

# Downtown Saratoga

14413 -14419 Big Basin Way | Saratoga, CA



## Multi-Tenant Net Leased Investment

PRICE: \$2,750,000 | VIBRANT DOWNTOWN LOCATION

### PROPERTY HIGHLIGHTS:

- Great Visibility from Intersection of Hwy. 9 & Sunnyvale-Saratoga Road
- 2 of 6 Units Vacant - Contiguous  $\pm 2,319$  SF Available for Immediate Occupancy
- $\pm 6.0\%$  Cap Rate (Based on Current Sales Price and NOI of \$166K+ Per Annum)
- Total Site Area:  $\pm 34,541$  SF ( $\pm 12,194$  SF Under Building &  $\pm 22,247$  SF Surface Parking/Public)
- Building Size:  $\pm 9,910$  RSF
- APN#s 503-24-058, 60 & 61
- Property Zoned CH-1 (Commercial Historic) and Being Sold "As-Is"

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information, contact:

**Reuben S. Helick, Senior Vice President**  
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Cassidy Turley Northern California

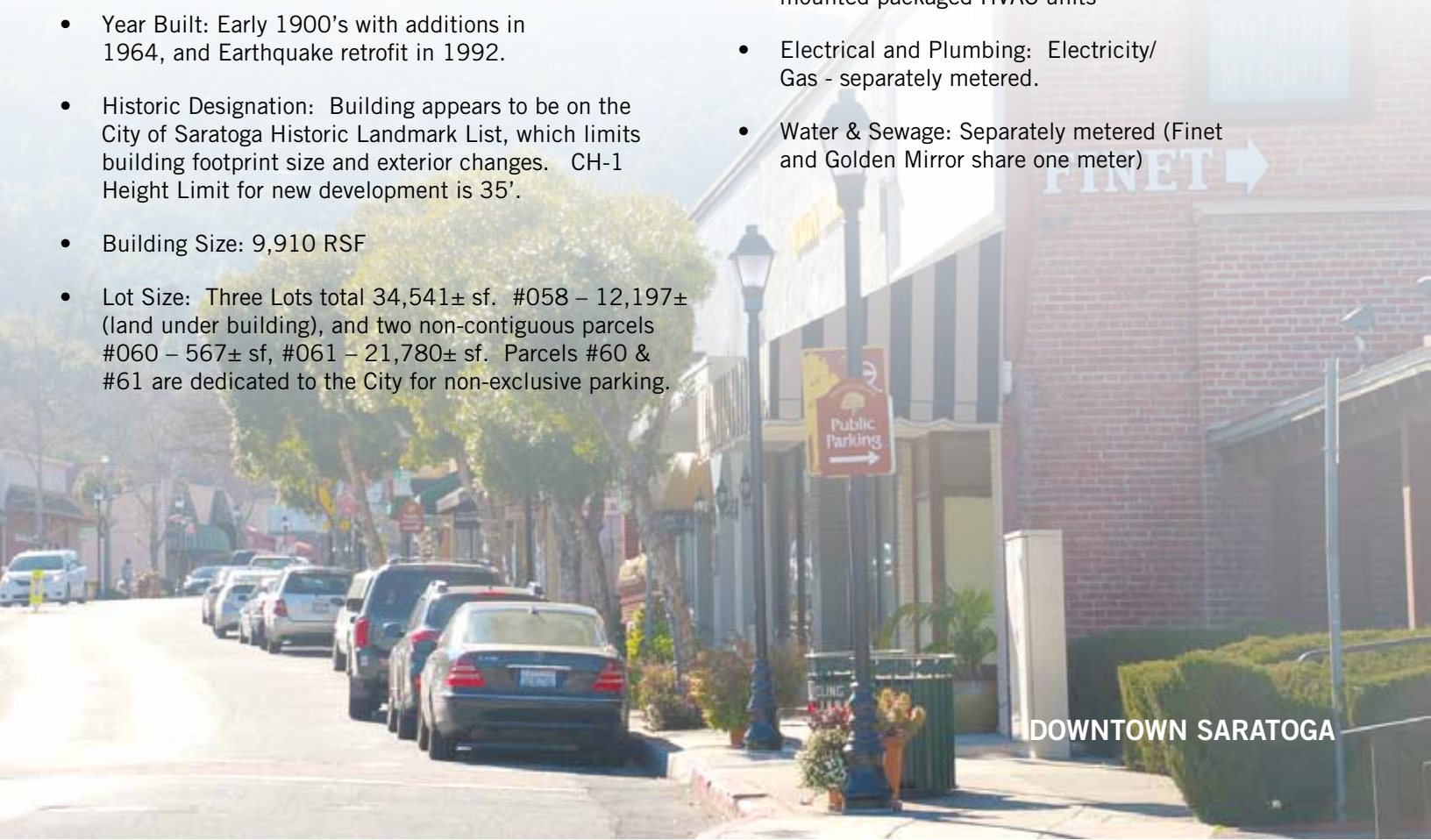
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## PROPERTY OVERVIEW:

