



EXCLUSIVE OFFERING MEMORANDUM

LUCHESSI DRIVE RETAIL

1123 LUCHESSI DRIVE SAN JOSE, CA 95118

4,275 SF | 100% Leased Retail Building | San Jose Commercial Income Asset

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\$3,200,000
PRICE

4.84%
CAP RATE

\$154,723
NOI

100%
LEASED



Opportunity Snapshot

A fully occupied San Jose retail income property positioned for immediate cash flow, durable tenant demand, and potential rent upside. The property sits near Almaden Expressway with visible storefront positioning two service-oriented tenants in place.

Investment Positioning

- **Immediate cash flow:** 100% occupied asset with in-place income from day one.
- **San Jose fundamentals:** High-demand Silicon Valley location with constrained commercial supply.
- **Visible retail frontage:** Frontage on Luchessi Drive and visibility from Almaden Expressway.
- **Flexible CP zoning:** Allows retail, office, medical office, financial services, personal services, spa, and related uses.

Offering Price	\$3,200,000
Price / SF	\$748.54
Building Size	4,275 SF
Cap Rate	4.84%
NOI	\$154,723
Occupancy	100%
Year Built	1973
Lot Size	0.38 AC

NNN Investment Sale | Freestanding Retail | Multiple Tenancy | 19 Parking Spaces | Single Story

Executive Summary

1123-1125 Luchessi Drive presents an opportunity to acquire a stabilized, income-producing retail asset in San Jose, California. The building is 100% occupied and offers investors immediate in-place income with limited near-term operational downtime.

The asset is positioned for both yield-focused investors and 1031 exchange buyers seeking a turnkey Silicon Valley commercial property. Strong service-oriented tenancy, CP zoning flexibility, and visible corridor positioning provide a balanced profile of stability and upside.

An adjacent acquisition opportunity at 1131 Luchessi Drive is also referenced in the listing materials, creating a potential path for investors to expand ownership and scale within the same immediate corridor.



Why It Matters

- 100% occupied with income in place
- Strong Silicon Valley rental corridor
- Freestanding retail/office potential
- Service-oriented tenant base
- Rare adjacent-property expansion path
- Almaden Expressway exposure

Financials, leases, and rent roll should be verified during due diligence.

Property Details

Address	1123-1125 Luchessi Dr, San Jose, CA 95118	Building FAR	0.26
Sale Type	Investment NNN	Tenancy	Multiple
Property Type	Retail	Parking	19 spaces / 4.44 spaces per 1,000 SF leased
Subtype	Freestanding; General Retail Storefront; Retail/Office	Frontage	115 ft on Luchessi Drive; 80 ft on Almaden Expressway
Building Class	B	Zoning	CP - retail, office, medical office, financial services, spa, personal services, and other uses
Building Height	1 Story	Amenities	Freeway visibility; signage

Note: Public listing data should be independently verified by buyer and buyer representatives.

Financial & Tenant Snapshot

<p>\$3.2M OFFERING PRICE As listed</p>	<p>\$154,723 NOI Public listing</p>	<p>4.84% CAP RATE NOI / price</p>	<p>\$748.54 PRICE / SF 4,275 SF</p>
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Publicly Visible Tenant Mix

Tenant	Industry	Due Diligence Note	Rent
Serenity Day Spa	Services	Confirm SF, rent, lease type, options, reimbursements, and expiration in rent roll.	\$8,000/month
Sol Tan Tanning Salon	Services	Confirm lease terms and occupancy economics during buyer review.	\$4,500/month

