

SINGLE-TENANT AUTO REPAIR OPPORTUNITY

2812 Stevens Creek Blvd - San Jose, CA

OFFERING MEMORANDUM





Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.



TABLE OF CONTENTS

- 1 Executive Summary
- 2 Investment Overview
- 3 Financial Summary
- 4 Local Overview

KIRK TRAMMELL

Executive Managing Director Investments
kirk.trammell@marcusmillichap.com
Office: 650.391.1809 | License CA 01038657

JOSHUA JOHNSON

Senior Director Investments
joshua.johnson@marcusmillichap.com
Office: 650.391.1784 | License CA 01930127

JIMMY CASTELLANOS

Senior Managing Director Investments
jimmy.castellanos@marcusmillichap.com
Office: 650.391.1777 | License CA 02024152

EXECUTIVE SUMMARY

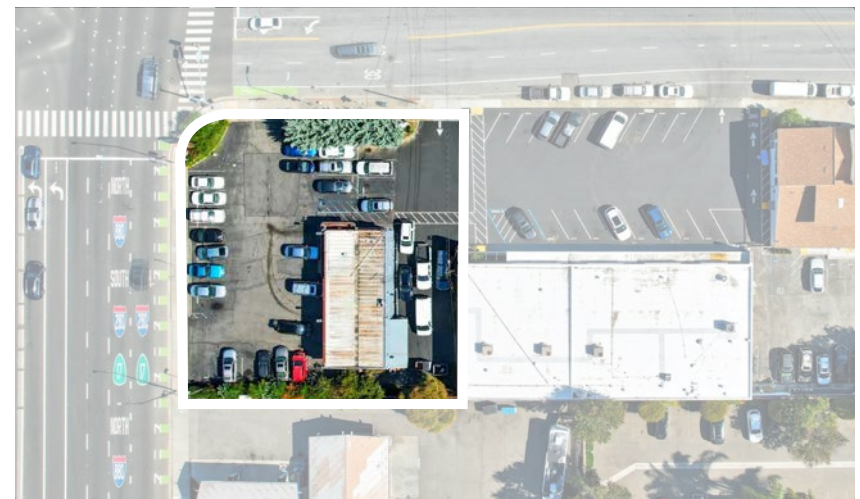
Single-Tenant Autobody
San Jose, CA



Address	2812 Stevens Creek Boulevard San Jose, CA
Price	\$3,000,000
Net Operating Income	\$180,000
Capitalization Rate	6.00%
Occupancy	100%
Gross Building Area	1,674 SF
Site Size	16,300 SF
Year Built	1951
APN	277-34-054
Zoning	Planned Development
General Plan	Urban Village Commercial
Urban Village Plan	Valley Fair/Santana Row

Suite	Tenant	Lease Type	Monthly Rent	Rent PSF
2812	Stevens Creek Automotive	NNN	\$15,000	\$8.96
Total			\$15,000	\$8.96

- » Single-tenant auto repair building leased to a successful tenant
- » High visibility location with signage at the corner of Stevens Creek Boulevard and Monroe Street
- » Three repair bays and a massive site with 23 parking spaces
- » Curb cuts along Stevens Creek Boulevard and Monroe Street
- » Tenant recently renewed their lease for another five years
- » Excellent future owner/user or redevelopment opportunity
- » Potential to purchase with 319-325 S. Monroe Street (contact agent for details)



Dior
GUCCI
Cartier
bloomingdale's
PRADA
ANTHROPOLOGIE
TIFFANY & Co.
WILLIAMS-SONOMA
NORDSTROM
MACY'S
LOUIS VUITTON
SEPHORA
HERMÈS
BVLGARI
POTTERY BARN
THE NORTH FACE

Stevens Creek Boulevard

Monroe Street

INVESTMENT SUMMARY

Single-Tenant Autobody
San Jose, CA

SINGLE-TENANT AUTO REPAIR PROPERTY

2812 Stevens Creek Boulevard is a single-tenant auto repair building situated on a 0.37-acre parcel at the corner of Stevens Creek Boulevard and Monroe Street. The building measures 1,674 square feet and has three repair bays and an attached office; there are 23 parking spaces on site. The property has highly visible location and the tenant benefits from a pylon sign on Stevens Creek Boulevard. Additionally, there are curb cuts along both Stevens Creek Boulevard and Monroe Street to provide access and circulation.