- Located in Downtown Saratoga in Santa Clara County
- Multi-Tenant Net Leased Investment
- Property Address: 14413-14419 Big Basin Way, Saratoga, CA. 95070
- Assessor's Parcel Number (APN): 503-24-058 (under building), 503-24-60 & 61 (parking lot)
- Preliminary Title Report on File -Buyer to Use First American Title Co. Escrow #4293869
- Property Type: Retail/Commercial (Office)
- Zoning: CH-1 (Commercial Historical - 1)
- General Plan: CR (Commercial Retail)
- Number of Stories: One
- Four (4) retail units on Big Basin Way, and two (2) commercial units in the rear of the property facing the parking lot.
- Year Built: Early 1900's with additions in 1964, and Earthquake retrofit in 1992.
- Historic Designation: Building appears to be on the City of Saratoga Historic Landmark List, which limits building footprint size and exterior changes. CH-1 Height Limit for new development is 35'.
- Building Size: 9,910 RSF
- Lot Size: Three Lots total 34,541± sf. #058 – 12,197± (land under building), and two non-contiguous parcels #060 – 567± sf, #061 – 21,780± sf. Parcels #60 & #61 are dedicated to the City for non-exclusive parking.
- Type of Ownership: Fee Simple
- Leases: NNN Leases
- Topography: Level at street grade, slight slope downward in parking lot area
- Foundation: Reinforced Concrete Slab
- Exterior Walls: Original Bldg – Brick & Reinforced Masonry. 1964 addition – Wood Frame and Wood Siding
- Fire Sprinklers: None
- Roof: New Roof – 2008 – Rolled Cap Sheet
- Fiber Optic Cabling: Installed in rear two commercial units
- Interior Flooring: Carpet, tile, sheet goods, wood
- Interior Walls: Painted and textured gypsum wallboard over wood frame
- Heating & Air Conditioning: Roof mounted packaged HVAC units
- Electrical and Plumbing: Electricity/ Gas - separately metered.
- Water & Sewage: Separately metered (Finet and Golden Mirror share one meter)



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## ABOUT SARATOGA:

Incorporated in 1956, the City of Saratoga, located in Santa Clara County, California, is tucked away in the foothills of the Santa Cruz mountains on 12.4 square miles of land at the western edge of technology-driven Silicon Valley and directly west of San Jose.

The city is well known for its excellent schools, wineries, fine dining, unique shops, and distinctive cultural institutions. Saratoga is also home to nearly 30,000 residents, who are affluent and well-educated with many employed in the ever-expanding technology industry.

In 2008, *CNN/Money* ranked Saratoga number 4 in its listing of top-earning towns. Saratoga also was ranked by *Forbes* in 2009 as one of America's top 20 most-educated small towns. In 2010, *Bloomberg Businessweek* named Saratoga the most expensive suburb in California. And in 2011, *Bloomberg* also named the city's zip code 95070 as the 18th richest zip code in America, (the average household income was \$237,804 with an average household net worth of \$1,516,018).

From its beginnings as a frontier town to an industrial settlement, and from a village of fruit orchards to a residential city, Saratoga has continually evolved over its colorful 160-year history. Yet the city also strives to retain its small town character as well as maintain its colorful history and natural beauty through careful zoning policies and historic preservation.

This unique subject property is part of the historic downtown district, located along Big Basin Way. The Village, as it is more commonly known, is a vibrant and popular area filled with unique businesses, many of which are locally-owned. Vacancies in the downtown area are relatively low, while interest in available locations remains high and existing merchants continue to thrive.

