INVESTMENT OPPORTUNITY

521 CHARCOT AVENUE

SUITE 211 / 259 | SAN JOSE, CA 95131

Transwestern

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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	1/1/2026 – 12/31/2030
Rent Increases	4% Annual
Lease Type	NNN
Operating Expenses	$0.89 PSF (taxes/dues)
Cap Rate	5-year average 6.4%
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.

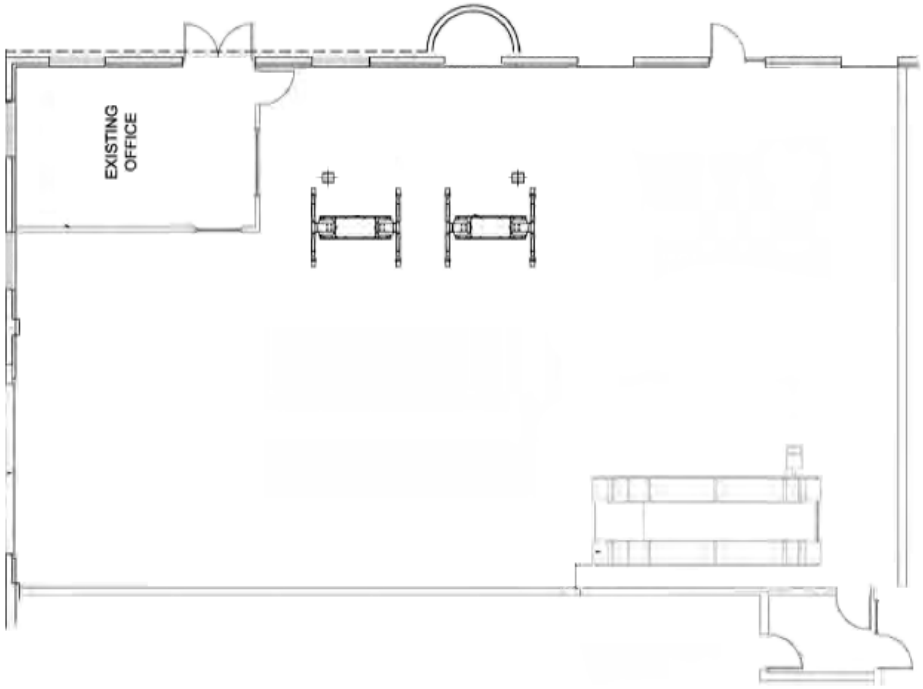
Fully built out as an auto service/repair shop serving the Audi community with the store front facing Junction Ave. This unit has a 12'x14' roll-up door which opens inside the secure gate, HVAC and 3 hydraulic lifts with beautiful stained concrete flooring throughout. Access into the main building is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

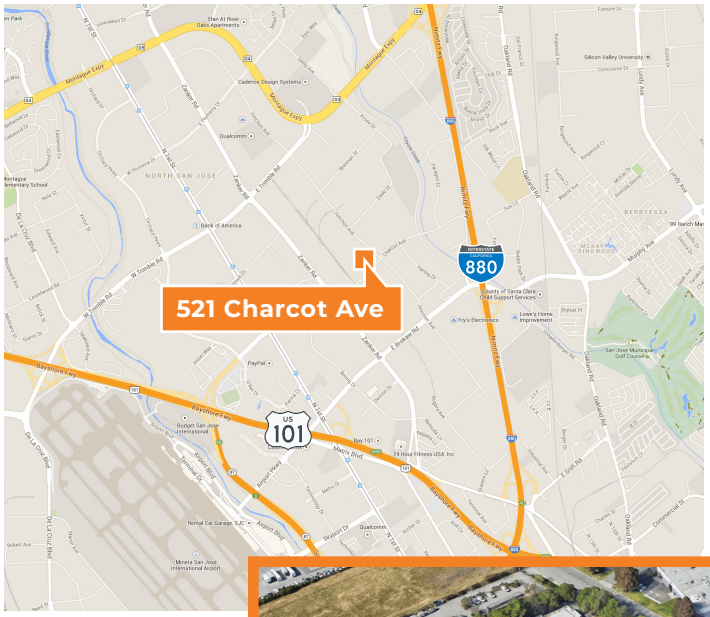
Lease renewal term begins January 1, 2026 and ends December 31, 2030. There is a 4% annual base rent increase and Tenant pays owner's monthly Association dues and property taxes which are subject to annual change.

