



757, 759, 805 W SAN CARLOS STREET

SAN JOSE, CA 95126

Broker Opinion of Value

June 2, 2025

Prepared By:

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Executive Summary

After careful consideration of the property specific data in addition to general market data, we have formed the following opinion of value for the above referenced property.

\$2,850,000 Target Sale Price

The above value was based upon analyzing the subject property as a rare owner user flex/industrial opportunity, with supporting comparable sales/rents data. The subject property was compared to other similar properties that have recently been sold in the downtown San Jose area. The above value was also based upon analyzing the proforma income approach which assumed a proforma rental rate of \$1.30 per SF/month (NNN). The proforma rental rate was based upon current lease availabilities for other flex/industrial properties in the immediate area, and these lease availabilities are included in this opinion of value.

*Assumes Property is free of any Environmental Hazards, Liens, or other potentially devaluing conditions.

RECOMMENDATIONS:

- POSITION THE PROPERTY AS A RARE OWNER USER FLEX/INDUSTRIAL OPPORTUNITY WITH PARKING/YARD
- LIST PRICE OF \$3,000,000 (\$350/PSF)

COMPETING PROPERTIES IN DOWNTOWN AREA:

- 1) 1407-1409 N 10TH ST – 10,010 SF BUILDING (WAREHOUSE/FLEX) WITH YARD. ASKING PRICE IS \$3.5M (\$349 PER SF) AND IT HAS BEEN ON THE MARKET FOR 142 DAYS.
- 2) 1522 BERGER DR – 6,500 SF BUILDING (WAREHOUSE/FLEX) WITH YARD. ASKING PRICE IS \$2.8M (\$430 PER SF) AND IT HAS BEEN ON THE MARKET FOR 96 DAYS.
- 3) 440-460 Lano St – 7,418 SF BUILDING (WAREHOUSE/FLEX) WITH YARD. THE ASKING PRICE IS \$2.374M (\$320 PER SF) AND IT HAS BEEN ON THE MARKET FOR 61 DAYS.

SECTION ONE

Property Details

- Property Overview
- Property Detail Report
- Aerial Map

SECTION TWO

Valuation – Sale Comps & Income Approach

- Owner User Sale Comps Approach Valuation
- Proforma Income Approach Valuation
- Current Lease Availabilities

SECTION THREE

Zoning

- Zoning Map

SECTION FOUR

The Surrounding Area

- Flood Map
- Earthquake Map

SECTION FIVE

Demographics

SECTION SIX

Professional Qualifications

- Marty Morici (SIOR)
- Clayton Temple
- Industrial Resume
- TRI Commercial Real Estate Services
- CORFAC International

757, 759, 805 W SAN CARLOS ST

PROPERTY DETAILS



PROPERTY OVERVIEW

Property Type: Flex/Industrial

APN: 261-39-004: 4,830 SF Site

APN: 261-39-005: 3,695 SF Site

APN: 261-39-043: 12,937 SF Site

Owner: Fortune Family LLC

Building Size per County Records: 8,568 SF

Assessed Land Acres: 21,462 SF (0.49 AC)

Flood Plain: Area with Flood Risk Due to Levee (Zone D)

Seismic: Not Within Earthquake Fault Zone, Within Liquefaction Zone

Sewer: Yes

Zoning: Transit Residential (TR)

Opportunity Zone: No

Parking Stalls: TBD

Year Built: 1920

Fire Sprinklers: No

EXISTING CONDITION

This rare flex/retail property consists of three parcels with a total land size of 0.49 AC and total building size of 8,568 SF. The property would be an ideal purchase opportunity for an owner user buyer looking to obtain SBA lending or an investment buyer interested in purchasing in the downtown area. The property may also be of interest to residential redevelopment buyers.

PROPERTY LOCATION

The subject property is well located in downtown San Jose on a major thoroughfare, San Carlos Street/Stevens Creek Blvd. There are many restaurant and retail amenities within close proximity, and the subject property also benefits from immediate access to I-280 and Highway 87.

PROPERTY DETAILS

Property Detail Report

For Property Located At :
757 W SAN CARLOS ST, SAN JOSE, CA 95126-3525



Owner Information			
Owner Name:	FORTUNE FAMILY LLC		
Mailing Address:	1260 PINE AVE, SAN JOSE CA 95125-3966 C023		
Vesting Codes:	// CO		
Location Information			
Legal Description:			
County:	SANTA CLARA, CA	APN:	261-39-004
Census Tract / Block:	5019.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	MCEVOY SUB
Legal Book/Page:		Map Reference:	61-F4 /
Legal Lot:	23	Tract #:	
Legal Block:		School District:	SAN JOSE
Market Area:	9	School District Name:	SAN JOSE
Neighbor Code:		Munic/Township:	SAN JOSE CITY
Owner Transfer Information			
Recording/Sale Date:	11/21/2023 / 10/11/2023	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	25564663		
Last Market Sale Information			
Recording/Sale Date:	03/04/1988 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	9619583	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		
Prior Sale Information			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
Property Characteristics			
Year Built / Eff:	1920 / 1920	Total Rooms/Offices	
Gross Area:	4,968	Total Restrooms:	
Building Area:	4,968	Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:	1	Foundation:	
Other Improvements:		Exterior wall:	
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	NONE
		Pool:	
		Quality:	
		Condition:	POOR
Site Information			
Zoning:	MH	Acres:	0.11
Lot Area:	4,792	Lot Width/Depth:	46 x 105
Land Use:	COMMERCIAL BUILDING	Res/Comm Units:	/
Site Influence:		County Use:	BUSINESS (DRIVE-IN) (58)
		State Use:	
		Water Type:	
		Sewer Type:	

Tax Information

Total Value:	\$140,583	Assessed Year:	2024	Property Tax:	\$2,751.98
Land Value:	\$86,183	Improved %:	39%	Tax Area:	17107
Improvement Value:	\$54,400	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$140,583				