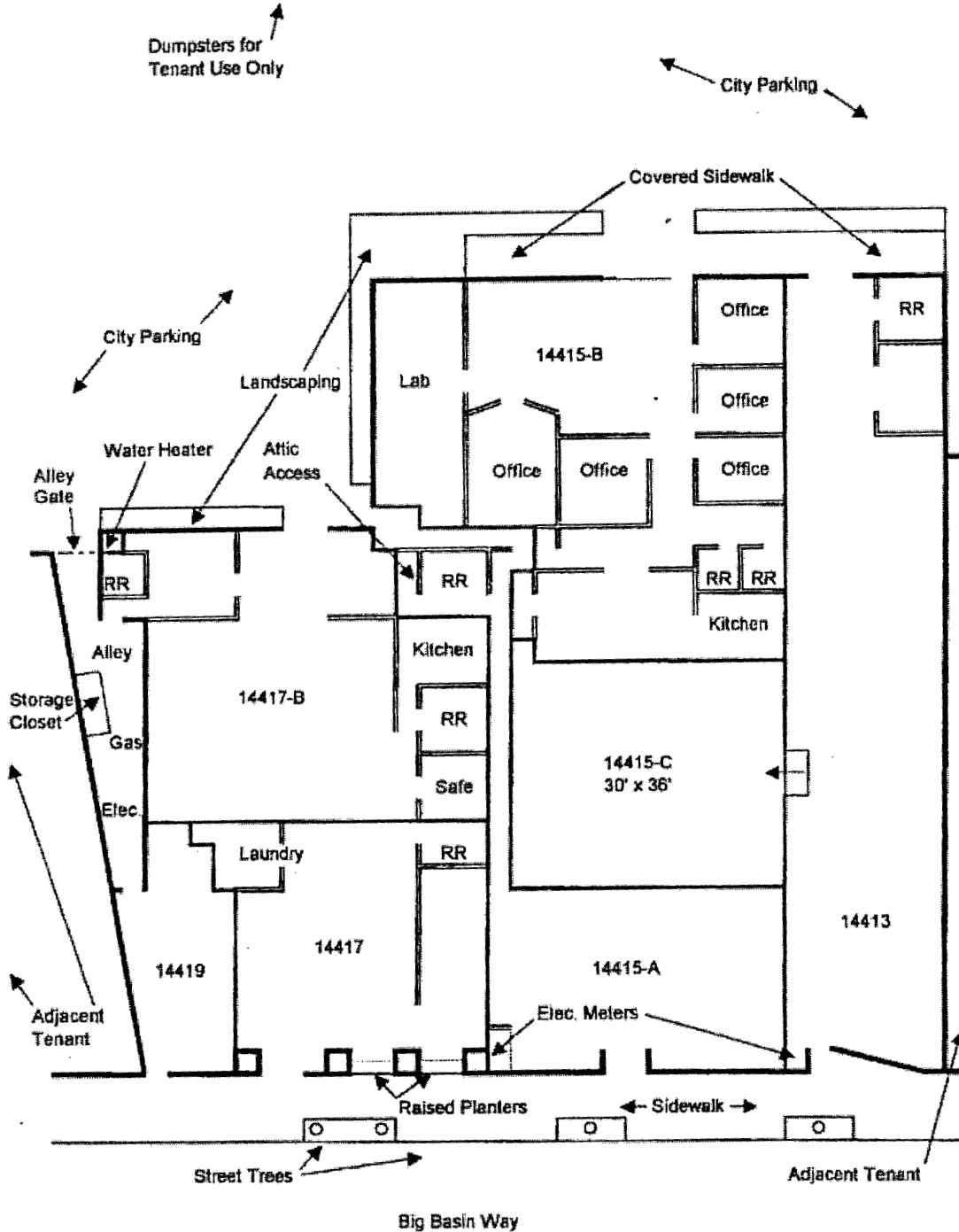


SARATOGA VILLAGE

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## SITE AND FLOOR PLAN



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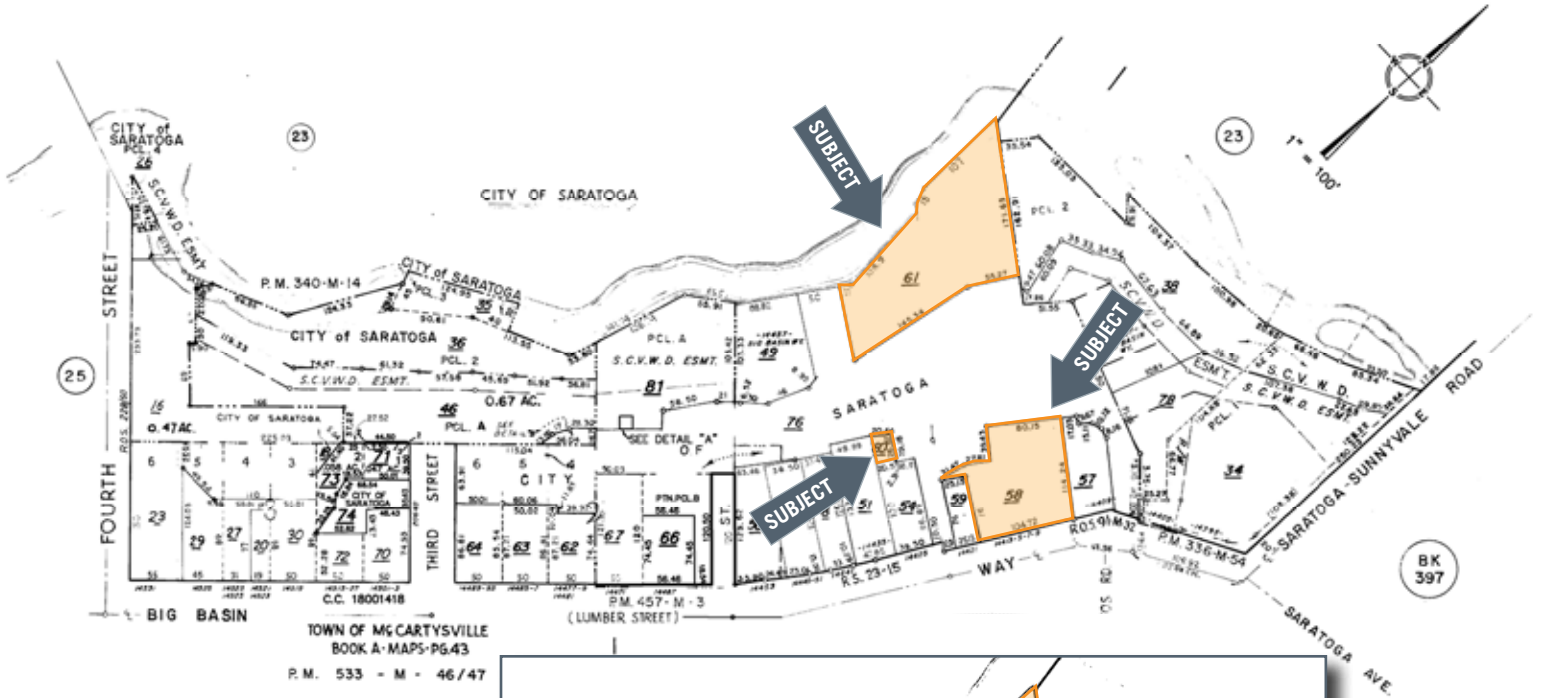
**Reuben S. Helick, Senior Vice President**  
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## PARCEL MAP



