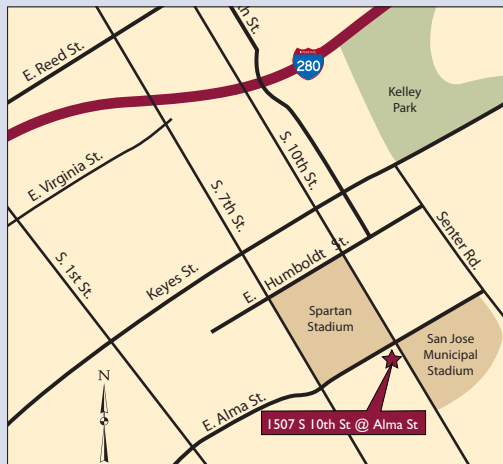


**FOR SALE**  
**\$5,200,000**

**1507 S. 10TH STREET @ ALMA, SAN JOSE**  
**±2.63 TO 5.26 ACRES**



## FEATURES

- 5.26 Acres
- Vacant 1/2 of Parcel Available for Development; Sale or Lease
- Ground Lease in Place on 2.63 Acres
- Net Operating Income: Approximately \$220,000
- 50% Leased to Corporate-Grade Tenant - Sonic Auto (NYSE: SAH)
- All Surface CAP with Fencing on Site
- Call to Tour (Do Not Disturb Tenants)

For more information contact,

Ara Bezdjian  
408-282-3924

[abezdjian@colliersparish.com](mailto:abezdjian@colliersparish.com)



450 West Santa Clara Street • San Jose, CA 95113 • (408) 282-3800 • (408) 292-8100 Fax

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## OFFERING SUMMARY

Location:	1507 South 10th Street, San Jose, CA
Price:	\$5,200,000.00
Building SF:	5.26 Acres Land
Year Built:	N/A
Net Operating Income:	Approximately \$220,000 Year - Sonic Paying \$18,000/mo. NNN on 2.63 Acres to 6/2014, \$400/mo. for Billboard Sign
Cap Rate:	4.3% (on 1/2 of Property Only)
Price Per SF:	\$22.60
APN:	477-09-037
Zoning:	Industrial
Parking:	N/A
Debt:	NA, Buyer will Place New Debt on COE

1751 N. First Street

- Ideally Located Close to Highways 101, 87
- Upside Potential with Lease or Sale on 2nd Half of Parcel
- New Lease in Place Through June 14,2014 with Sonic Auto. Additional 5 Year Option to Extend.
- Full Indemnification to Potential Buyer of Environmental Conditions Present on Site.
- Buyer to Pay Procuring Broker's Commission.

For more information contact,

Ara Bezdjian

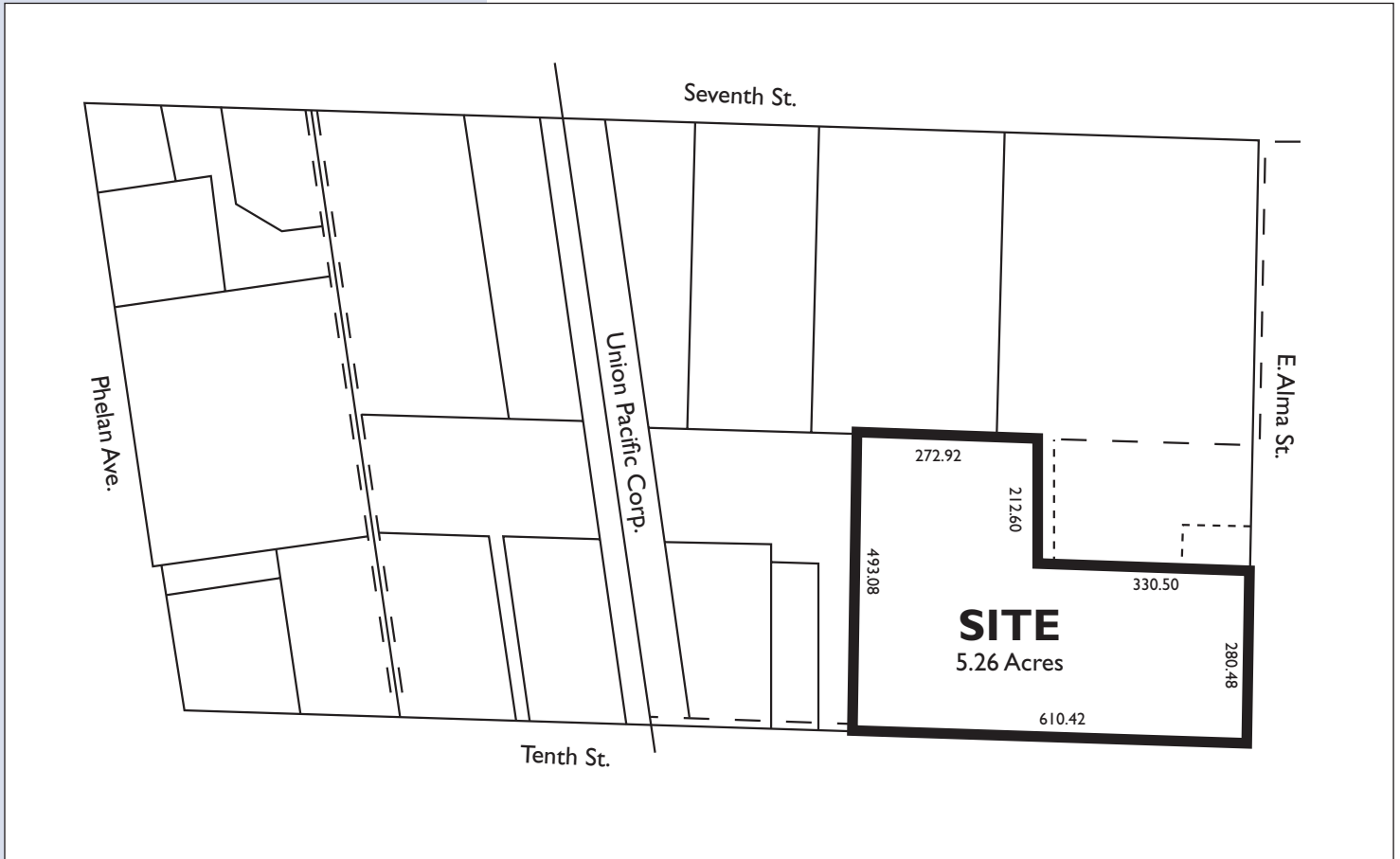
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Drawings Not Exact/Not To Scale

