



# Edenvale Shopping Center For Sale

5302 Monterey Highway, San Jose, CA 95111

DO NOT DISTURB TENANTS



**Renz & Renz**  
Local Roots; National Reach



DO NOT DISTURB TENANTS



Exclusively Listed By



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## Edenvale Shopping Center

5302 Monterey Highway, San Jose, CA 95111

List Price	\$12,200,000
Cap Rate	5.89%
Rent	\$719,522
Building Size	27,611 SqFt
Number of Tenants	12
Occupancy	100%
Lot Size	2.18 Acres
Year Built/Renovated	1980/2022

## Highlights

- Multi-Tenant 100% Occupied NNN Leased Investment
- Urban Core Asset
- Most tenants have Annual CPI Increases
- Well located in Silicon Valley
- Great Monterey Hwy location
- Triangulated by Hwy 85, 101, 87
- Below Market Rents
- Below Replacement Cost; Value Add Deal
- High % of Value in Land Value
- Long & Short Term Leases
- Qualifies for Bonus Depreciation
- Seller Carry Financing Possible

Welcome to Edenvale shopping center located ON busy Monterey Hwy, JUST OFF of the Hwy 101 at the Blossom Hill exit. The property features 12 tenants in various commercial businesses including food, services, groceries and more. Features such as annual CPI increases, higher than normal land to price value ratio, long term leases, big upside and much more make this an ideal vehicle for many investors. The current owner invested over \$350,000 in property upgrades including exterior paint, roof repairs, plumbing repairs, exterior lighting upgrades, and more in 2023.



# San Jose California

POPULATION  
1.01M

MEDIAN AGE  
37.5

MEDIAN HOUSEHOLD INCOME  
\$125,075  
6.61% 1 YEAR GROWTH

NUMBER OF EMPLOYEES  
530,889

MEDIAN PROPERTY VALUE  
\$986,700  
6.58% 1 YEAR GROWTH



Unit	Tenant	Rent PSF Current	Size	CAM Monthly Estimate	Rent Current	Rent Nov-2024	Rent Nov-2025	Start-End	Option Information & Increases
5302	Mercado Market	\$2.39	7723 SqFt	\$3,000.00	\$18,500.00	\$19,000.00	\$19,500.00	11.1.08-10.31.28	Two 5-year options @ 95% Fair Market. Annual (October) CPI 3% minimum.
5304	Trine's Cafe	\$2.10	2792 SqFt	\$600.00	\$5,863.20	\$5,863.20	\$6,156.36	8.1.06-3.31.28	Two 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5304-A	Atlandia Insurance	\$1.80	1193 SqFt	\$450.00	\$2,150.00	\$2,150.00	\$2,150.00	11.15.15-8.31.26	In First Option, One 5-year option. Rate Negotiable, not to exceed CPI Increase.
5306	Sanchez Tax Services	\$2.88	1195 SqFt	\$310.00	\$3,450.56	\$3,450.56	\$3,623.09	11.1.06-3.31.28	Two 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5308	#1 Dry Cleaners	\$2.25	1194 SqFt	\$280.00	\$2,687.00	\$2,867.00	\$2,985.00	5.1.06-3.31.28	One 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5310	Holly's Nail Design	\$2.36	913 SqFt	\$225.00	\$2,156.70	\$2,156.70	\$2,264.53	11.1.08-3.31.28	One 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5312	Lang's Hair Design	\$2.25	877 SqFt	\$200.00	\$1,973.25	\$1,973.25	\$2,071.91	5.1.06-3.31.28	One 5-year options @ 95% Fair Market. Annual (March) SF CPI 2-7%.
5316	Pho Bowl	\$1.33	2999 SqFt	\$500.00	\$4,000.00	\$10,496.50	\$10,496.50	10.1.16-MTM	None
5318	Launderland Coin Op	\$2.43	2390 SqFt	\$600.00	\$5,816.00	\$5,816.00	\$6,572.50	12.20.94-3.31.33	Two 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5320-A	El Primo Birrierria	\$1.46	2390 SqFt	\$500.00	\$3,500.00	\$3,500.00	\$3,500.00	3.1.22-2.28.27	One 5-year options @ 95% Fair Market.
5320-C	Operation Hair Salon	\$2.50	1195 SqFt	\$300.00	\$2,988.00	\$2,988.00	\$3,286.00	11.1.15-3.31.28	One 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
5320-D	Panaderia Delizia's Bakery	\$2.50	2750 SqFt	\$500.00	\$6,875.00	\$6,875.00	\$7,218.75	6.1.16-4.30.28	Two 5-year options @ 95% Fair Market. Annual (April) SF CPI 2-7%.
	Total Monthly				\$59,959.71	\$67,136.21	\$69,824.64		
	Total Annually				\$719,516.52	\$805,634.52	\$837,895.68		
	Return				5.89%	6.60%	6.86%		