PASSIVE LEASED INVESTMENT

Stevens Creek Automotive has occupied the site for many years and recently renewed their lease for another five years. The lease has a triple net expense structure with limited landlord responsibilities and provides. The tenant is responsible for all operating expenses except for the roof, building structure, foundation, and exterior walls. Given the nature of the use, landlord expenses are anticipated to be minimal.



DOMINANT RETAIL TRADE AREA

The site is located across Westfield Valley Fair and Santana Row, which are two of the most successful retail developments in Northern California. Westfield Valley Fair has 2.2 million square feet of retail space and is leased to more than 200 stores and 50 restaurants, including luxury retailers such as Balenciaga, Versace, Louis Vitton, Gucci, Prada, Burberry, Dolce & Gabbana, and Patek Phillipe. The shopping center went through a \$1.1 billion expansion in 2020 that added 500,000 square feet of space. Santana Row has about 90 shops and restaurants in nearly 500,000 square feet of space. Major tenants include Crate & Barrel, Lululemon, Nike, The Container Store, Tesla, Sephora, and Rivian.

FUTURE REDEVELOPMENT POTENTIAL

The property is located within the Santana Row/Valley Fair Urban Village Plan and has a land use designation of Urban Village Commercial. This designation is intended for new mid-rise commercial development to build off the success of Santana Row. Densities up to 8.0 floor area ratio are permitted under this land use designation.

INVESTMENT SUMMARY

Single-Tenant Autobody
San Jose, CA

EXCELLENT REGIONAL ACCESS

The subject property benefits from its proximity to both Interstate 880 and Interstate 280. The Stevens Creek Boulevard interchange is directly across from the site, providing immediate access to both of these freeways. Interstate 880 carries more than 154,000 cars per day and Interstate 280 has average daily counts in excess of 170,000 vehicles. These two freeways provide excellent access to all parts of San Jose and the Bay Area.

IDEAL DEMOGRAPHIC PROFILE

The property has ideal demographics for retail and service businesses. There are an estimated 23,477 residents within a one-mile radius, and the daytime population is 27,865 within the same radius. Additionally, the trade area has a relatively high average household income. As of 2024, the average income for the area was estimated at \$176,702. The local population is highly educated, with more than 55% of the workforce having a bachelor's or graduate degree. This affluent, educated population has high levels of discretionary income.



LOCAL MAP



Valley Fair Mall | 290+ Retailers

bloomingdales PRADA BVLGARI Cartier POTTERY macy's BARN WILLIAMS-SONOMA ANTHROPOLOGIE NORDSTROM SEPHORA HERMÈS GUCCI THE NORTH FACE Dior LOUIS VUITTON TIFFANY & Co. Apple

