

MOORPARK *Crossings*



HIGHWAY
280

MOORPARK AVE

SARATOGA AVE

**PREMIER REDEVELOPMENT OPPORTUNITY
IN CORE SILICON VALLEY**

CBRE

Investment Properties | Capital Markets

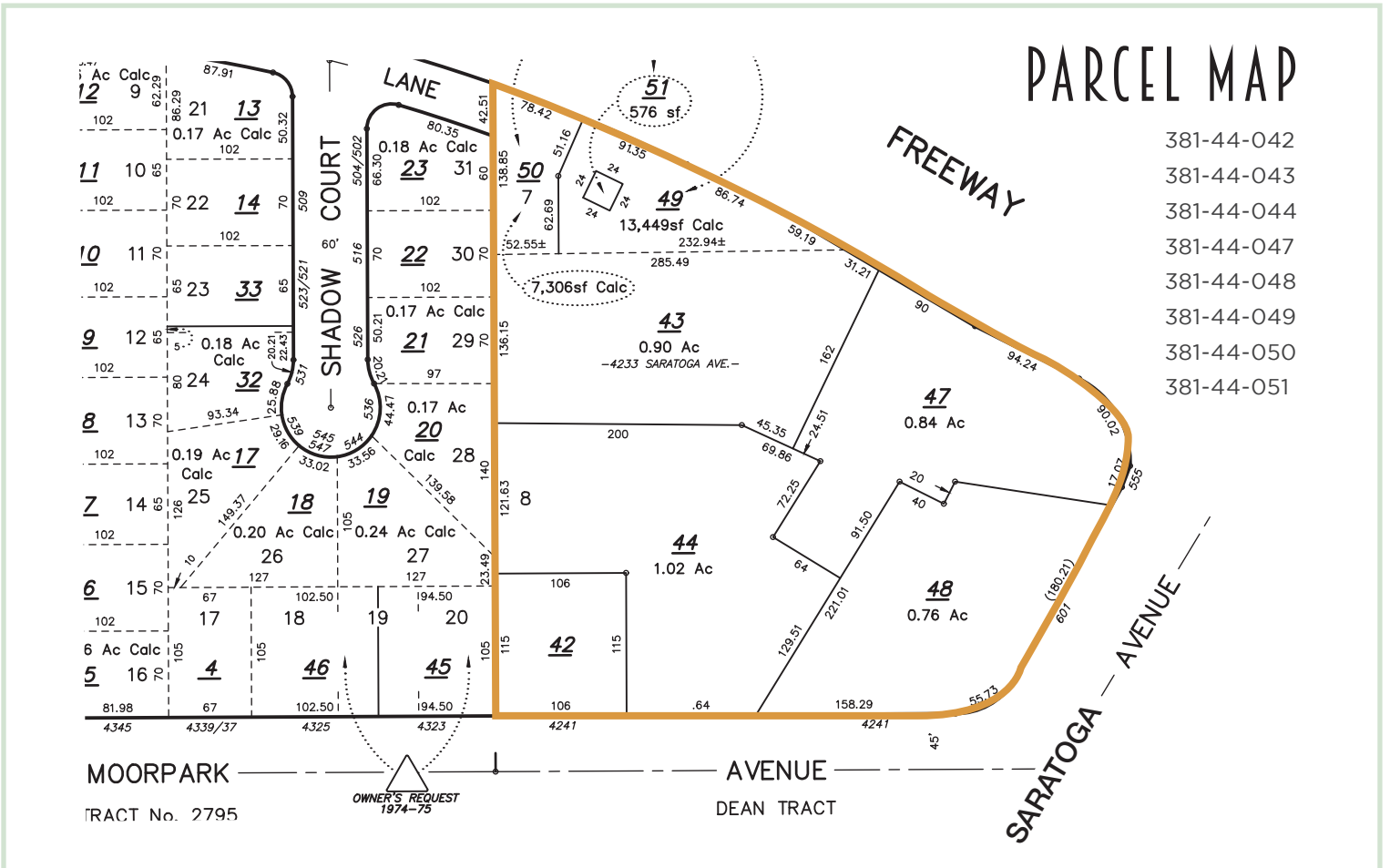
MOORPARK *Crossings*

CBRE is pleased to offer Moorpark Crossings, consisting of eight parcels totaling approximately ± 4.29 acres at the corner of Moorpark Avenue and Saratoga Avenue in San Jose, California. The property represents an excellent redevelopment opportunity due to its low building coverage, optimal visibility, high traffic counts, and large size with multiple access points.