Income

Scheduled Base Rental Income	\$719,516
Total Reimbursement Income	\$257,653
Potential Gross Revenue	\$977,169
Effective Gross Revenue	\$977,169

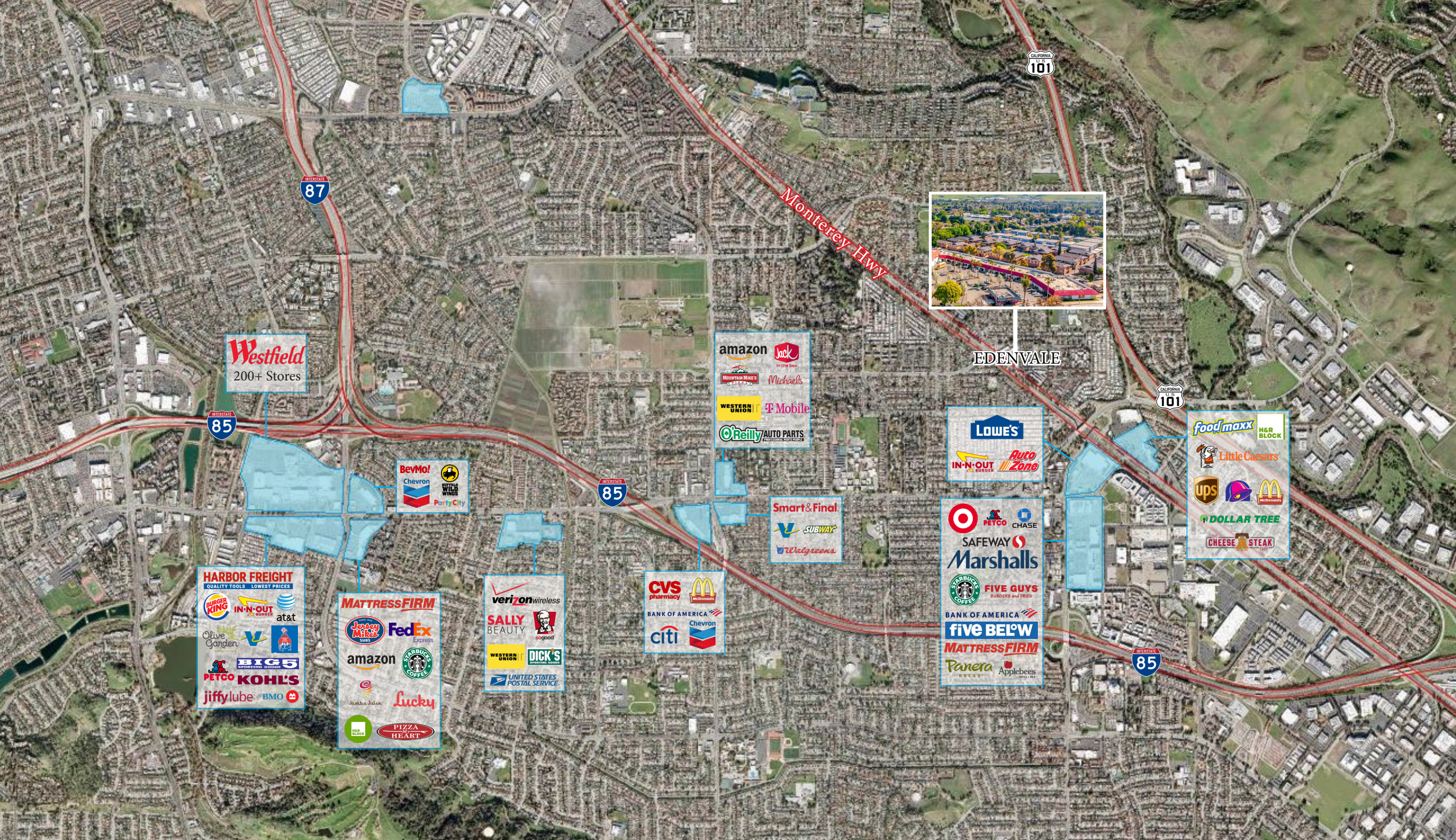
CAM Expenses

Taxes	\$177,538
Insurance	\$14,359
Common Area	\$36,269
Utilities - Electric	\$6,624
Utilities - Water	\$22,868
Total Expense	\$257,653
Expenses %	26.36%
Net Operating Income	\$719,516

Current expense reimbursements are based on tenant percentage of occupancy.  
Does not include capital improvements.