PROPERTY DETAILS

Property Detail Report

For Property Located At :
759 W SAN CARLOS ST, SAN JOSE, CA 95126-3525



Owner Information

Owner Name: FORTUNE FAMILY LLC
Mailing Address: 1260 PINE AVE, SAN JOSE CA 95125-3966 C023
Vesting Codes: // CO

Location Information

Legal Description:	SANTA CLARA, CA	APN:	261-39-005
County:	5019.01 / 1	Alternate APN:	
Census Tract / Block:		Subdivision:	MCEVOY SUB
Township-Range-Sect:		Map Reference:	61-F4 /
Legal Book/Page:		Tract #:	
Legal Lot:	61.62	School District:	SAN JOSE
Legal Block:		School District Name:	SAN JOSE
Market Area:	9	Munic/Township:	SAN JOSE CITY
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/21/2023 / 10/11/2023	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	25564663		

Last Market Sale Information

Recording/Sale Date:	03/04/1988 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	9619583	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1920 / 1920	Total Rooms/Offices:		Garage Area:	
Gross Area:	3,600	Total Restrooms:		Garage Capacity:	
Building Area:	3,600	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:	WOOD	Air Cond:	NONE
# of Stories:	1	Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	FAIR
		Basement Area:		Condition:	POOR

Site Information

Zoning:	MH	Acres:	0.08	County Use:	BUSINESS (DRIVE-IN) (58)
Lot Area:	3,485	Lot Width/Depth:	40 x 92	State Use:	
Land Use:	COMMERCIAL BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$107,493	Assessed Year:	2024	Property Tax:	\$2,261.54
Land Value:	\$63,978	Improved %:	40%	Tax Area:	17107
Improvement Value:	\$43,515	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$107,493				

PROPERTY DETAILS

Property Detail Report

For Property Located At :
805 W SAN CARLOS ST, SAN JOSE, CA 95126-3527



Owner Information

Owner Name: FORTUNE FAMILY LLC
Mailing Address: 1260 PINE AVE, SAN JOSE CA 95125-3966 C023
Vesting Codes: // CO

Location Information

Legal Description:
County: SANTA CLARA, CA APN: 261-39-043
Census Tract / Block: 5019.01 / 1 Alternate APN:
Township-Range-Sect: Subdivision: WESTERN PACIFIC RAILROAD
CO
Legal Book/Page: Map Reference: /
Legal Lot: 23 Tract #:
Legal Block: School District: SAN JOSE
Market Area: 9 School District Name: SAN JOSE
Neighbor Code: Munic/Township: SAN JOSE CITY

Owner Transfer Information

Recording/Sale Date: 11/21/2023 / 10/11/2023 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 25504083

Last Market Sale Information

Recording/Sale Date: 11/26/1997 / 1st Mtg Amount/Type: /
Sale Price: \$23,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 13956182 2nd Mtg Amount/Type: /
Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: UNION PACIFIC RAILROAD CO

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: /
Prior Doc Number: Prior 1st Mtg Rate/Type: /
Prior Deed Type:

Property Characteristics

Year Built / Eff: / Total Rooms/Offices
Gross Area: Total Restrooms:
Building Area: Roof Type:
Tot Adj Area: Roof Material:
Above Grade: Construction:
of Stories: Foundation:
Other Improvements: Exterior wall:
Basement Area:

Garage Area:
Garage Capacity:
Parking Spaces:
Heat Type:
Air Cond:
Pool:
Quality:
Condition:

Site Information

Zoning: MH Acres: 0.30 County Use: BUSINESS (DRIVE-IN) (58)
Lot Area: 13,068 Lot Width/Depth: x State Use:
Land Use: COMMERCIAL Res/Comm Units: / Water Type:
BUILDING
Site Influence: Sewer Type:

Tax Information

Total Value:	\$145,454	Assessed Year:	2024	Property Tax:	\$2,871.30
Land Value:	\$141,126	Improved %:	3%	Tax Area:	17107
Improvement Value:	\$4,328	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$145,454				

757, 759, 805 W SAN
CARLOS ST

PROPERTY DETAILS

AERIAL MAP



757, 759, 805 W SAN CARLOS ST

OWNER USER SALE COMPARABLE VALUATION APPROACH

Property Image	Property Address	Sale Price	Price/SF	Size	Type	Year Built	Date Sold	Buyer
	1785 Rogers Ave	\$4,820,000	\$401.67	12,000	Warehouse	1960	5/6/2025	T & T Wholesaler LLC
	517 Madera Ave	\$1,250,000	\$337.84	3,700	Warehouse/Office/ Yard	1925	1/26/2025	Gld 517 Madera LLC
	650 Lincoln Ave	\$2,500,000	\$386.76	6,464	Manufacturing	1962	12/28/2024	Pazmany Bros Landscaping
	478 Stockton Ave	\$2,630,000	\$226.69	11,602	Service	1953	12/20/2024	FAR Industrial
	2170 Oakland Rd	\$3,350,000	\$410.04	8,170	Light Manufacturing	1985	12/17/2024	QVF Investments LLC
	1049 Felipe Ave	\$2,100,000	\$257.35	8,160	Manufacturing	1968	12/12/2024	MBA Management LLC
	270 Cimino St	\$2,950,000	\$308.84	9,552	Manufacturing	1988	10/4/2024	Acharya Group LLC
	332 Phelan Ave	\$1,800,000	\$241.64	7,449	Manufacturing	N/A	6/18/2024	J & D LLC
	2526 Qume Dr	\$2,200,000	\$394.12	5,582	Flex Condo	2006	3/22/2024	Better Horizons Day Program
	968 Rincon Cir	\$2,130,000	\$369.79	5,760	Flex Condo	1982	3/18/2024	5G Properties LLC
	Average:		\$333.47					
	Indicated Value of 757, 759, 805 W San Carlos Street:	Flex/Industrial	8,568 SF	\$2,857,197.78				