| | MOORPARK | ALOFT HOTEL | SUMMARY |
|--------------------------------|---|-------------------|---------------|
| ADDRESS | 555 Saratoga Ave 601 Saratoga Ave 4233 Moorpark Ave | 4241 Moorpark Ave | |
| OWNERSHIP TYPE | Fee Simple | Leased Fee | |
| TYPE OF PROPERTY | Retail | Hotel | |
| NUMBER OF BUILDINGS | 2 | 1 | 3 |
| BLDG SIZE (SF) | $\pm 9,873$ | $\pm 46,593$ | $\pm 56,466$ |
| LAND ACRES | ± 3.11 | ± 1.18 | ± 4.29 |
| LAND SF | $\pm 135,472$ | $\pm 51,400$ | $\pm 186,872$ |
| ANNUAL IN-PLACE NOI | \$278,448 | \$206,031 | \$484,479 |
| MARK-MARKET NOI | \$858,861 | N/A | |
| GROUND LEASE EXPIRATION | N/A | April 30, 2074 | |

The stated square footage is provided based on information believed to be accurate; however, the buyer is responsible for independently verifying the exact size of the property.



- 381-44-042
- 381-44-043
- 381-44-044
- 381-44-047
- 381-44-048
- 381-44-049
- 381-44-050
- 381-44-051

INVESTMENT HIGHLIGHTS

ATTRACTIVE "COVERED LAND PLAY" OPTIONALITY

Near term roll among existing tenancy presents a potential opportunity to generate expense coverage while perfecting entitlements at optimal terms or immediately prepare the site for development