Existing





**Westfield**  
200+ Stores

- amazon
- Jack In the Box
- Mountain Micro
- Michaels
- WESTERN UNION
- T Mobile
- O'Reilly AUTO PARTS

EDENVALE

- LOWE'S
- IN-N-OUT BURGER
- Auto Zone

- food maxx H&R BLOCK
- Little Caesars
- ups
- McDonald's
- DOLLAR TREE
- CHEESE STEAK

- BevMo!
- Chevron
- Party City

- Smart & Final
- SUBWAY
- Walgreens

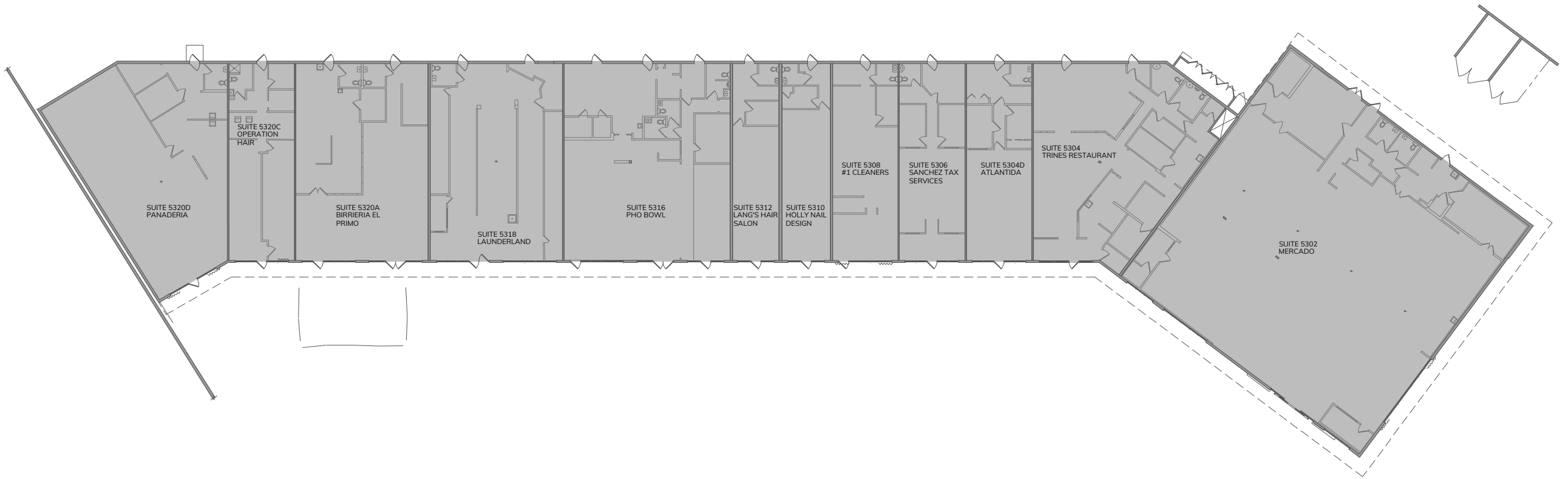
- HARBOR FREIGHT
- QUALITY TOOLS LOWEST PRICES
- BURGER KING
- IN-N-OUT BURGER
- at&t
- Olive Garden
- Big 5
- PETCO
- KOHL'S
- jiffylube
- BMO

- MATTRESS FIRM
- FedEx Express
- amazon
- STARBUCKS COFFEE
- Lucky
- PIZZA HEART