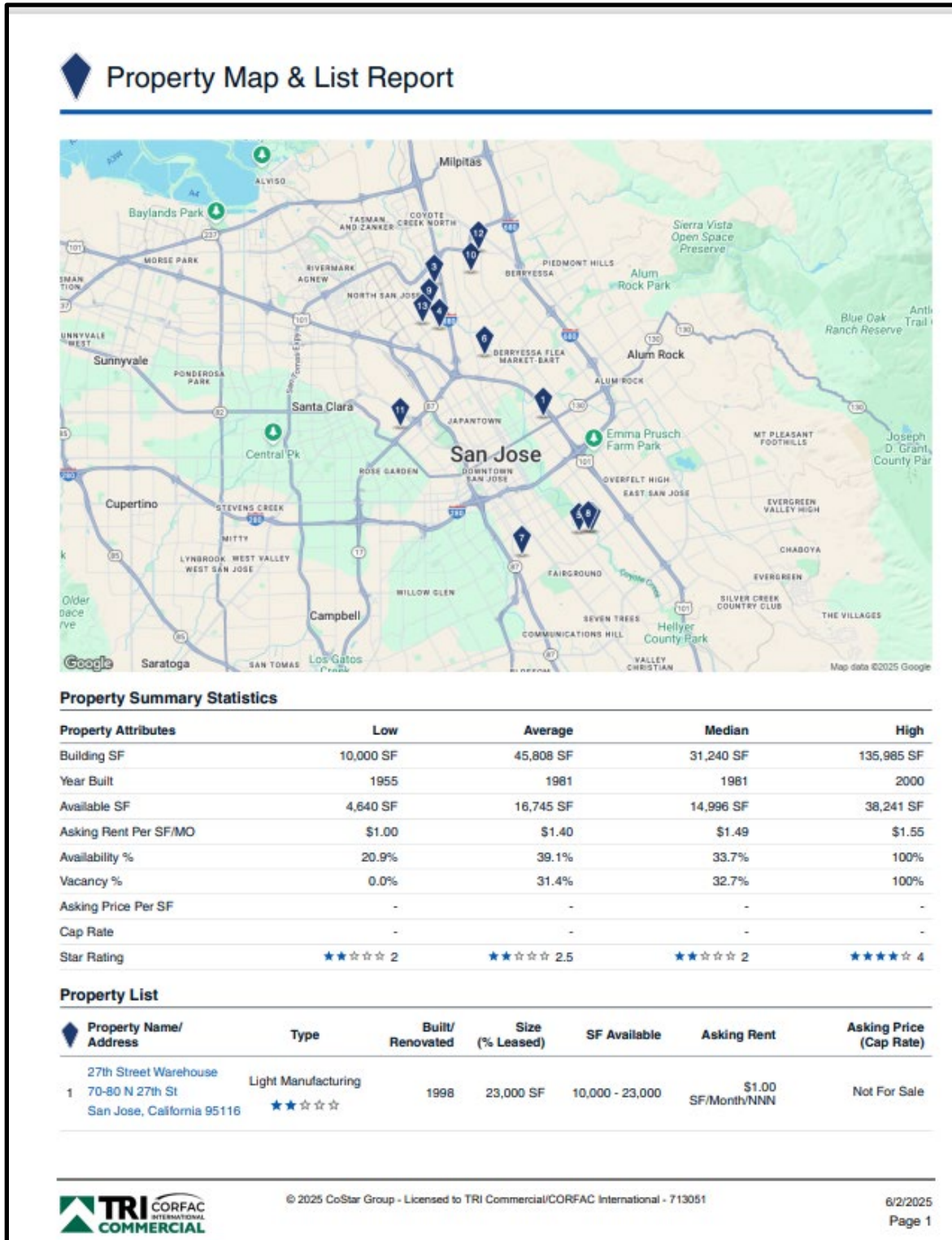
757, 759, 805 W SAN CARLOS ST

PROFORMA INCOME APPROACH VALUATION

Proforma Income Approach Valuation - 757, 759, 805 W San Carlos St			
*Tenant pays taxes, insurance, and maintenance			
Total Square Footage:	8,568		
Monthly Gross Rent:	\$11,138	(\$1.30 per SF Rent - NNN)	
Net Operating Income:	\$ 133,660.80		
CAP:	6.00%		
Value:	\$ 2,227,680.00		
*Numbers are estimated and not be relied upon			

