

INVESTMENT OPPORTUNITY

 CLUB
SPORTIVA

521

521 CHARCOT AVENUE

San Jose, CA 95131

 TRANSWESTERN REAL ESTATE SERVICES

OFFERING MEMORANDUM

PROPERTY INFORMATION

Club Auto Sport – SV Condominium Association, Inc. is a specialty condominium facility for automotive enthusiasts and companies. The Charcot Avenue facility has over 40 businesses, auto and non auto-related.

HIGHLIGHTS

- Dynamic business center with a variety of non-auto related businesses located within the unique facility and a chic club for auto enthusiasts
- Office, retail, auto, and light industrial uses
- Safe and secure facility to store and enjoy your vintage and collectible cars (certain restrictions apply)

THE OFFERING

Address	521 Charcot Ave, Suite 211 / 259 San Jose, CA 95131
APN	237-34-051 / 237-23-070
Property Type	Light Industrial – Flex
Zoning	PD

SITE DESCRIPTION

Parcel Size	5,005 SF
Type of Ownership	LLC
RSF	5,005
Load Factor	26.5%
Street Frontage	Junction Ave
Cross Street	Charcot Ave
Highway Access	87 / 880

CONSTRUCTION

Year Built / Renovated	2008 / 2021
Number of Floors	1
Parking	2 / 1000 Unreserved

LEASE DETAILS

Tenant	034 Motorsport, Inc
Lease Term	6/1/2021 – 8/31/2026
Rent Increases	3% Annual
Lease Type	NNN
Operating Expenses	\$0.753 PSF (taxes/dues)
Utilities	Separately Metered

INVESTMENT SUMMARY

Club Auto Sport – SV Condominium Association is a 120,000 SF planned development and home to 86 commercial light industrial condominiums on 7 gated acres and is unique to the greater Silicon Valley in offering a secure auto/business centric environment.

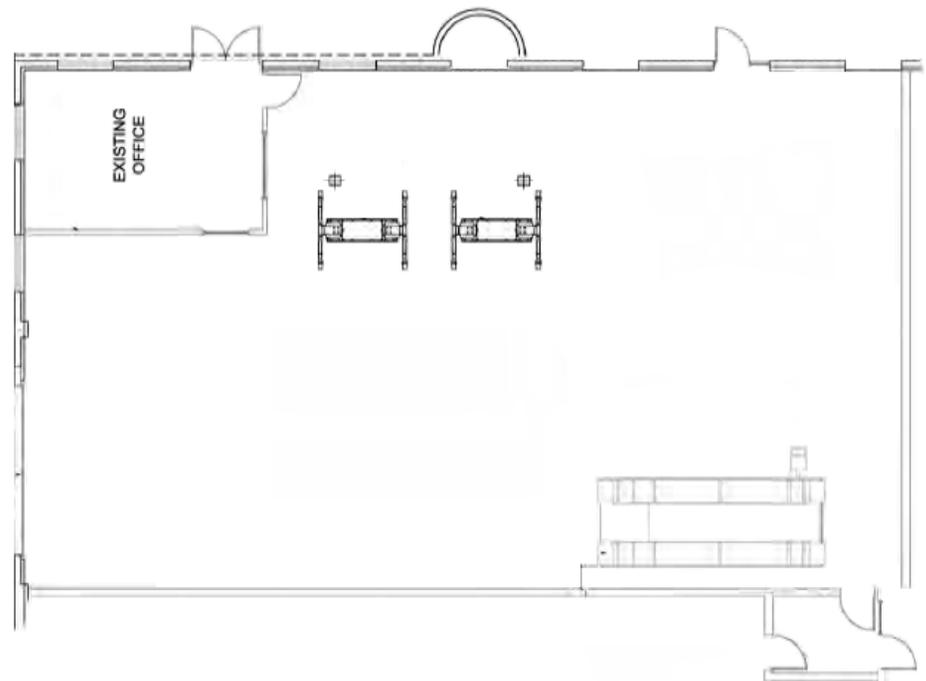
The project first came online in 2008 and has since grown into a highly sought-after vibrant business center housing many different types of businesses as well as being home to the private sector offering indoor, secure vehicle storage.