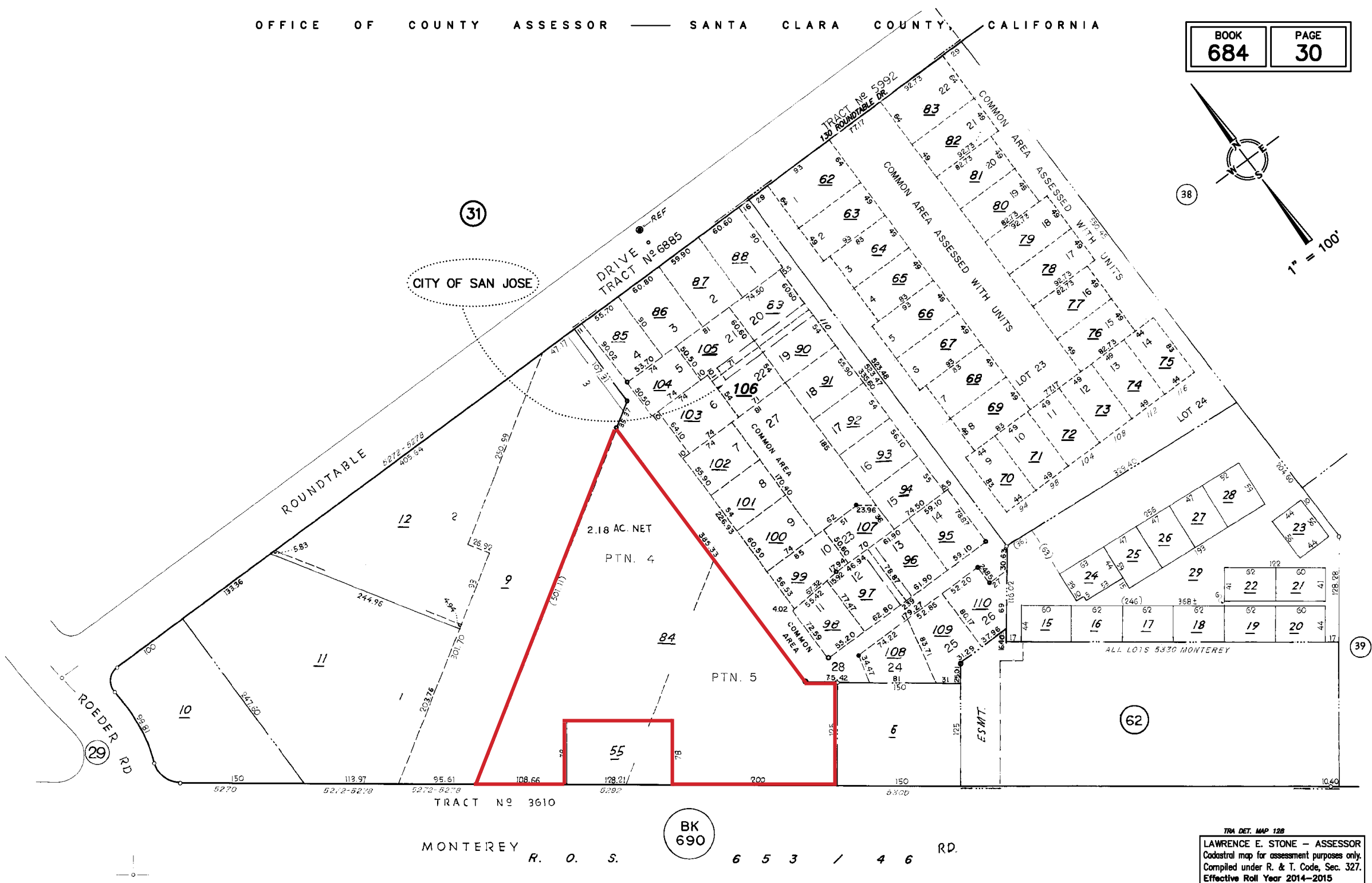
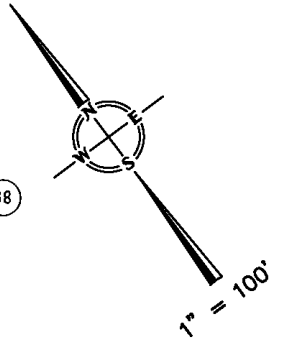
- verizon wireless
- SALLY BEAUTY
- KFC
- WESTERN UNION
- DICK'S SPORTING GOODS
- UNITED STATES POSTAL SERVICE

- CVS pharmacy
- McDonald's
- BANK OF AMERICA
- citi
- Chevron

- Target
- PETCO
- CHASE
- SAFeway
- Marshall's
- STARBUCKS COFFEE
- FIVE GUYS
- BURGERS and FRIES
- BANK OF AMERICA
- five BELOW
- MATTRESS FIRM
- Panera BREAD
- Applebee's







CITY OF SAN JOSE

DRIVE TRACT No 6885

TRACT No 5992

2.18 AC. NET

PTN. 4

PTN. 5

BK 690

MONTEREY R. O. S. 6 5 3 / 4 6 RD.