757, 759, 805 W SAN CARLOS ST

CURRENT LEASE AVAILABILITIES



757, 759, 805 W SAN CARLOS ST

CURRENT LEASE AVAILABILITIES

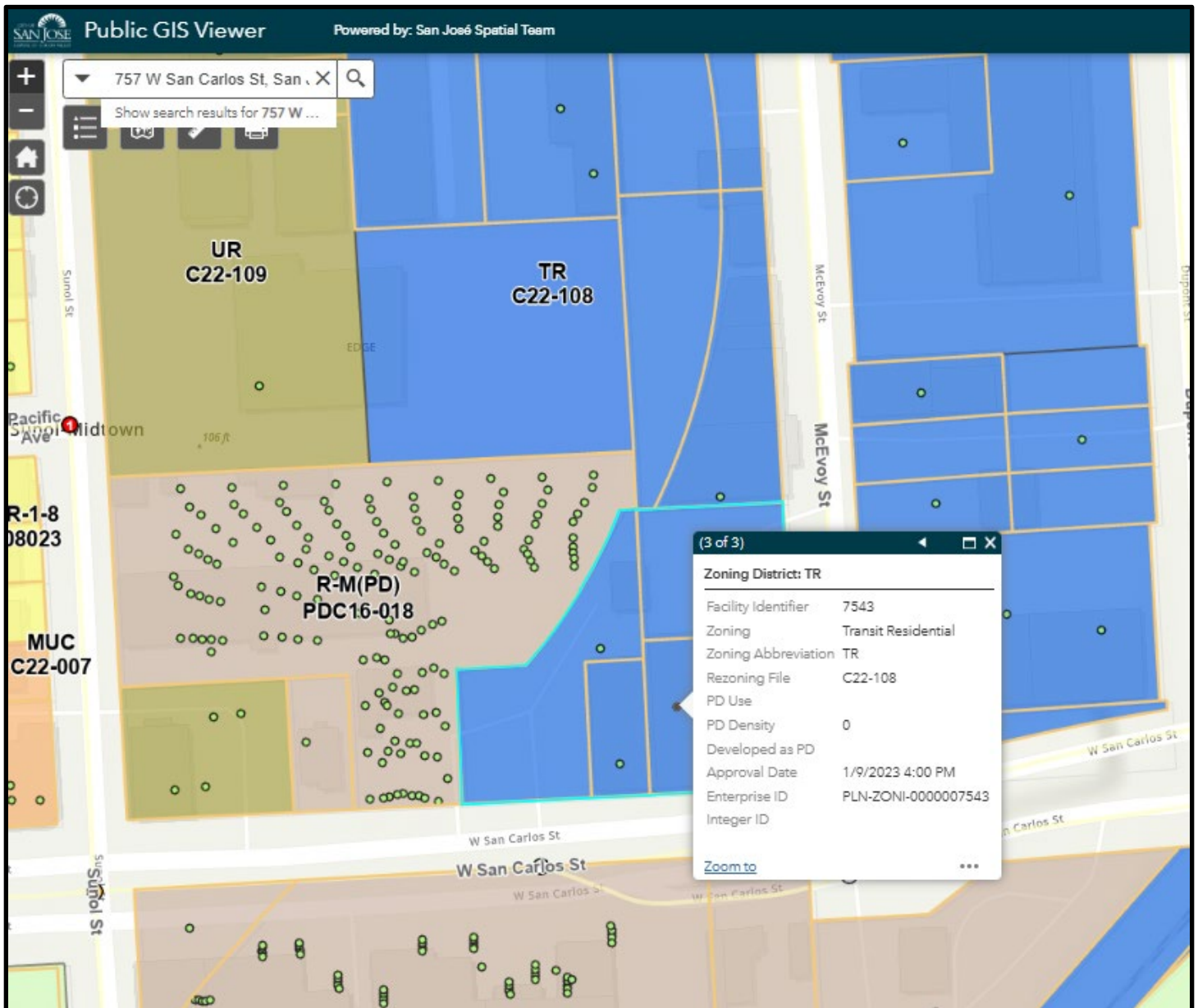
Property List (Continued)							
	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	681-685 Quinn Ave San Jose, California 95112	Warehouse ★★★★☆	1970	58,965 SF (67.3%)	8,600 - 19,276	\$1.15 - 1.50 SF/Month/NNN	Not For Sale
3	2365 Paragon Dr San Jose, California 95131	Light Manufacturing ★★★★☆	1986	47,250 SF (76.1%)	4,590 - 11,290	\$1.40 SF/Month/NNN	Not For Sale
4	1771 Junction Ave San Jose, California 95112	Manufacturing ★★★★☆	1967	10,000 SF	10,000	\$1.50 SF/Month/IG	Not For Sale
5	2000-2036 Senter Rd San Jose, California 95112	Warehouse ★★★★☆	1997	54,146 SF (92.6%)	4,000 - 28,278	\$1.50 SF/Month/NNN	Not For Sale
6	Lincoln Court 890 Service St San Jose, California 95112	Warehouse ★★★★☆	1985	135,985 SF (81.3%)	12,747 - 38,241	\$1.49 SF/Month/NNN	Not For Sale
7	1718 Stone Ave San Jose, California 95125	Warehouse ★★★★☆	1955	30,000 SF (50.0%)	5,000 - 15,000	\$1.45 - 1.55 SF/Month/IG	Not For Sale
8	2230 Will Wool Dr San Jose, California 95112	Warehouse ★★★★☆	2000	53,470 SF (79.1%)	2,232 - 11,160	\$1.45 - 1.55 SF/Month/NNN	Not For Sale
9	Bldg B 568-580 Charcot Ave San Jose, California 95131	Warehouse ★★★★☆	1977	20,880 SF (77.8%)	4,640	\$1.40 SF/Month/NNN	Not For Sale
10	Bldg 59 1980-1998 Concourse Dr San Jose, California 95131	Light Manufacturing ★★★★☆	1982	85,572 SF (66.6%)	12,359 - 28,552	\$1.50 SF/Month/NNN	Not For Sale
11	1080 Elm St San Jose, California 95126	Distribution ★★★★☆	1975	23,460 SF (10.5%)	6,000	\$1.25 SF/Month/IG	Price Not Disclosed
12	2130 Trade Zone Blvd San Jose, California 95131	Warehouse ★★★★☆	1981	21,538 SF (66.3%)	7,250	\$1.50 SF/Month/IG	Not For Sale
13	2070-2082 Zanker Rd San Jose, California 95131	Warehouse ★★★★☆	1977	31,240 SF (100%)	7,156 - 14,996	\$1.40 SF/Month/NNN	Not For Sale