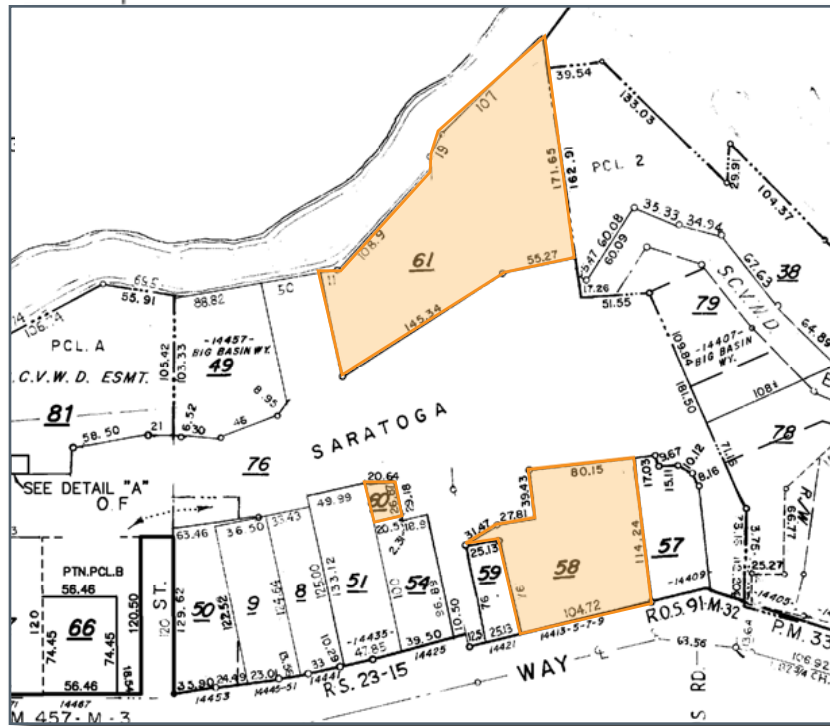
### Subject Address:

14413-14419 Big Basin Way  
Saratoga, CA 95070

### Subject APNs:

503-24-058  
503-24-060  
503-24-061

See Close-Up of Parcel Map at Right



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## LOCATION & PROPERTY PHOTOS:



REAR OF BUILDING & PARKING LOT



FRONT OF BUILDING - STREET VIEW

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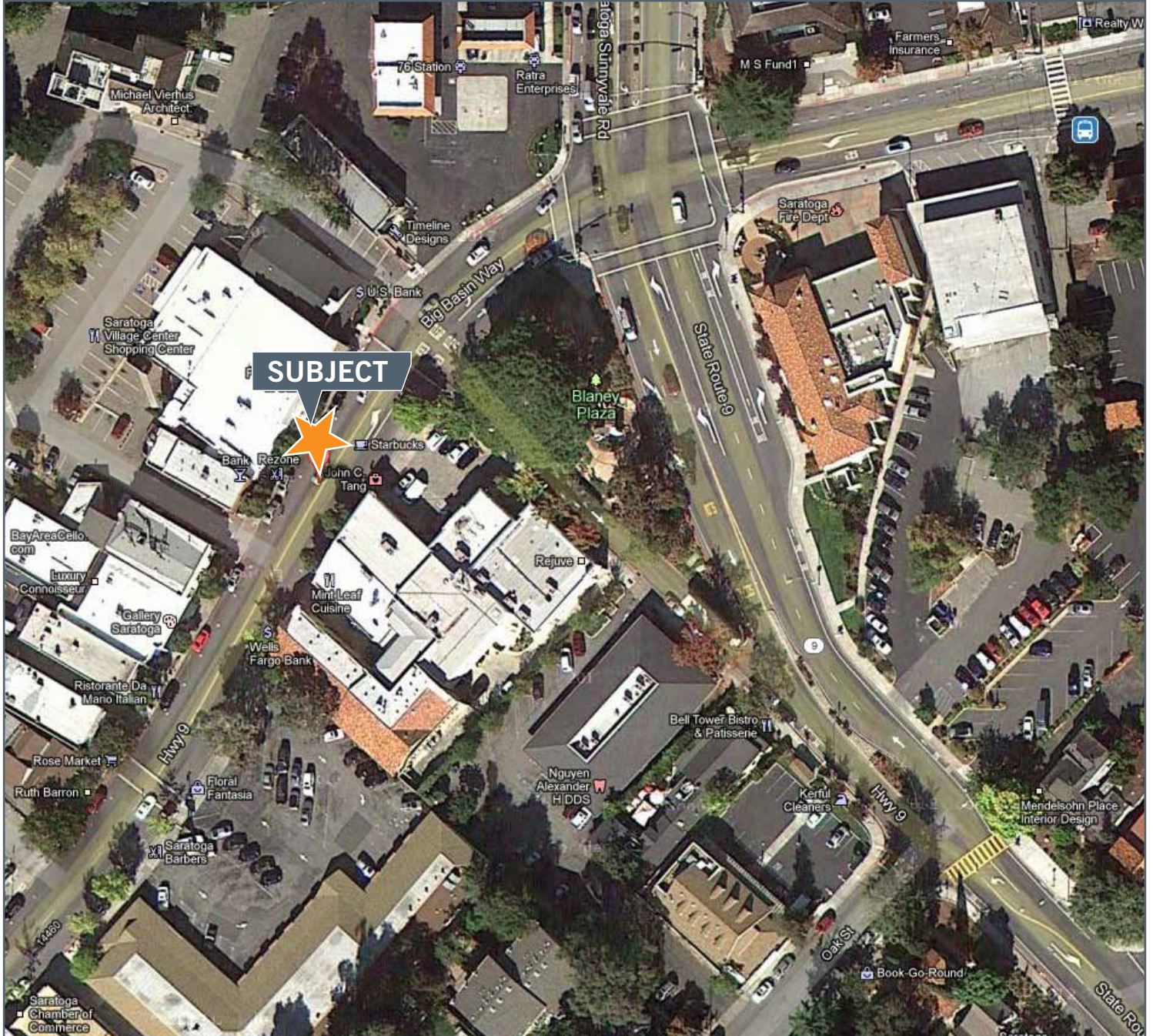
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## AERIAL MAP (NEIGHBORHOOD):