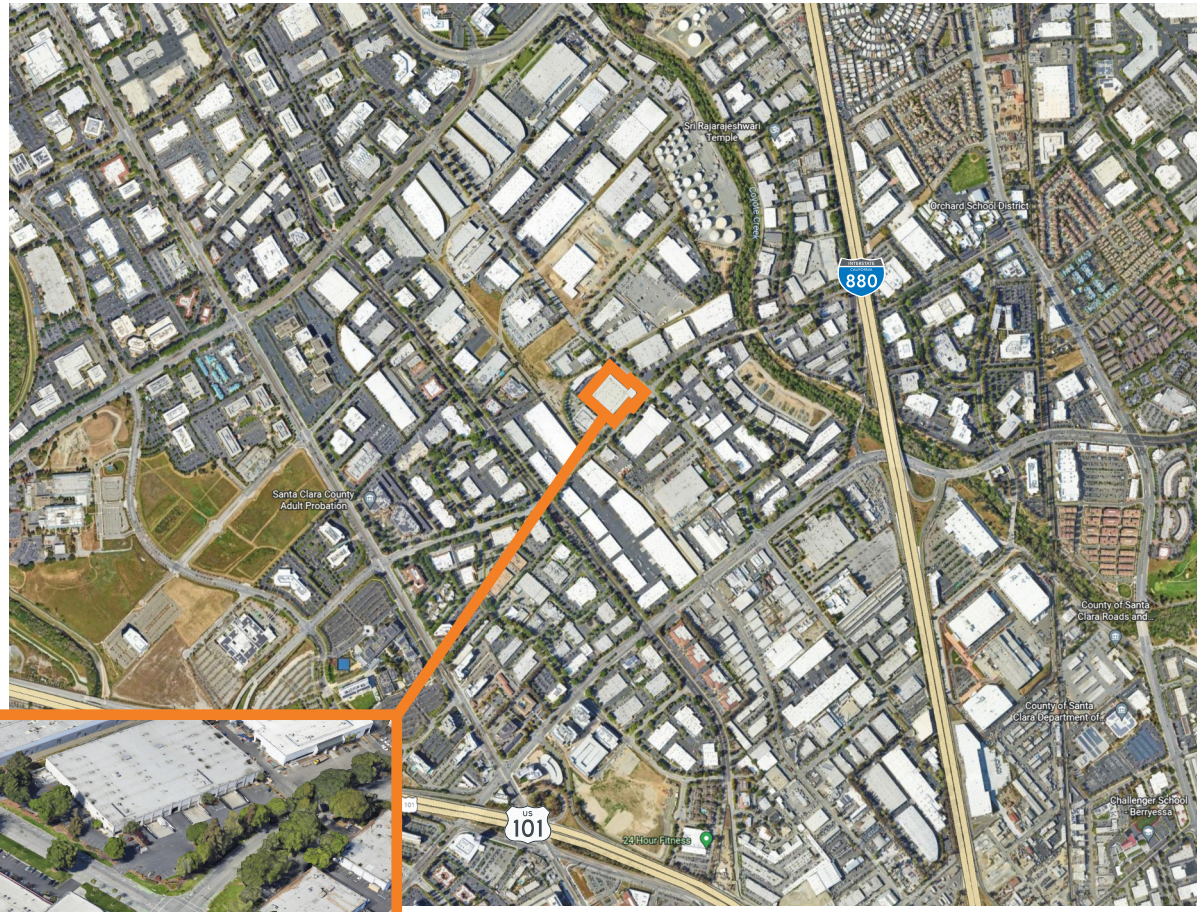
5-Year Average CAP Rate: 6.4%. All potential Buyers must take appropriate measures to verify all information set forth herein.

All units are individually metered and invoiced to Tenant by management.



REGIONAL MAP





LOCATION HIGHLIGHTS

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

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REPRESENTED BY

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OFFERING MEMORANDUM