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Page 2

757, 759, 805 W SAN CARLOS ST

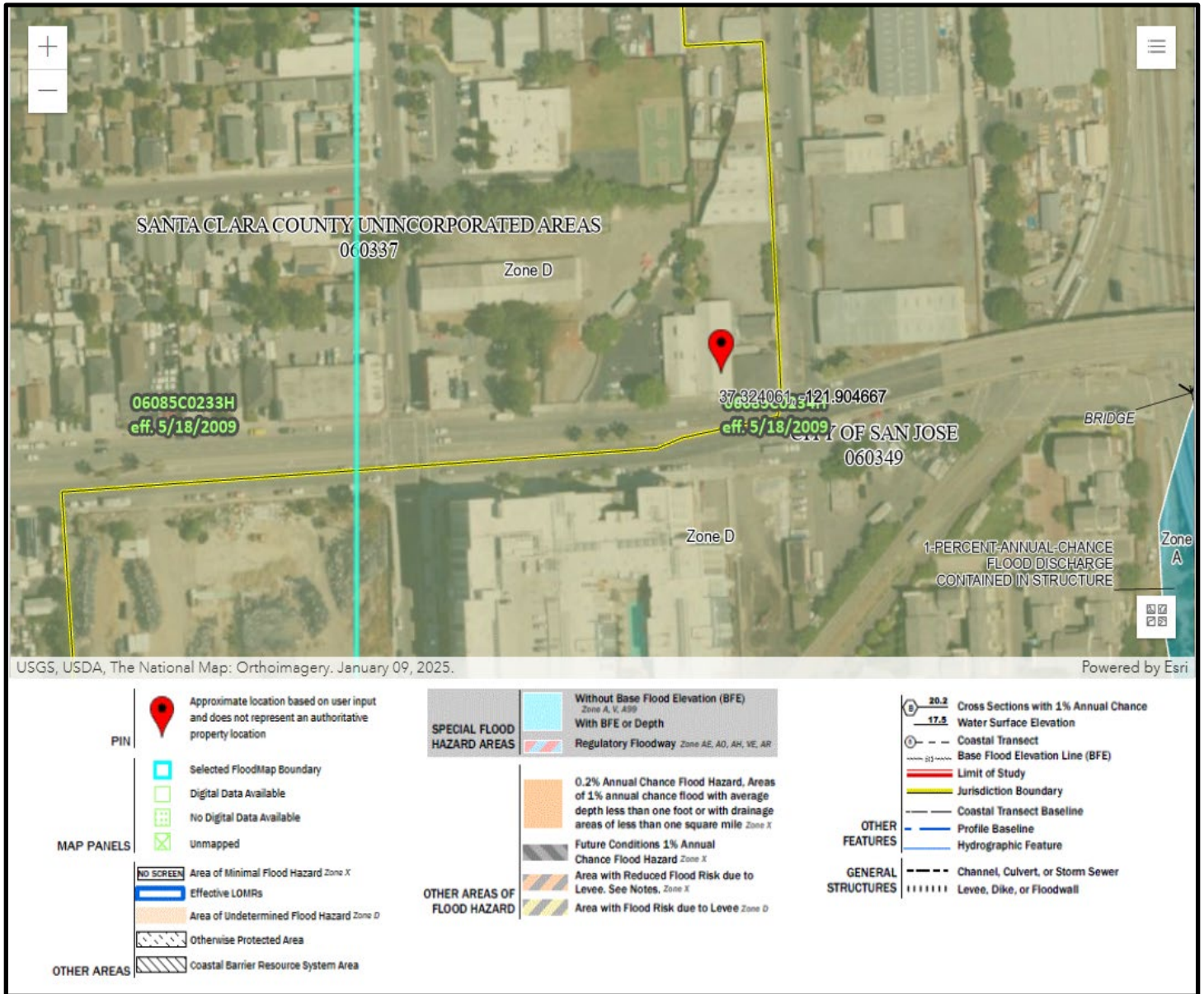
ZONING MAP

TRANSIT RESIDENTIAL (TR)



757, 759, 805 W SAN CARLOS ST

FEMA FLOOD MAP – AREA WITH FLOOD RISK DUE TO LEVEE (ZONE D)



757, 759, 805 W SAN CARLOS ST

EARTHQUAKE MAP – NOT WITHIN AN EARTHQUAKE FAULT ZONE, WITHIN A LIQUEFACTION ZONE

Information

The Alquist-Priolo Earthquake Fault Zoning Act (1972) and the Seismic Hazards Mapping Act (1990) directs the State Geologist to delineate regulatory “zones of required investigation” to assist cities, counties and state agencies (lead agencies) in fulfilling their responsibilities for protecting the public safety from the effects of earthquake-triggered ground failure. Lead agencies affected by the zones must regulate certain development “projects” within them. These Acts also require sellers of real property (and their agents) within a mapped hazard zone to disclose that the property lies within such a zone.

More information

Alquist-Priolo Earthquake Fault Zoning Act
Seismic Hazards Mapping Act

The CGS Earthquake Zones of Required Investigation map data presented in this application provide a full resolution digital representation of the Official Zone Maps for fault rupture, liquefaction and seismic landslide hazards in California. As such, they offer an alternate mode of viewing and utilizing these data to GIS files available in the CGS Information Warehouse. However, GIS data on the Information Warehouse are still regarded as the authoritative source of zone map data.

Address:


APN	26139004
City	SAN JOSE
Fault Zone	This parcel is NOT WITHIN an Earthquake Fault Zone.
Liquefaction Zone	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.
Landslide Zone	This parcel is NOT WITHIN a Landslide Zone.