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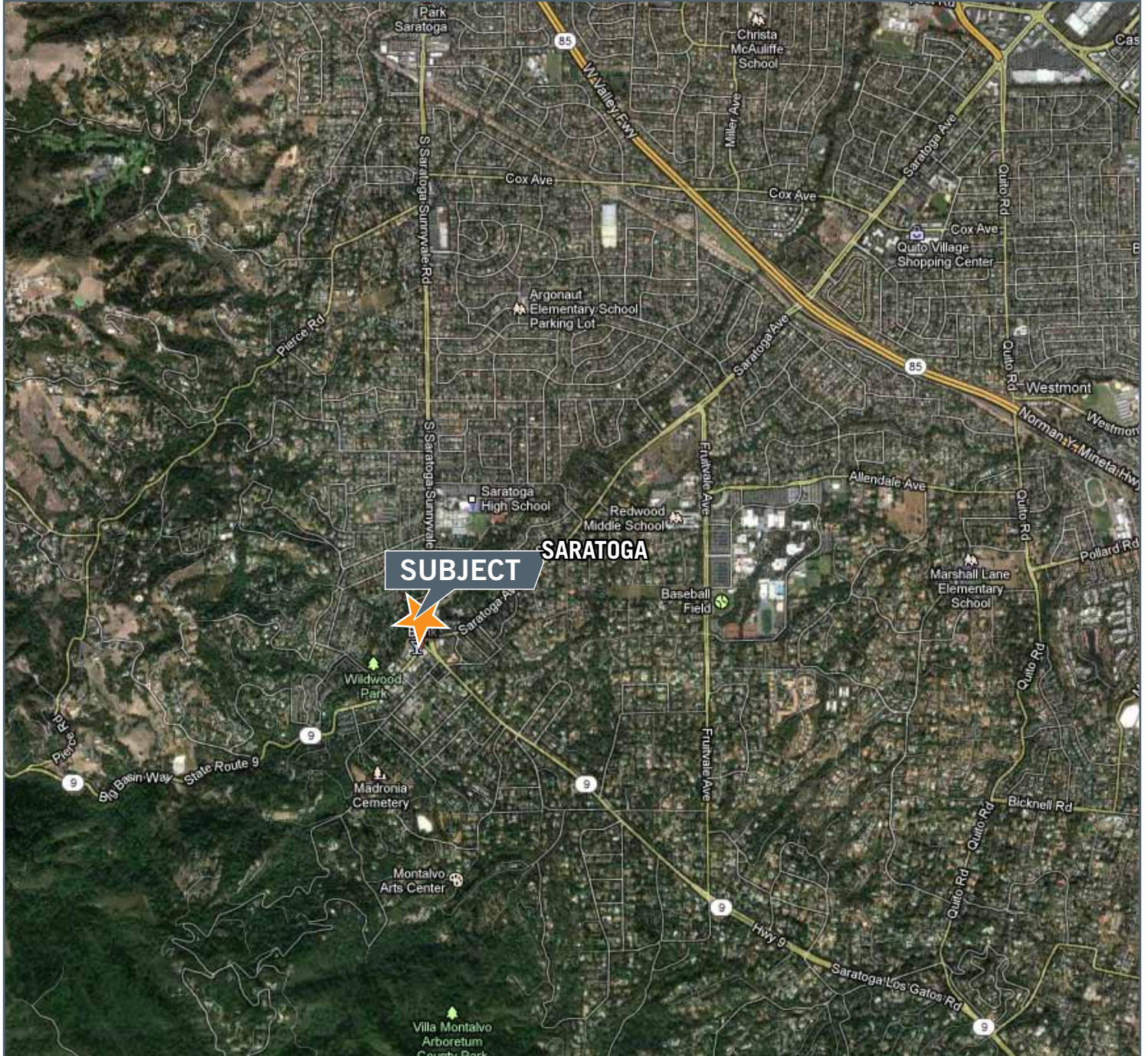
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## AERIAL MAP (LOCAL):



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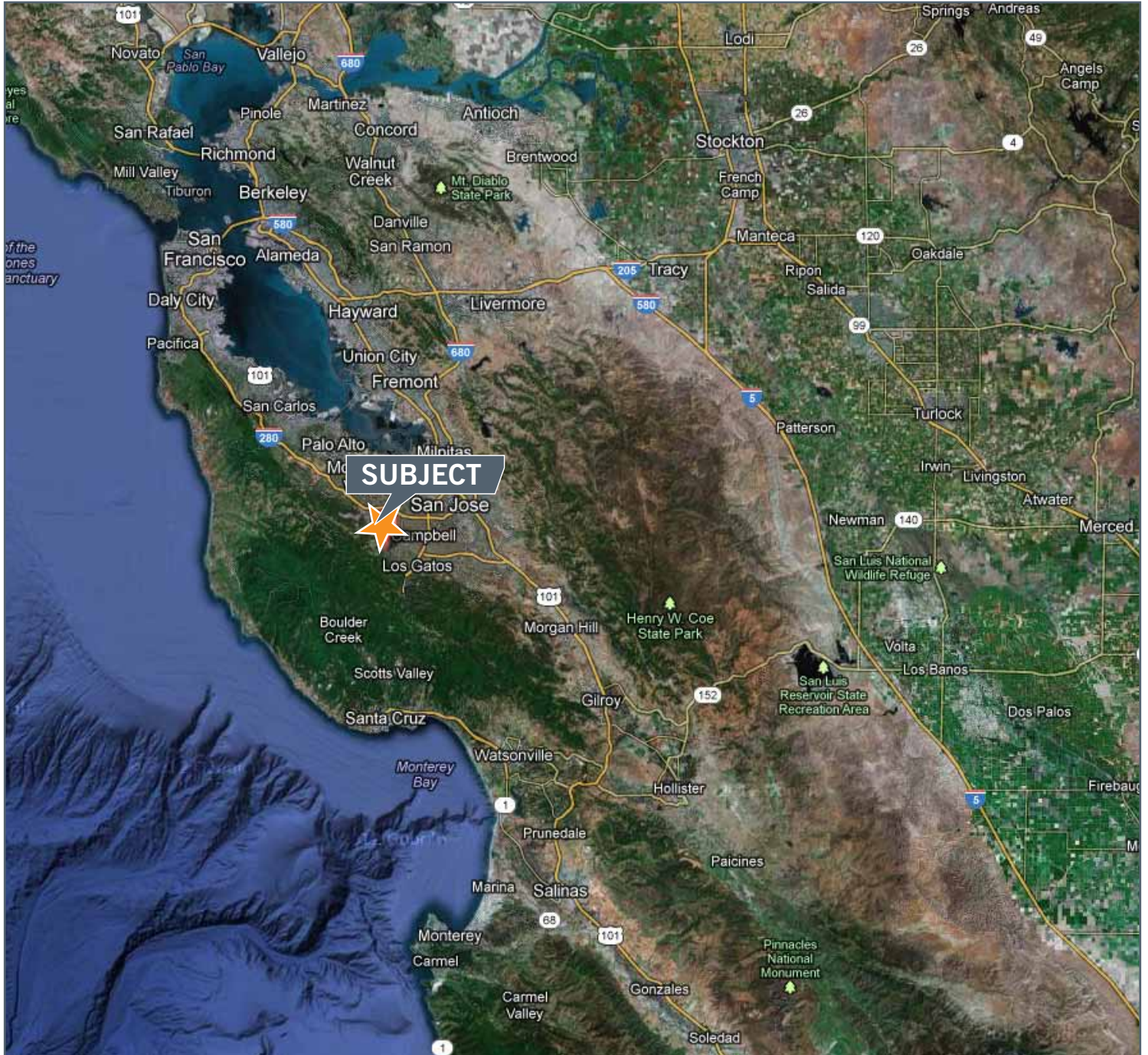
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## AERIAL MAP (REGIONAL):