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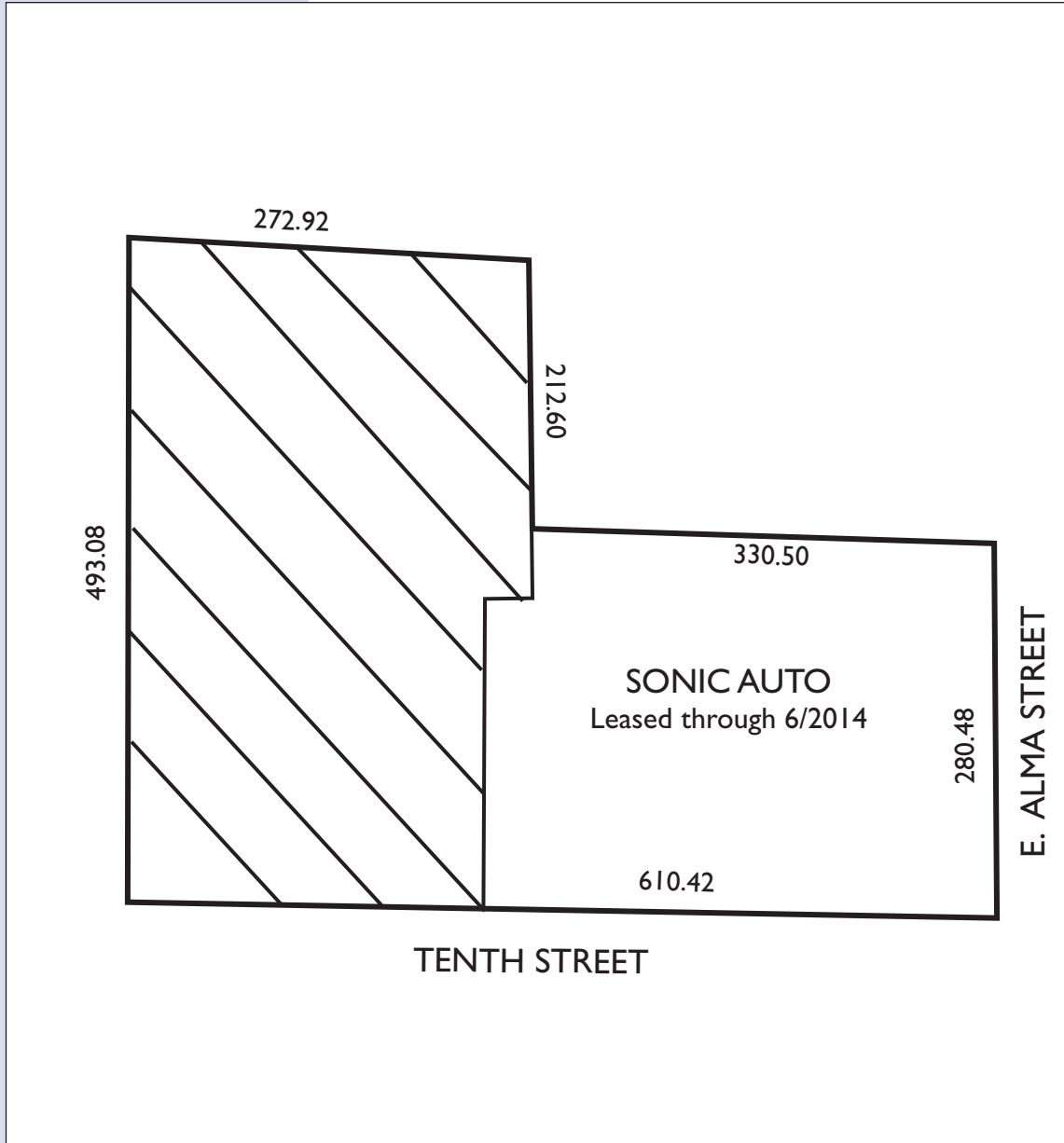
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