Source: [Earthquake Zones of Required Investigation \(ca.gov\)](https://earthquakezones.ca.gov/)

Please note, most all of California is in a high-risk zone for earthquake, the above is regarding “fault zones”

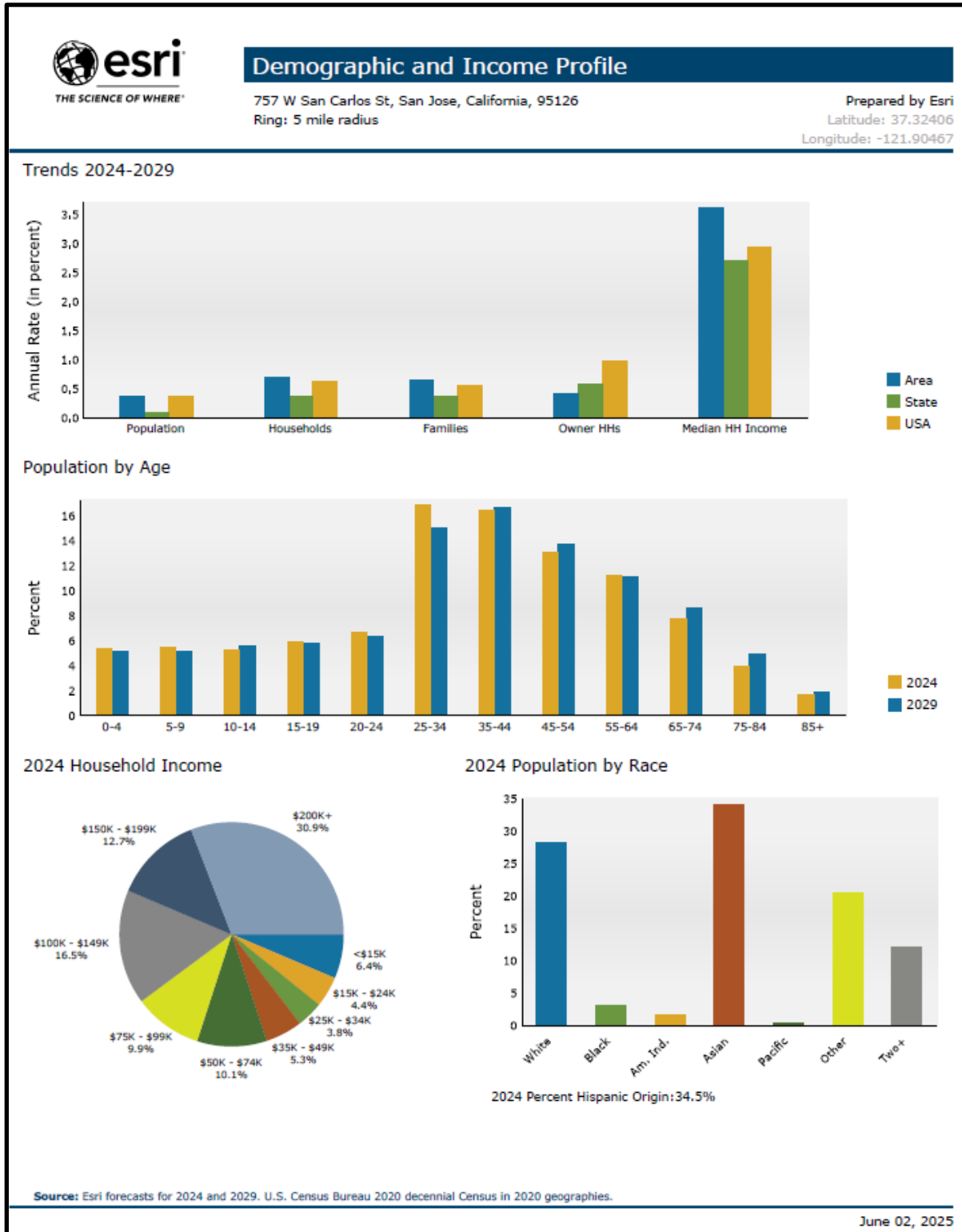
757, 759, 805 W SAN CARLOS ST

5 MILE DEMOGRAPHICS REPORT

		Demographic and Income Profile				Prepared by Esri Latitude: 37.32406 Longitude: -121.90467			
		757 W San Carlos St, San Jose, California, 95126 Ring: 5 mile radius							
Summary		Census 2010		Census 2020		2024		2029	
Population		638,678		681,013		673,747		686,170	
Households		214,886		231,912		232,848		241,043	
Families		142,888		156,401		153,189		158,334	
Average Household Size		2.91		2.87		2.83		2.78	
Owner Occupied Housing Units		105,340		105,360		104,104		106,317	
Renter Occupied Housing Units		109,546		126,552		128,744		134,726	
Median Age		34.3		36.6		37.5		39.0	
Trends: 2024-2029 Annual Rate		Area		State		National			
Population		0.37%		0.09%		0.38%			
Households		0.69%		0.38%		0.64%			
Families		0.66%		0.37%		0.56%			
Owner HHs		0.42%		0.58%		0.97%			
Median Household Income		3.62%		2.70%		2.95%			
Households by Income				2024		2029			
				Number	Percent	Number	Percent		
<\$15,000				14,871	6.4%	12,602	5.2%		
\$15,000 - \$24,999				10,296	4.4%	7,465	3.1%		
\$25,000 - \$34,999				8,838	3.8%	7,037	2.9%		
\$35,000 - \$49,999				12,402	5.3%	9,918	4.1%		
\$50,000 - \$74,999				23,428	10.1%	20,508	8.5%		
\$75,000 - \$99,999				22,972	9.9%	22,174	9.2%		
\$100,000 - \$149,999				38,475	16.5%	40,009	16.6%		
\$150,000 - \$199,999				29,688	12.7%	34,717	14.4%		
\$200,000 +				71,879	30.9%	86,612	35.9%		
Median Household Income				\$126,255		\$150,858			
Average Household Income				\$176,226		\$202,097			
Per Capita Income				\$61,011		\$71,127			
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		48,161	7.5%	37,424	5.5%	36,198	5.4%	35,203	5.1%
5 - 9		42,201	6.6%	37,962	5.6%	37,158	5.5%	35,672	5.2%
10 - 14		36,843	5.8%	39,577	5.8%	35,712	5.3%	38,163	5.6%
15 - 19		40,816	6.4%	43,129	6.3%	39,889	5.9%	39,962	5.8%
20 - 24		49,594	7.8%	46,107	6.8%	45,425	6.7%	43,703	6.4%
25 - 34		109,398	17.1%	118,109	17.3%	114,073	16.9%	102,954	15.0%
35 - 44		99,524	15.6%	103,726	15.2%	110,518	16.4%	114,747	16.7%
45 - 54		87,065	13.6%	89,465	13.1%	88,425	13.1%	94,333	13.7%
55 - 64		61,595	9.6%	79,411	11.7%	75,321	11.2%	75,895	11.1%
65 - 74		33,318	5.2%	49,737	7.3%	52,413	7.8%	59,298	8.6%
75 - 84		20,921	3.3%	25,149	3.7%	27,031	4.0%	33,354	4.9%
85 +		9,242	1.4%	11,216	1.6%	11,585	1.7%	12,887	1.9%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		296,206	46.4%	205,879	30.2%	190,356	28.3%	181,438	26.4%
Black Alone		21,067	3.3%	21,122	3.1%	21,083	3.1%	21,047	3.1%
American Indian Alone		6,099	1.0%	10,821	1.6%	10,604	1.6%	10,653	1.6%
Asian Alone		168,375	26.4%	221,297	32.5%	229,911	34.1%	243,206	35.4%
Pacific Islander Alone		2,975	0.5%	2,701	0.4%	2,606	0.4%	2,609	0.4%
Some Other Race Alone		111,501	17.5%	137,629	20.2%	137,977	20.5%	143,203	20.9%
Two or More Races		32,455	5.1%	81,564	12.0%	81,211	12.1%	84,015	12.2%
Hispanic Origin (Any Race)		233,251	36.5%	233,383	34.3%	232,486	34.5%	240,659	35.1%
Data Note: Income is expressed in current dollars. Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.									
June 02, 2025									