Suites 211 & 259 combined are 5,005 RSF and is an end unit that was just recently updated in 2021.

Fully built out as an auto service/repair shop serving the Audi community with the store front facing Junction Ave. This unit has a 12'x14' roll-up door which opens inside the secure gate, HVAC and 3 hydraulic lifts with beautiful stained concrete flooring throughout. Access into the main building is through a new glass man door to allow access to the common area restrooms and the main showroom and building concierge.

This is the Tenant's second location and business is booming!

Lease term began in June of 2021 and is due to end August of 2026, with no renewal option in place at this time. There is a 3% annual base rent increase and Tenant pays owner's monthly Association dues and property taxes which are subject to annual change. All units are individually metered and invoiced to Tenant by management.



LOCATION OVERVIEW

NORTH SAN JOSE

North San Jose comprises a predominantly industrial and commercial area that lies between San Jose International Airport and the San Francisco Bay. The submarket contains 32.9 million SF of industrial space and 17.6 million SF of office space, making it the largest submarket in the San Jose metro for each of these asset types.

DEMOGRAPHICS

990,827
EST. 2022 POPULATION

343,234
TOTAL HOUSING UNITS

\$142,635
AVERAGE
HOUSEHOLD INCOME

YEAR	EMPLOYED
2014	951,600
2015	979,200
2016	991,100
2017	1,006,300
2018	1,020,500
2019	1,030,900
2020	941,400
2021	989,200
2022	1,036,600