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## RENT ROLL

| Unit           | Tenant                | SF   | Base Rent |              | NNN Prepay  | Total Monthly | Security Deposit | Term Expiration | Options             | Comments                      |
|----------------|-----------------------|------|-----------|--------------|-------------|---------------|------------------|-----------------|---------------------|-------------------------------|
|                |                       |      | PSF       | Base Monthly |             |               |                  |                 |                     |                               |
| 14413          | Wildwood Mkt          | 2371 | \$1.50    | \$3,556.50   | \$616.46    | \$4,172.96    | \$5,121.36       | 11/15/17        | one (1) five (5) yr | open Q2 2013 -paying rent now |
| 14415-A        | Golden Mirror Gallery | 1619 | \$1.75    | \$2,833.27   | \$393.29    | \$3,226.56    |                  | mo-mo           |                     |                               |
| 14415-C        | Golden Mirror Gallery | 1027 | \$0.99    | \$1,016.73   | \$249.47    | \$1,266.20    |                  | mo-mo           |                     |                               |
| 14415-B        | Finet of Saratoga     | 2247 | \$1.15    | \$2,584.05   | \$651.63    | \$3,235.68    | \$3,370.00       | 1/31/15         | none                | mortgage broker               |
| 14417          | Vacant                | 1050 | \$2.50    | \$2,625.00   | \$255.34    | \$2,880.34    |                  |                 |                     | beauty salon                  |
| 14417-B        | Vacant                | 1269 | \$1.50    | \$1,903.50   | \$304.56    | \$2,208.06    |                  |                 |                     | pro forma rent                |
| 14419          | Anne Cherry           | 327  | \$3.15    | \$1,030.00   | \$79.52     | \$1,109.52    | \$1,000.00       | 12/21/13        | none                | arts & crafts design store    |
|                |                       | 9910 | \$1.57    | \$15,549.05  | \$2,550.27  | \$18,099.32   | \$9,491.36       |                 |                     |                               |
|                |                       |      |           |              | \$0.26      |               |                  |                 |                     |                               |
| Annual:        |                       |      |           | \$186,588.60 | \$30,603.24 | \$217,191.84  |                  |                 |                     |                               |
| 5% Vacancy:    |                       |      |           | -\$9,329.43  |             |               |                  |                 |                     |                               |
| 4% Management: |                       |      |           | -\$7,463.54  |             |               |                  |                 |                     |                               |
| 2% Reserves:   |                       |      |           | -\$3,731.77  |             |               |                  |                 |                     |                               |
|                |                       |      |           |              |             | \$166,063.85  |                  |                 |                     | ANNUAL NOI (Estimated)        |