TRA DET. MAP 128 LAWRENCE E. STONE - ASSESSOR Cadastral map for assessment purposes only. Compiled under R. & T. Code, Sec. 327. Effective Roll Year 2014-2015



Monterey Hwy

Traffic Count 44,290

## Sales Comparables

Pierce Plaza  
1052 Leigh Avenue  
San Jose, CA



Close of Escrow: 4.10.2023  
Sales Price: \$5,100,000  
Property Type: Retail  
Price/SF: \$473.54  
CAP Rate: 4.51%  
Gross SF: 10,770 SF  
Lot Size: 0.85 AC  
Year Built: 1985

Little Saigon Plaza II  
1200 Story Road  
San Jose, CA



Close of Escrow: 12.05.2022  
Sales Price: \$11,560,000  
Property Type: Retail  
Price/SF: \$669.18  
CAP Rate: 5.45%  
Gross SF: 177,275 SF  
Year Built: 1992

Retail Center  
2590 S Bascom Avenue  
San Jose, CA



Close of Escrow: 6.6.2023  
Sales Price: \$3,890,000  
Property Type: Retail  
Price/SF: \$578.35  
CAP Rate: 5.90%  
Gross SF: 6,726  
Year Built: 1978

Retail Center  
1097 West San Carlos Street  
San Jose, CA



Close of Escrow: 1.23.2023  
Sales Price: \$3,600,000  
Property Type: Retail  
Price/SF: \$539.97  
CAP Rate: 5.95%  
Gross SF: 6,667 SF  
Lot Size: 0.62  
Year Built: 2012

## Land Sales Comparables

Doyle Road & Lawrence Expy  
San Jose, CA



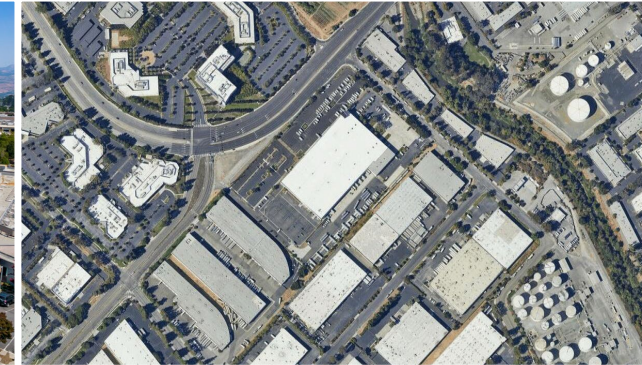
Close of Escrow: 10.29.2021  
Sales Price: \$2,600,000  
Property Type: CM land  
Price/AC: \$2,540,054.71  
Lot Size: 1.02 Acres

2724 Monterey Road  
San Jose, CA



Close of Escrow: 9.1.2022  
Sales Price: \$6,400,000  
Property Type: CM land  
Price/AC: \$2,723,404.26  
Lot Size: 2.35 Acres

696 E Trimble Road  
San Jose, CA



Close of Escrow: 5.5.2022  
Sales Price: \$14,160,000  
Property Type: CM land  
Price/AC: \$3,462,102.69  
Lot Size: 4.09 Acres

## Lease Comparables

Snell & Branham Plaza  
185 Branham Lane  
San Jose, CA



SF Available: 1,717  
Monthly Rent/SF: \$3.25  
NNN: \$1.10  
Net Effective: \$4.35

Gavilan Plaza  
120 Blossom Hill Road  
San Jose, CA



SF Available: 1,933  
Monthly Rent/SF: \$3.25  
NNN: \$0.83  
Net Effective: \$4.08

Orchard Town & Country  
5615 Cottle Road  
San Jose, CA



SF Available: \$1,800  
Monthly Rent/SF: \$3.50  
NNN: \$1.03  
Net Effective: \$4.53





Mercado Market Interior



Mercado Market Interior



Mercado Market Interior



Panaderia Delizias Bakery Interior

Renz & Renz Investment and Commercial Brokerage. Return completed forms to [George@renzrenz.com](mailto:George@renzrenz.com) for a detailed package with income information.

**NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT**

*For: Prospective Clients, Customers, Buyers & Lenders*

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the following described Property and/or Business referred to as: **5302 Monterey Hwy, San Jose CA.**
2. Signor understands this investment is retail in use and type. **Tenants may not be contacted or disturbed.** California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. All inquiries and requests to be made through seller's agent.
3. All materials provided to any party is considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Buyers Real Estate Agent

\_\_\_\_\_  
Prospective Buyer



# DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Receivers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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