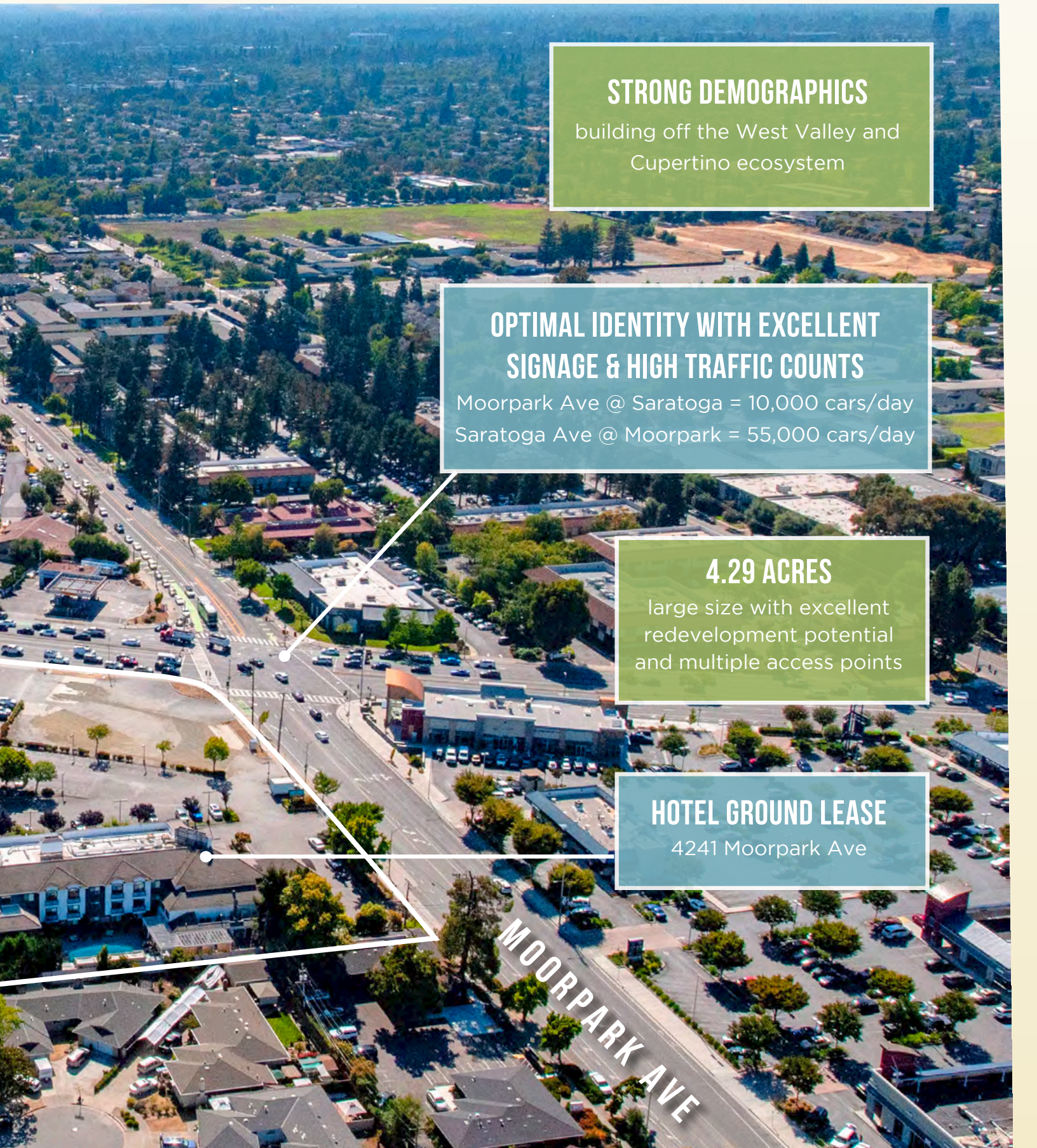
HIGH VISIBILITY

from 280 freeway

SHORT-TERM LEASES

4233 Moorpark &
555 Saratoga





STRONG DEMOGRAPHICS
building off the West Valley and
Cupertino ecosystem

**OPTIMAL IDENTITY WITH EXCELLENT
SIGNAGE & HIGH TRAFFIC COUNTS**
Moorpark Ave @ Saratoga = 10,000 cars/day
Saratoga Ave @ Moorpark = 55,000 cars/day