757, 759, 805 W SAN CARLOS ST

5 MILE DEMOGRAPHICS REPORT





MARTIN A. MORICI

PROFESSIONAL QUALIFICATIONS

Senior Director Office | R&D Industrial

1900 The Alameda Suite 530,
San Jose, CA 95126

Dir: 408.413.3519
Cell: 408.207.8906
martymorici@tricommercial.com
DRE: #00990974

Specialization

Martin A. Morici has been in the commercial real estate business for over 40 years. He started out at Grubbs and Ellis and was there for 16 years. He moved to Colliers where he worked as an Executive Vice President and shareholder for 22 years and three years at TRI Commercial. Martin's experience includes 2,500,000 sq. ft. in Milpitas there were many leases and sales to companies like Johnson & Johnson, Leybold and Adaptec. Formerly Martin handled the Boatman Business Park in Santa Clara. Martin prides himself on market knowledge and meeting client's objectives.

RECENT R&D INDUSTRIAL TRANSACTION COMPLETED

Amgen 41,295 square feet
Amdahl/Capcorn 55,000 square feet – Sale/Lease
Alphasmart 15,000 square feet – Lease
Kimball Electronics 30,000 square feet
Quantum Scape 86,000 square feet

COMPANIES REPRESENTED

Petrinovich Pugh & Co, LP (www.ppandco.com) 15,000 square feet
dB Control/Gelco Corp (www.dbcontrol.com / www.helco.com)
34,000 square feet
Aviat Networks 128,000 square feet
Atheros/Qualcomm (sublease in Florida) 10,000 square feet
Objectivity (www.objectivity.com) 20,000 square feet
Proto Services (www.protoservices.com) 20,000 square feet (IBP)
Cote Capital (www.cotecapital.com) 18,000 square feet
GTE Sylvania, Tony Zulli 300,000 square feet
Amdahl, Ed Hartford – Head of Real Estate 1,000,000 square feet
Prudential Insurance 2,000,000 square feet
Dollinger Properties 100,000 square feet

COMMUNITY INVOLVEMENT

Martin has played an active role in the Bellarmine Alumni Group which supports Sacred Heart Community School efforts and The Family Supportive Housing www.sjfamilyshelter.org. Martin also was a founder of the Cancer Wellness Center, a non-profit to assist cancer patients and their families that have lost loved ones to the disease or are undergoing treatment; www.cancersupportcommunity.org.



