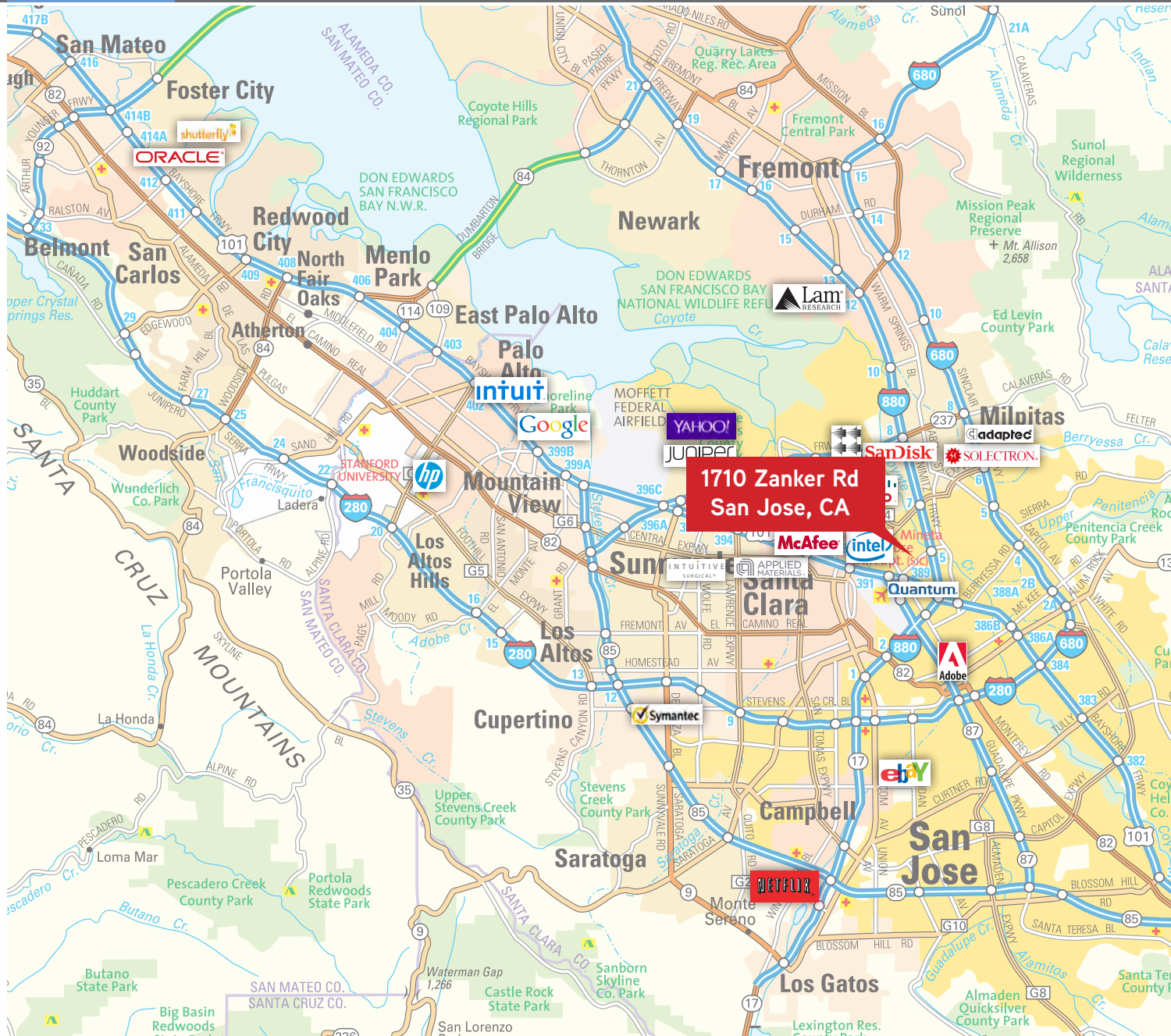
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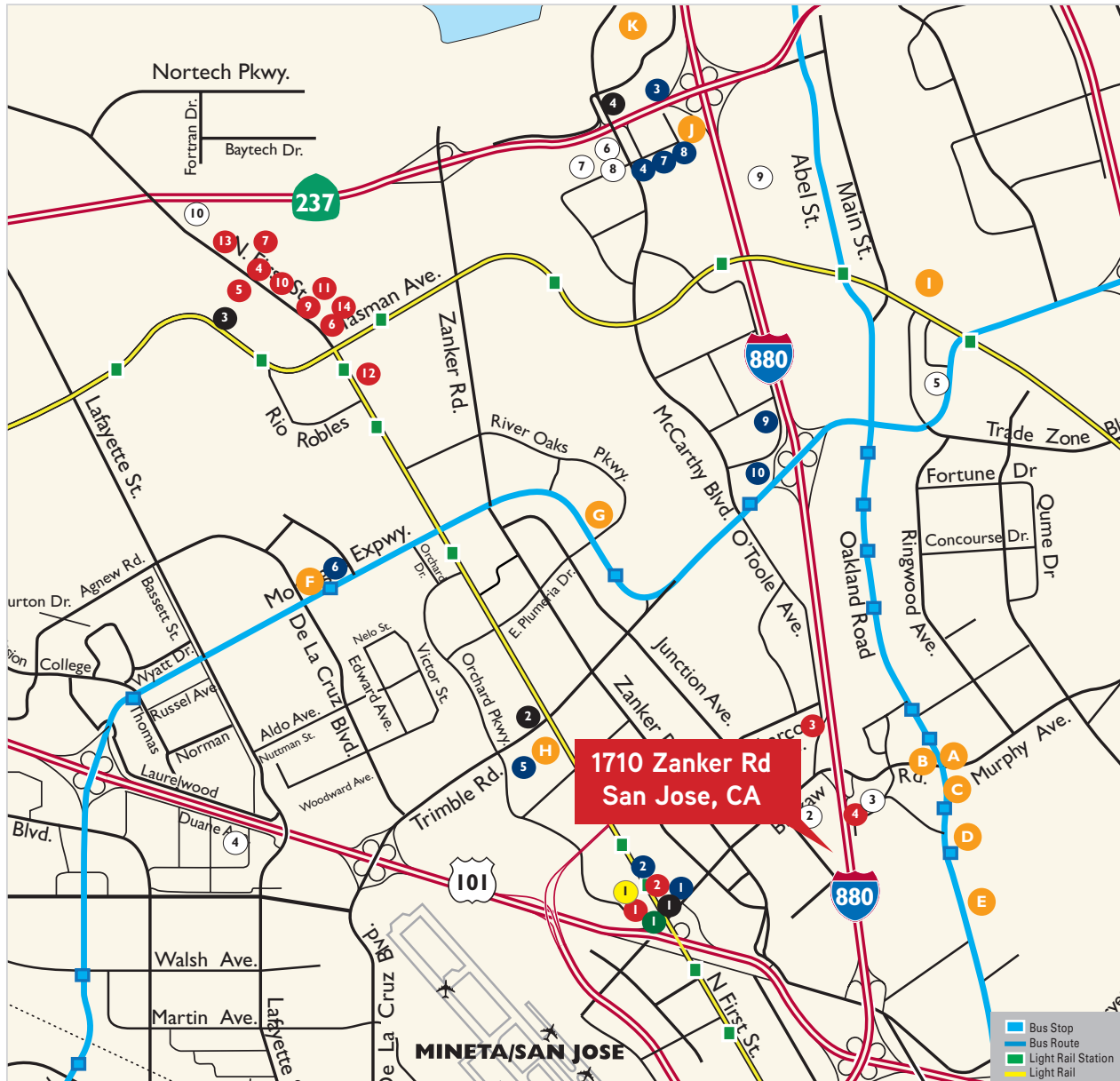
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SOME OF THE FORTUNE 500 COMPANIES IN SILICON VALLEY



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 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.