VACANT UNIT FROM PARKING LOT

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## DEMOGRAPHICS

|                                      | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------------|-----------|-----------|-----------|
| <b>Census 2010 Summary</b>           |           |           |           |
| Population                           | 7,851     | 50,796    | 204,893   |
| Households                           | 2,795     | 18,142    | 75,140    |
| Families                             | 2,290     | 14,636    | 55,007    |
| Average Household Size               | 2.79      | 2.79      | 2.71      |
| Owner Occupied Housing Units         | 2,404     | 15,268    | 48,408    |
| Renter Occupied Housing Units        | 391       | 2,874     | 26,732    |
| Median Age                           | 47.8      | 46.3      | 41.5      |
| <b>2012 Summary</b>                  |           |           |           |
| Population                           | 8,024     | 51,795    | 208,616   |
| Households                           | 2,853     | 18,496    | 76,374    |
| Families                             | 2,331     | 14,848    | 55,577    |
| Average Household Size               | 2.79      | 2.79      | 2.71      |
| Owner Occupied Housing Units         | 2,424     | 15,302    | 47,967    |
| Renter Occupied Housing Units        | 428       | 3,194     | 28,407    |
| Median Age                           | 48.4      | 46.7      | 41.8      |
| Median Household Income              | \$200,000 | \$159,390 | \$111,177 |
| Average Household Income             | \$208,716 | \$175,894 | \$136,525 |
| <b>2017 Summary</b>                  |           |           |           |
| Population                           | 8,467     | 54,348    | 218,004   |
| Households                           | 3,021     | 19,524    | 80,180    |
| Families                             | 2,490     | 15,751    | 58,803    |
| Average Household Size               | 2.78      | 2.77      | 2.70      |
| Owner Occupied Housing Units         | 2,592     | 16,205    | 51,178    |
| Renter Occupied Housing Units        | 430       | 3,319     | 29,002    |
| Median Age                           | 49.4      | 47.5      | 42.2      |
| Median Household Income              | \$200,000 | \$166,837 | \$120,648 |
| Average Household Income             | \$254,226 | \$211,702 | \$162,512 |
| <b>Trends: 2012-2017 Annual Rate</b> |           |           |           |
| Population                           | 1.08%     | 0.97%     | 0.88%     |
| Households                           | 1.16%     | 1.09%     | 0.98%     |
| Families                             | 1.33%     | 1.19%     | 1.14%     |
| Owner Households                     | 1.35%     | 1.15%     | 1.30%     |
| Median Household Income              | 0.00%     | 0.92%     | 1.65%     |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.  
Provided by Terranomics Retail Services

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## DEMOGRAPHICS

| 2012 Households by Income | 1 mile    |         | 3 miles   |         | 5 miles   |         |
|---------------------------|-----------|---------|-----------|---------|-----------|---------|
|                           | Number    | Percent | Number    | Percent | Number    | Percent |
| <\$15,000                 | 47        | 1.6%    | 775       | 4.2%    | 4,555     | 6.0%    |
| \$15,000 - \$24,999       | 48        | 1.7%    | 586       | 3.2%    | 3,498     | 4.6%    |
| \$25,000 - \$34,999       | 69        | 2.4%    | 446       | 2.4%    | 3,490     | 4.6%    |
| \$35,000 - \$49,999       | 64        | 2.2%    | 709       | 3.8%    | 5,418     | 7.1%    |
| \$50,000 - \$74,999       | 163       | 5.7%    | 1,357     | 7.3%    | 9,148     | 12.0%   |
| \$75,000 - \$99,999       | 163       | 5.7%    | 1,254     | 6.8%    | 7,534     | 9.9%    |
| \$100,000 - \$149,999     | 357       | 12.5%   | 3,382     | 18.3%   | 14,942    | 19.6%   |
| \$150,000 - \$199,000     | 429       | 15.0%   | 3,047     | 16.5%   | 10,796    | 14.1%   |
| \$200,000+                | 1,514     | 53.1%   | 6,939     | 37.5%   | 16,994    | 22.3%   |
| Median Household Income   | \$200,000 |         | \$159,390 |         | \$111,177 |         |
| Average Household Income  | \$208,716 |         | \$175,894 |         | \$136,525 |         |
| Per Capita Income         | \$74,646  |         | \$63,157  |         | \$50,146  |         |
| 2017 Households by Income | Number    | Percent | Number    | Percent | Number    | Percent |
| <\$15,000                 | 38        | 1.3%    | 665       | 3.4%    | 4,023     | 5.0%    |
| \$15,000 - \$24,999       | 33        | 1.1%    | 417       | 2.1%    | 2,605     | 3.2%    |
| \$25,000 - \$34,999       | 46        | 1.5%    | 306       | 1.6%    | 2,527     | 3.2%    |
| \$35,000 - \$49,999       | 48        | 1.6%    | 565       | 2.9%    | 4,470     | 5.6%    |
| \$50,000 - \$74,999       | 138       | 4.6%    | 1,176     | 6.0%    | 8,331     | 10.4%   |
| \$75,000 - \$99,999       | 195       | 6.5%    | 1,542     | 7.9%    | 9,631     | 12.0%   |
| \$100,000 - \$149,999     | 374       | 12.4%   | 3,614     | 18.5%   | 16,520    | 20.6%   |
| \$150,000 - \$199,000     | 493       | 16.3%   | 3,563     | 18.2%   | 12,920    | 16.1%   |
| \$200,000+                | 1,657     | 54.8%   | 7,678     | 39.3%   | 19,152    | 23.9%   |
| Median Household Income   | \$200,000 |         | \$166,837 |         | \$120,648 |         |
| Average Household Income  | \$254,226 |         | \$211,702 |         | \$162,512 |         |
| Per Capita Income         | \$91,180  |         | \$76,467  |         | \$59,927  |         |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.  
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