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MARTIN A. MORICI

PROFESSIONAL QUALIFICATIONS

Senior Director

Office | R&D Industrial

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DRE: #00990974

TRANSACTIONS LIST

5729 Fontanos Way, San Jose - On Market
2201 Qume Drive, San Jose - Corp - Sale
266/260 McGlincy Lane, Campbell Land - Industrial Buyers - Sale
3033 Scott Blvd, Santa Clara 36,000 square feet - Corp - Sale
1025 Comstock, Santa Clara 24,000 square feet - Corp - Sale
975 Comstock, Santa Clara 10,000 square feet - Corp
3303 Scott Blvd, Santa Clara 36,000 square feet - Corp - Sale
3108 Patrick Henry, Santa Clara 68,075 square feet - Spelker Property (now Blackstone)
3065 Tasman, Santa Clara 20,000 square feet - Industrial - Sale
475 Oakmead, Santa Clara 60,000 square feet - Development - Sale
535 Oakmead, Santa Clara 55,000 square feet - Industrial - Sale
1330 Orleans, Sunnyvale 22,000 square feet - Development - Sale
445 Indio, Sunnyvale 30,000 square feet - Seller, South Bay Buyer Dollinger
750 Arques Ave, Sunnyvale 16,400 square feet - Industrial - Sale
Boatman Business Park Over 200,000 square feet including:
500 Laurelwood, Santa Clara Industrial - Sale
3193 Bellick, Sunnyvale Industrial - Sale
473 Sapena Ct, Sunnyvale Industrial - Sale
3162 Bellick, Sunnyvale Industrial - Sale
429 Sapena Court, Sunnyvale Industrial - Sale
482 Sapena Court, Sunnyvale Industrial - Sale
355 Trimble, San Jose 96,000 square feet - Industrial (sold to Prudential Insurance)
455 Trimble, San Jose 80,000 square feet - Industrial (sold to Prudential Insurance)
2581 Junction Ave, San Jose 90,000 square feet - (sold to Prudential Insurance)
585—587 Charcot, San Jose 100,000 square feet - Pro-Logis
602 Charcot, San Jose 24,000 square feet - Industrial
1755 McCarthy Blvd, San Jose 37,000 square feet - Developer
1759 McCarthy Blvd, San Jose 37,000 square feet - Lease
SB Business Center, Montague, Milpitas 130,000 square feet - Developer (Sold twice in 2 years)
1460 Atteberry, Milpitas 10,000 - Industrial - Sale
1355 Ridder Park, Milpitas 30,000 square feet - Non-Profit - Sale
2060 Ringwood, Milpitas 24,000 square feet - Private - Sale
2247 Ringwood, Milpitas 8,000 square feet - Industrial - Sale
2011 N Capitol, Milpitas 8,000 square feet - Individual - Sale
2013 N Capitol, Milpitas 8,000 square feet - Individual - Sale
2121 N Capitol, Milpitas 12,000 square feet - Individual - Sale
1996 Lundy, Milpitas 20,000 square feet - City of San Jose - Sale
1870 Lundy, Milpitas 55,000 square feet - Non-Profit - Sale
Vineyard, Morgan Hill 20,000 square feet - Lin Engineering - Sale
55 Los Collinas 15,000 square feet - Solo Owner User - Sale
Las Collinas, San Jose 1-acre - Land - Sale
3260 El Camino, Palo Alto 10,000 square feet - Ground Lease (Solo) - Sale



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CLAYTON TEMPLE

PROFESSIONAL QUALIFICATIONS

Senior Director

San Francisco Bay Area Manager

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Walnut Creek, CA 94596

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Cell: 925.470.2625

clayton.temple@tricommercial.com

DRE: #02006440

Specialization

Clayton specializes in sale and lease advisory for office and industrial properties in the East Bay region. He represents both tenants and landlords with their sale and leasing requirements.

Professional Background

Clayton started his commercial real estate career in 2015 as a research intern at Transwestern and acquired a sales license the next year. As an intern, he was responsible for updating internal transaction reports and assisted with market research. During this internship, Clayton gained valuable experience in business development and preparing numerous broker's opinion of value assessments. Clayton has built on this early real estate experience and has successfully negotiated numerous lease and sale transactions of office and industrial properties. Clayton joined the Walnut Creek office of TRI Commercial in 2018 as a Sales & Leasing Associate. Coupling his desire to learn and unrelenting tenacity, Clayton has found success early in his career by adding value and delivering excellent service to his clients and customers.

Education

Bachelor's Degree in Business Administration and Management from Saint Mary's College of California in Moraga.
License California DRE #00642167



ABOUT TRI COMMERCIAL

We believe that relationships are our greatest asset. At TRI Commercial, Building Great Relationships is more than a tagline; it's an expression of our business plan. We build our relationships on a foundation of targeted client service and value-added information, and we build them to last. Exceptional service is fundamental to our business. We measure our success on the strength of the relationship formed between agent and client. TRI has built a highly competitive and experienced team of professionals with one focus in mind: to form and maintain long-lasting relationships.

Our agents truly value the relationship more than the transaction.

The second point of emphasis is information - timely, accurate, detailed information about the real estate market and the forces that shape it. We filter information for relevance to your specific needs. Then we strive to present that information clearly and concisely. As professionals in commercial real estate our goal is to become your trusted resource for valuable information. TRI Commercial is a full-service brokerage operation handling the complete range of transactional business: investment and owner/user sales, leasing, tenant representation and site location. In addition to traditional brokerage services, we provide commercial and multifamily property management.

We focus exclusively on commercial properties: office, industrial, flex, and retail. This positions us to gather in-depth background on each prospective property and its surrounding communities. We give you the Big Picture and put the power of informed decision making in your hands. We have a strong presence in San Jose, San Francisco, Oakland, Walnut Creek, Sacramento, and Roseville, with direct access to every major commercial market in Northern California. Through our affiliation with CORFAC International, we also provide clients with national and international coverage.

Since 1977, we have consistently proven that we come to the table with real-time knowledge of the opportunities and challenges our clients face. Our value is providing the expertise to help you seize the opportunities, overcome the challenges, and complete your transaction.

TRI Commercial: Building Great Relationships Since 1977.

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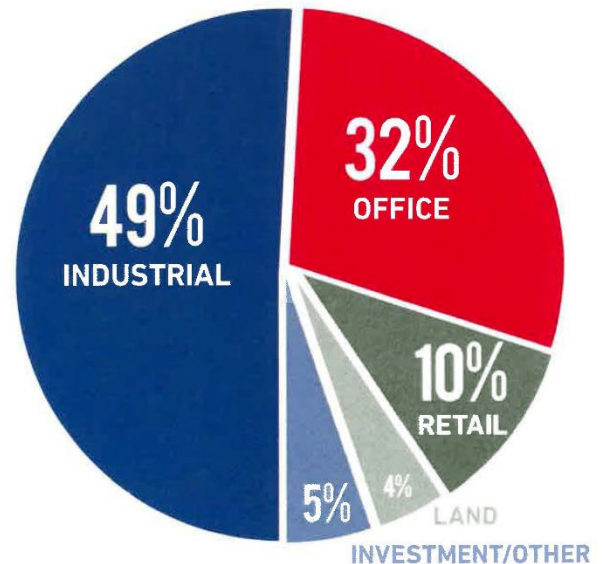
2018 HIGHLIGHTS:

75 GLOBAL
OFFICES

\$8.2 BILLION
IN TRANSACTION
VOLUME



10,000 TRANSACTIONS



680 MILLION



SQUARE FEET

LEASED, SOLD AND MANAGED

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