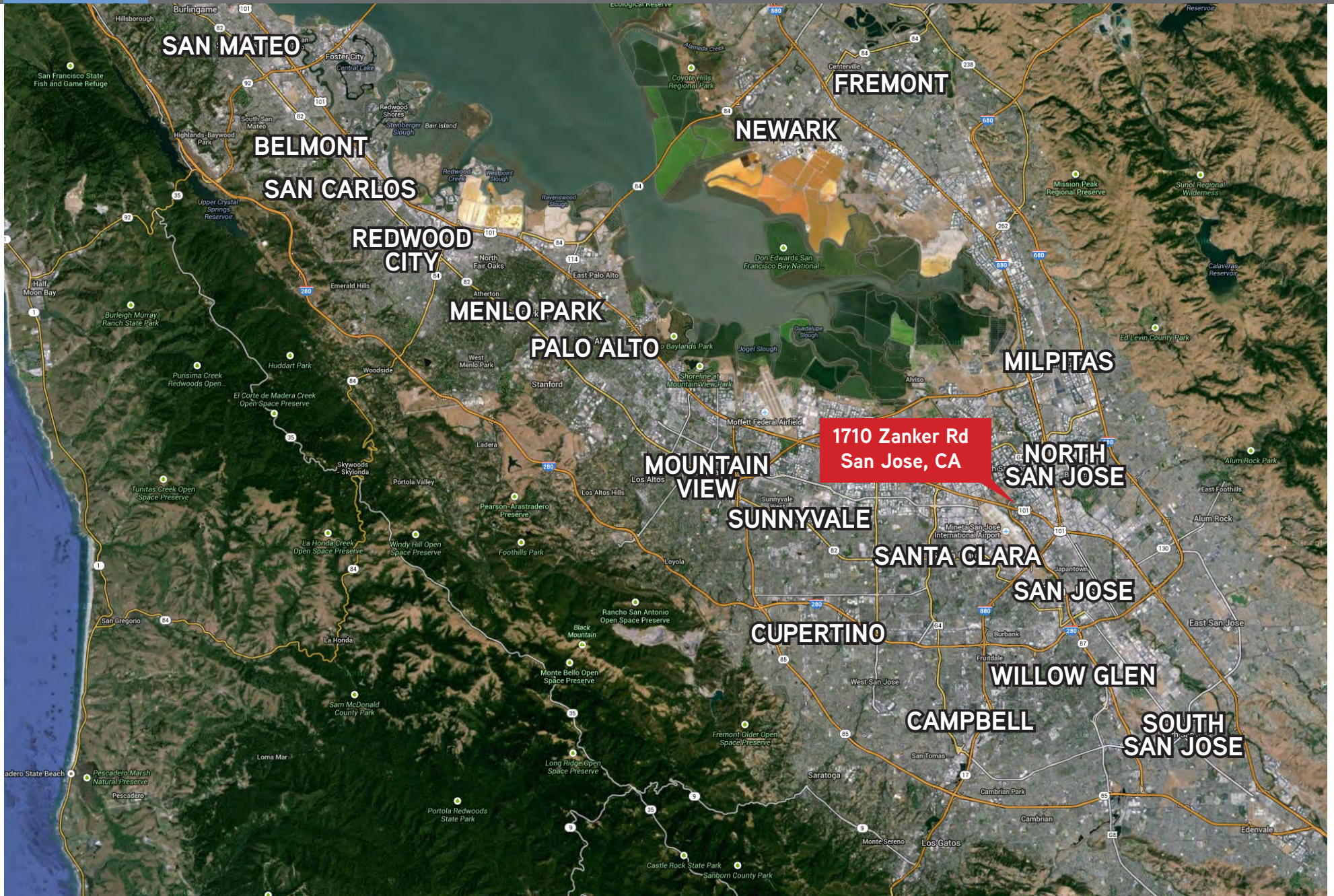
- A NORTH PARK PLAZA**
Panera Bread
Baja Fresh
Fantastic Sam's Hair Salon
Togo's Sandwiches
Cathay Bank
Pizza California
Main St. Bagel
Starbuck's
Verizon Wireless
Jamba Juice
Panda Express
McDonald's
SF Supermarket
FedEx Office
- B BROKAW NORTH**
(New 100,000 SF Shopping Center - Opening Spring 2012)
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
Kasti 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
Kee 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
- 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
- CAR RENTAL**
1. Avis Rent A Car

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