4.29 ACRES
large size with excellent
redevelopment potential
and multiple access points

HOTEL GROUND LEASE
4241 Moorpark Ave

MOORPARK AVE

DISCLOSURES

PROPERTY VISITATION AND COMMUNICATION

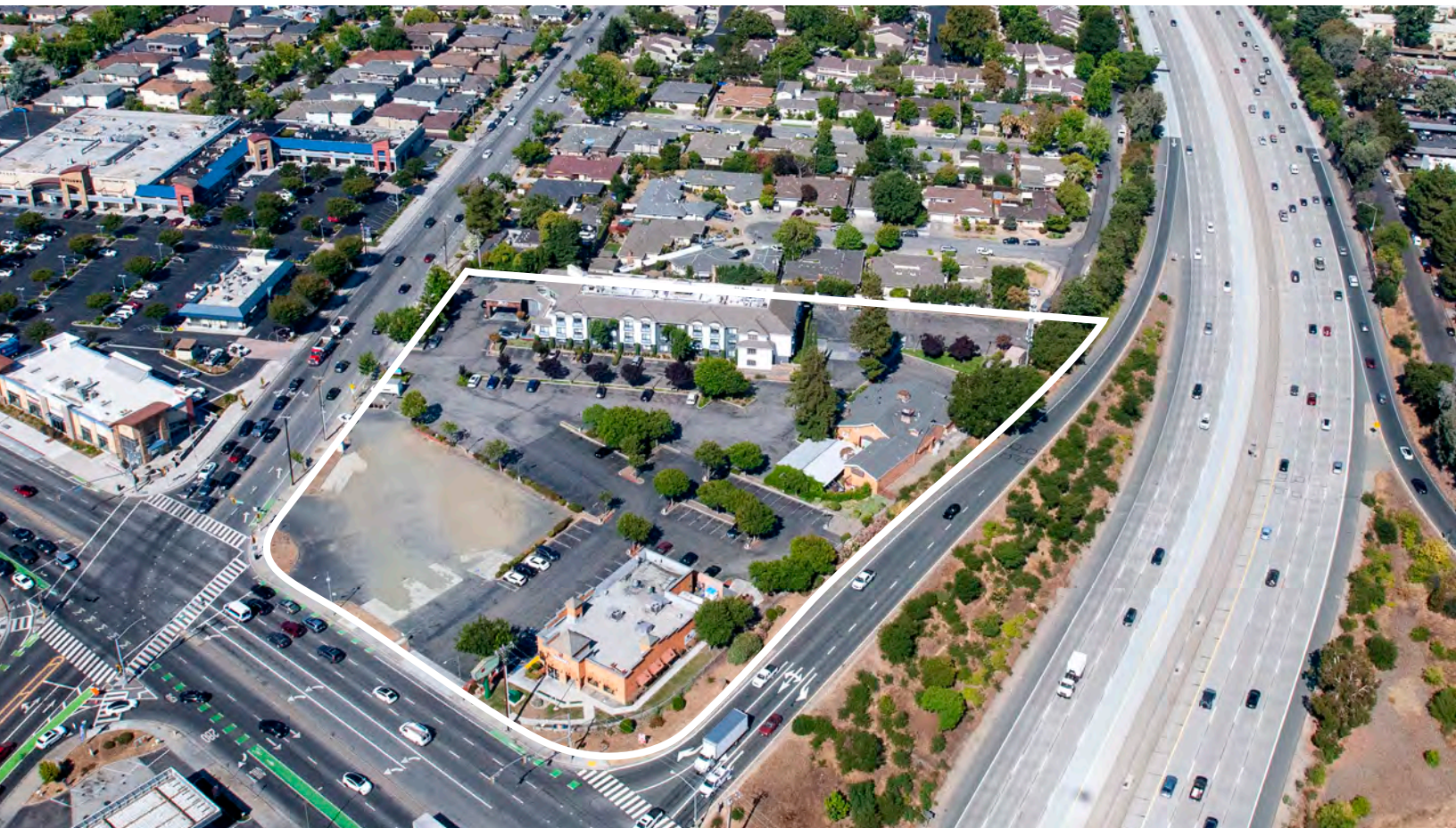
CBRE invites you to learn more about Moorpark Crossings by reviewing this Offering Memorandum and meeting with any of the individuals noted in this package. Please address all communications, inquiries and requests to the CBRE Investment Properties Team, as representatives of the Seller.

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, survey, zoning documents, and other information that should be useful in your evaluation of the property. For questions regarding the document center please contact Jonathan Ziegler at jonathan.ziegler@cbre.com or +1 650 388 6044.

OFFER SUBMISSION

Please direct offers to Charlie Strouss at the email address on the last page of this OM. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames, and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an Affiliate) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the Property), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

MOORPARK *Crossings*



CBRE

INVESTMENT PROPERTIES TEAM

CHARLES STROUSS

Executive Vice President
Lic. 01372483
+1 650 773 5881
charles.strouss@cbre.com

JONATHAN ZIEGLER

Analyst
Lic. 02072075
+1 650 388 6044
jonathan.ziegler@cbre.com

RETAIL ADVISORS

RICK SHAFFER

Senior Vice President
Lic. 00853889
+1 408 453 7430
rick.shaffer@cbre.com

JOHN SHAFFER

Vice President
Lic. 01971371
+1 408 896 1555
john.shaffer@cbre.com

©2025 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.