Pruneridge Golf Club

INTERSTATE 880



O'CONNOR HOSPITAL



Stevens Creek Boulevard

★
Subject Site



SAN JOSE CITY COLLEGE

INTERSTATE 280

San Thomas Expressway

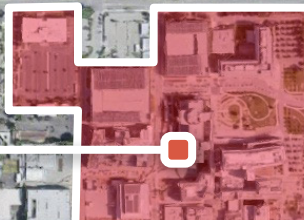
INTERSTATE 280

Santana Row

BEST BUY TESLA YETI TUMI Crate & Barrel NIKE The Container Store

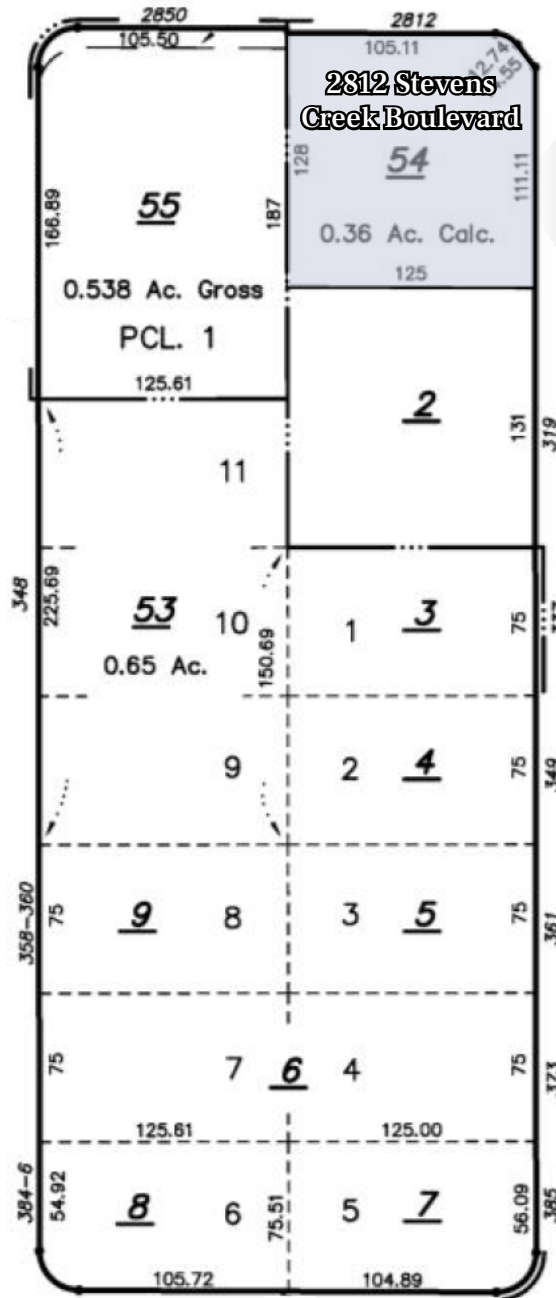
SANTA CLARA VALLEY MEDICAL CENTER
Hospital & Clinics

INTERSTATE 880



PARCEL MAP

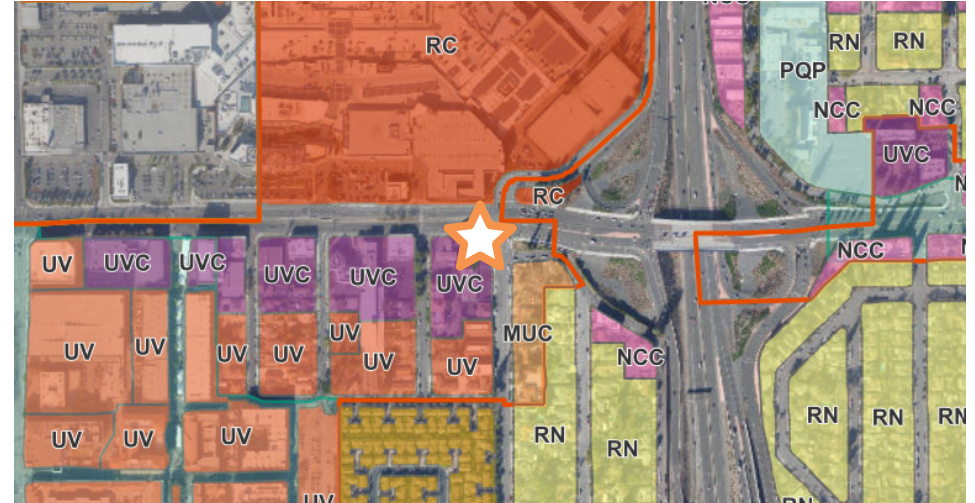
Single-Tenant Autobody
San Jose, CA



LAND USE DESIGNATION – URBAN VILLAGE COMMERCIAL

This designation is applied to properties along Stevens Creek Boulevard, the Century Theater property along Winchester Boulevard, and the properties adjacent to Interstate 280. These areas were identified as being an opportunity for new commercial development that could build off the success and vibrancy of the commercial development in Santana Row, as well as the existing higher intensity office buildings located along Tisch Way. This designation supports commercial activity that is more intensive than that of the Neighborhood/Community Commercial land use designation. a variety of commercial uses, mid-rise office buildings and hotels, along with ground floor neighborhood serving commercial and retail uses.