Total: \$12,500/month

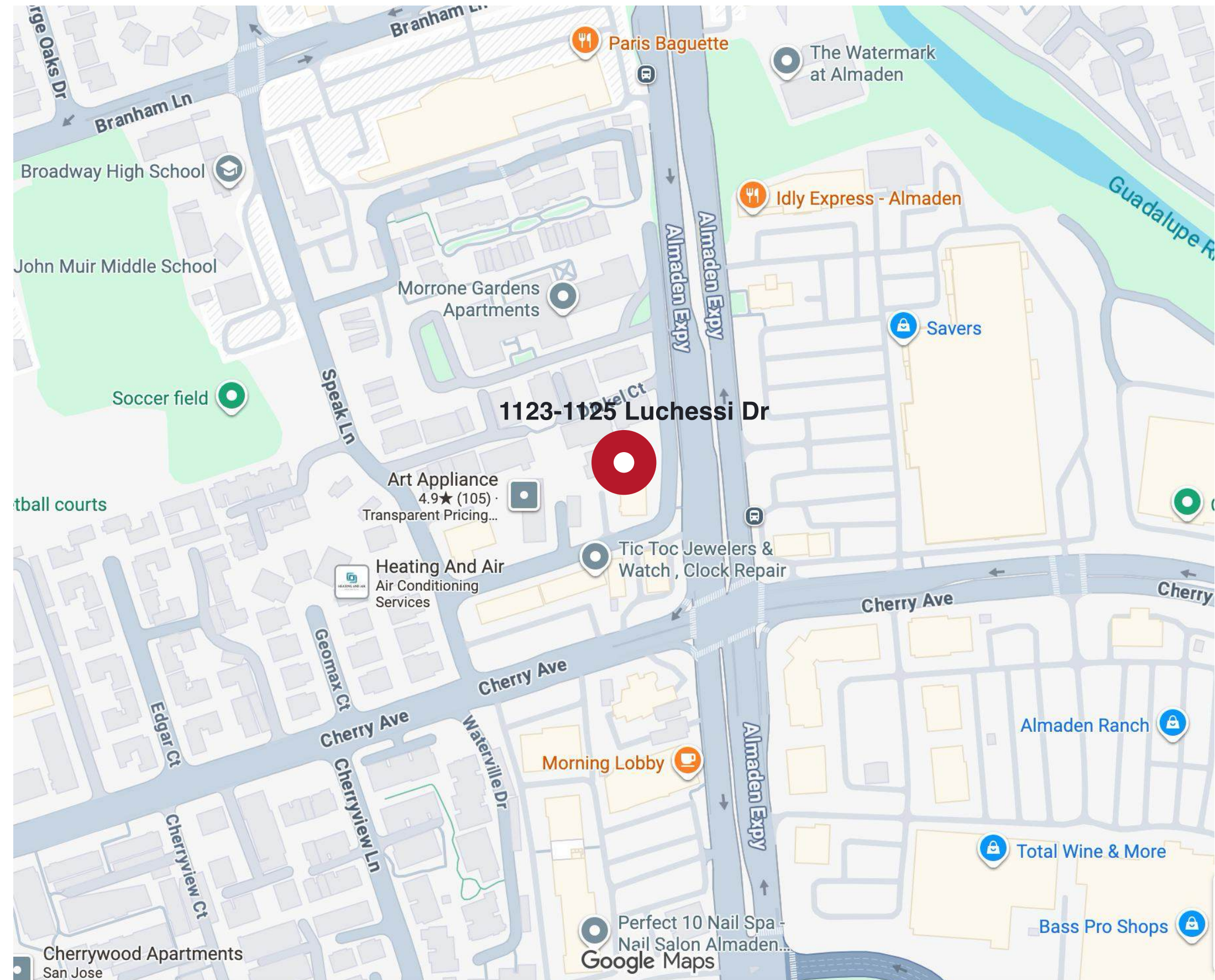
Financial Review Reminder

The LoopNet tenant table includes restricted or placeholder fields for detailed rent and lease information. Request the official rent roll, leases, expense detail, estoppels, and seller disclosures before underwriting.

Location Overview

The property is located in San Jose, near Almaden Expressway, benefiting from local retail traffic, service demand, and access to Silicon Valley employment centers. The listing identifies nearby national and regional retailers including Sprouts Farmers Market, Erik's DeliCafe, Noodles & Company, The Habit Grill, Vitality Bowls, California Fish Grill, City Sports, Starbucks, Safeway, and L&L Hawaiian Barbecue.

- **Walk Score:** 60/100
moderately walkable
- **Drive Score:** 70/100
moderately drivable
- **Transit Score:** 30/100
limited public transit
- **Bike Score:** 50/100
fairly bikeable



Investment Considerations



Stability

100% occupancy and in-place service tenants support immediate cash flow and reduce lease-up risk.



Upside

Potential value drivers may include rent adjustments, reimbursement review, renewal negotiation, signage enhancement, and long-term corridor appreciation.



Flexibility

CP zoning supports a range of retail, office, medical office, financial services, spa, personal services, and other uses.



Development Opportunity

Listing materials reference the adjacent property at 1131 Luchessi Dr as available, creating a rare side-by-side acquisition opportunity.

Recommended Due Diligence


- Rent roll and lease abstracts
- Trailing 12 operating statements
- Property tax and insurance review
- Estoppels, options, and reimbursements
- Physical inspection, roof, HVAC, parking, and ADA review

For More Information



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Disclaimer

This Offering Memorandum is for informational purposes only and is based on public listing materials believed to be reliable. BRG Realty Corp has not independently verified every item and makes no representation or warranty as to accuracy or completeness. Prospective buyers should complete their own due diligence and consult appropriate advisors before making an investment decision.

SOURCE MATERIALS

LoopNet listing ID 39922964 and public attached two-page OM. Buyer to verify all property, financial, zoning, lease, and tax information.

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