MARKET STATISTICS

6,119
NO. OF BUILDINGS

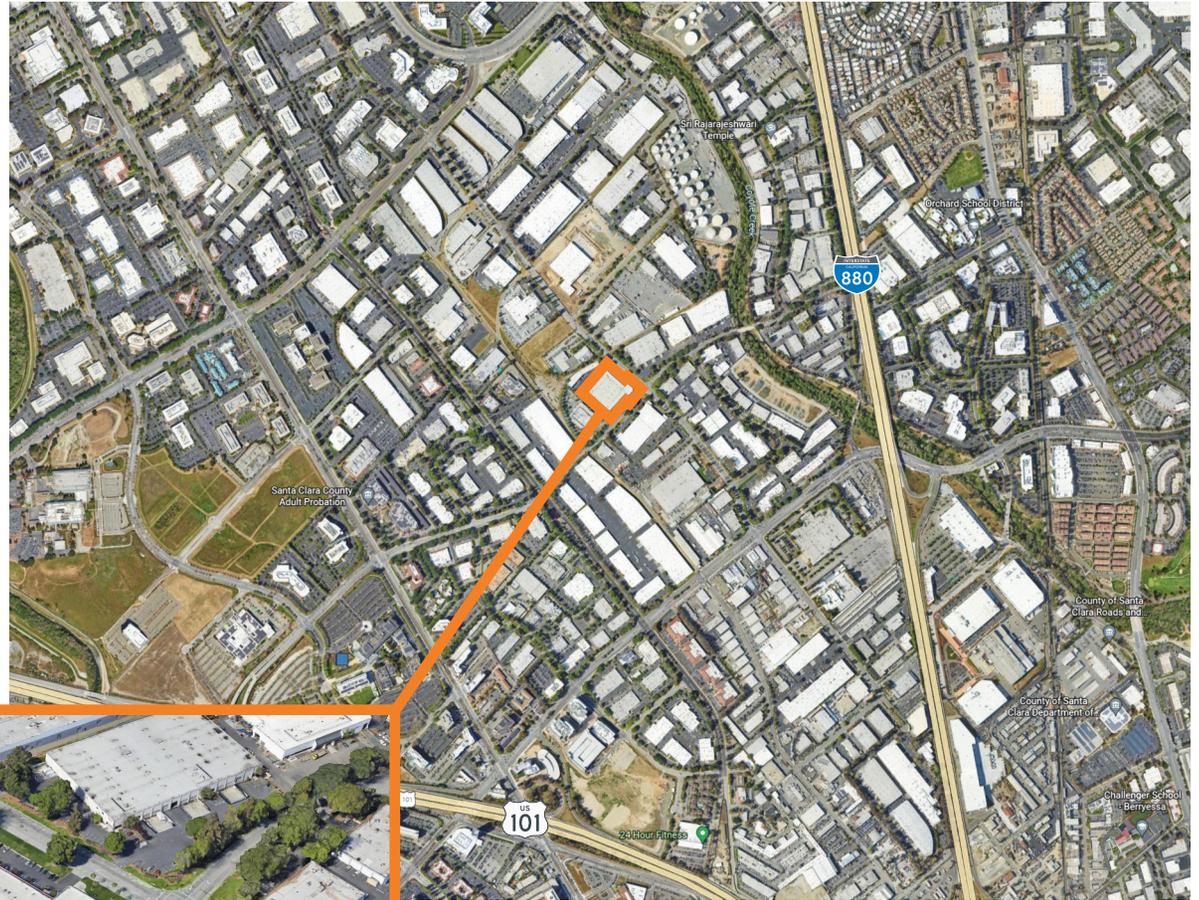
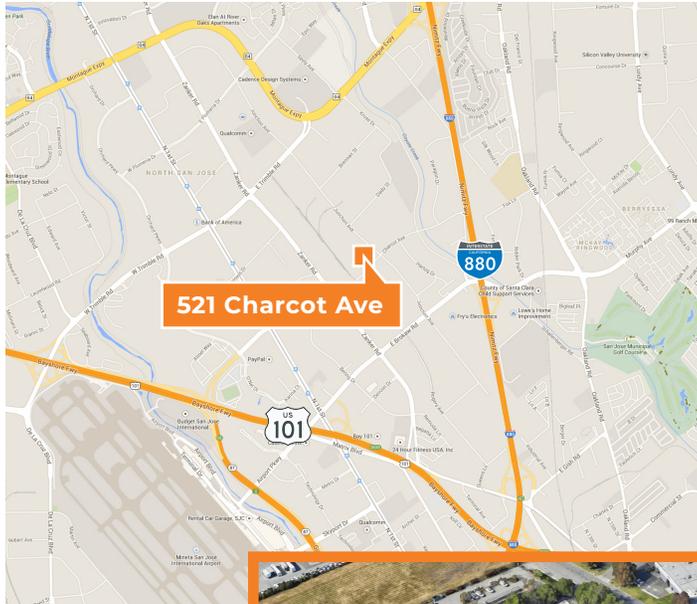
199M SF
TOTAL INVENTORY

5.8%
TOTAL VACANCY

\$26.61
MARKET RENT / SF

1.3M
12 MO. NET ABSORPTION SF

REGIONAL MAP



LOCATION HIGHLIGHTS

- Close proximity to Interstates 880 & 101
- Prime real estate located in San Jose, CA, the heart of Silicon Valley

COMPARABLE SALES TRANSACTIONS

PROPERTY DETAILS	SALE DATE	SALE PRICE	SQ FT	PRICE / SQ FT	PRICE / UNIT	YEAR BUILT
521 Charcot Ave, Ste 109	07/25/2022	\$805,000	1,572	\$512	\$12,384	2008
521 Charcot Ave, Ste 255	06/21/2022	\$1,655,000	4,935	\$335	\$6,365	2008
521 Charcot Ave, Ste 117	05/03/2022	\$770,000	1,572	\$490	\$11,846	2008
521 Charcot Ave, Ste 115	06/02/2022	\$750,000	1,572	\$477	\$11,538	2008
521 Charcot Ave, Ste 201	12/16/2022	\$835,000	1,609	\$519	\$12,846	2008
1907 Otoole Way	05/27/2022	\$800,000	2,448	\$327	—	1984
521 Charcot Ave, Ste 225	03/22/2022	\$1,665,500	4,796	\$347	\$25,623	2008



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San Jose, CA 95131



REPRESENTED BY

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OFFERING MEMORANDUM