Lower intensity commercial land uses could be supported, but these uses are intended to be interim until there is a market that supports higher intensity uses. This Plan supports the aggregation of smaller parcels with this designation in order to form parcels ideal for larger, midrise development. New development under this designation should be urban and pedestrian-oriented in form with the presence of parking and automobile circulation minimized from the adjacent public right-of-way. This designation does not support drive-through use, stand-alone self-storage and big-box retail (except in a vertical mixed-use format).



NEARBY DEVELOPMENTS

Winchester Boulevard and Olsen Drive:

This assemblage of three parcels totals 0.44 acres and is located across from Santana Row. The site is approved for 79 residential units and 9,820 square feet of ground floor commercial units. The developer, a local dentist, is currently marketing the site for sale.

3163 Aramanth Drive:

Pulte Homes developed a for-sale residential project on a portion of the former site of the Winchester Ranch mobile home park in 2023. The development included 90 rowhomes, 158 condos, and 72 stacked flats. The developer is currently selling homes.

585 S. Winchester Boulevard:

In 2023, The Hanover Company completed construction on a 366-unit multifamily property on a portion of the former site of the Winchester Ranch mobile home park. The project leased up in approximately 18 months.

375 & 383 Baywood Avenue:

This assemblage of three parcels totals 0.44 acres and is located across from Santana Row. The site is approved for 79 residential units and 9,820 square feet of ground floor commercial units.

358 Hatton Street:

Federal Realty proposed construction of 258 residential units on the east side of Santana Row. The project was originally announced several years ago, and more refined plans were recently submitted to the city. The developer expects to break ground in late 2025, with completion in late 2027.



NEARBY MAJOR LAND USES



WESTFIELD VALLEY FAIR

Westfield Valley Fair is a 2.2-million square foot enclosed shopping center situated on a 70-acre site that straddles the cities of San Jose and Santa Clara. Anchored by Nordstrom, Bloomingdales, and Macy's, the property is one of the most successful shopping centers in California. Luxury retailers include Cartier, Bvlgari, Versace, Balenciaga, Gucci, Burberry, Christian Dior, Coach, Fendi, Dolce & Gabbana, Breitling, Jimmy Choo, Ferragamo, Louis Vuitton, Patek Philippe, Tiffany & Co, Valentino, Hublot, Giorgio Armani, Tory Burch, Prada, Salvatore Ferragamo, Christian Louboutin, Saint Laurent Paris, and Bottega Veneta. In addition to the 200+ retailers, Valley Fair has 58 restaurants and dining options.

Originally developed in 1986, Westfield Valley Fair has been expanded several times over the years. The first expansion was in 2001 when 110 new stores, the food court, and multi-level parking garage were added. In 2013, Westfield completed a major remodel that brought new luxury tenants to the center. The most recent expansion was the addition of 650,000 square feet of space at a cost of \$1.1 billion. This part of the development opened in March 2020 at the beginning of the COVID-19 pandemic. In spite of the unfortunate timing of completion, the expansion has been a huge success. Westfield officials reported that store sales increased a massive 66% between 2019 and 2023.



SANTANA ROW

Santana Row is an upscale mixed-use development located at the intersection of Stevens Creek Boulevard and Winchester Boulevard in West San Jose. The project covers 42.5 acres and encompasses more than 500,000 square feet of retail space, 662 multifamily units, 219 privately-owned condominiums, a 215-key hotel, and more than one million square feet of office space – including the adjacent Santana West development. Santana Row has more than 50 shops and 30 restaurants, including The Container Store, Best Buy, Rivian, Tesla, Nike, Crate & Barrel, Vuori, Lululemon, Madewell, Sephora, Loft, and Tommy Bahama. Major office tenants include Newmark, Cushman & Wakefield, NetApp, Cisco, and JLL.

The project owner, Federal Realty Investment Trust, recently proposed construction of 258 residential units on the east side of Santana Row. The project was originally announced several years ago, and more refined plans were recently submitted to the city. The developer expects to break ground in late 2025, with completion in late 2027.



YETI

TUMI

TESLA



Crate Barrel

The Container Store



THE NORTH FACE



Cartier



Dior

GUCCI

PRADA

bloomingdale's

SEPHORA

TIFFANY & Co.

HERMÈS

ANTHROPOLOGIE



WILLIAMS-SONOMA

BVLGARI

LOUIS VUITTON

★ macy's

NORDSTROM

POTTERY BARN

Stevens Creek Boulevard

Monroe Street



RENT ROLL SUMMARY

Single-Tenant Autobody
San Jose, CA

Suite	Tenant	Size	% of Total	Lease Start	Lease End	Options	Lease Type	Period	Monthly Rent	Rent PSF
2812	Stevens Creek Automotive	1,674 SF	100.0%	Jan-21	Dec-30	None	NNN	Jan-26	\$15,000	\$8.96
Total		1,674 SF	100.0%						\$15,000	\$8.96

Lease rate is flat for five years.

Lease includes a 10% CAM administrative fee

Landlord repair obligations include roof, downspouts, gutters, foundation, exterior walls, and plumbing and sewer system connections from the building to the street.



Dior  GUCCI  Cartier  WILLIAMS-SONOMA SEPHORA THE NORTH FACE
bloomingdales  Apple  NORDSTROM HERMES
PRADA  macys  BVLGARI POTTERY BARN
ANTHROPOLOGIE LOUIS VUITTON
TIFFANY & Co.

Stevens Creek Boulevard

Monroe Street



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	23,817	251,183	595,626
2024 Estimate	23,477	247,797	587,356
Growth 2024 - 2029	1.45%	1.37%	1.41%
2010 Census	22,482	229,683	548,690
2020 Census	23,460	250,882	594,662
Growth 2010 - 2020	4.35%	9.23%	8.38%

INCOME - 2024 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	34.61%	33.04%	36.18%
\$150,000 - \$199,999	14.03%	13.86%	13.03%
\$100,000 - \$149,999	15.28%	15.38%	14.76%
\$75,000 - \$99,999	8.69%	10.01%	8.80%
\$50,000 - \$74,999	9.70%	9.41%	8.97%
\$35,000 - \$49,999	4.31%	4.99%	4.97%
\$25,000 - \$34,999	3.62%	3.96%	3.87%
\$15,000 - \$24,999	3.78%	3.36%	3.69%
\$10,000 - \$14,999	3.12%	2.42%	2.31%
Under \$9,999	2.87%	3.58%	3.41%
Average Household Income	\$176,702	\$172,891	\$178,923
Median Household Income	\$148,824	\$144,837	\$153,506
Estimated Per Capita Income	\$73,517	\$68,508	\$67,678

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	9,888	99,095	225,523
2024 Estimate	9,761	97,884	222,352
Growth 2024 - 2029	1.30%	1.24%	1.43%
2010 Census	9,255	89,171	202,837
2020 Census	9,589	96,237	218,018
Growth 2010 - 2020	3.60%	7.92%	7.48%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2029 Owner Occupied (Est.)	41.28%	37.48%	43.19%
2029 Renter Occupied (Est.)	47.77%	56.24%	51.11%
2029 Vacant (Est.)	10.95%	6.28%	5.70%
2024 Owner Occupied	41.19%	37.50%	43.25%
2024 Renter Occupied	48.00%	56.28%	51.11%
2024 Vacant	10.80%	6.22%	5.64%
2020 Owner Occupied	40.99%	37.37%	43.22%
2020 Renter Occupied	48.48%	56.52%	51.24%
2020 Vacant	10.54%	6.11%	5.54%
2010 Owner Occupied	46.10%	41.31%	47.44%
2010 Renter Occupied	47.72%	53.34%	47.64%
2010 Vacant	6.18%	5.34%	4.92%

SINGLE-TENANT AUTO REPAIR OPPORTUNITY

2812 Stevens Creek Blvd - San Jose, CA

OFFERING MEMORANDUM



KIRK TRAMMELL

Executive Managing Director Investments
kirk.trammell@marcusmillichap.com
Office: 650.391.1809 | License CA 01038657

JOSHUA JOHNSON

Senior Director Investments
joshua.johnson@marcusmillichap.com
Office: 650.391.1784 | License CA 01930127

JIMMY CASTELLANOS

Senior Managing Director Investments
jimmy.castellanos@marcusmillichap.com
Office: 650.391.1777 | License CA 02024152