FOR SALE | OWNER-USER OPPORTUNITY

Creative Office/Flex Building

1793 LAFAYETTE STREET

Santa Clara, CA 95050

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM
Managing Director
O: 408.601.0049
robin.santiago@svn.com
CalDRE #01754421

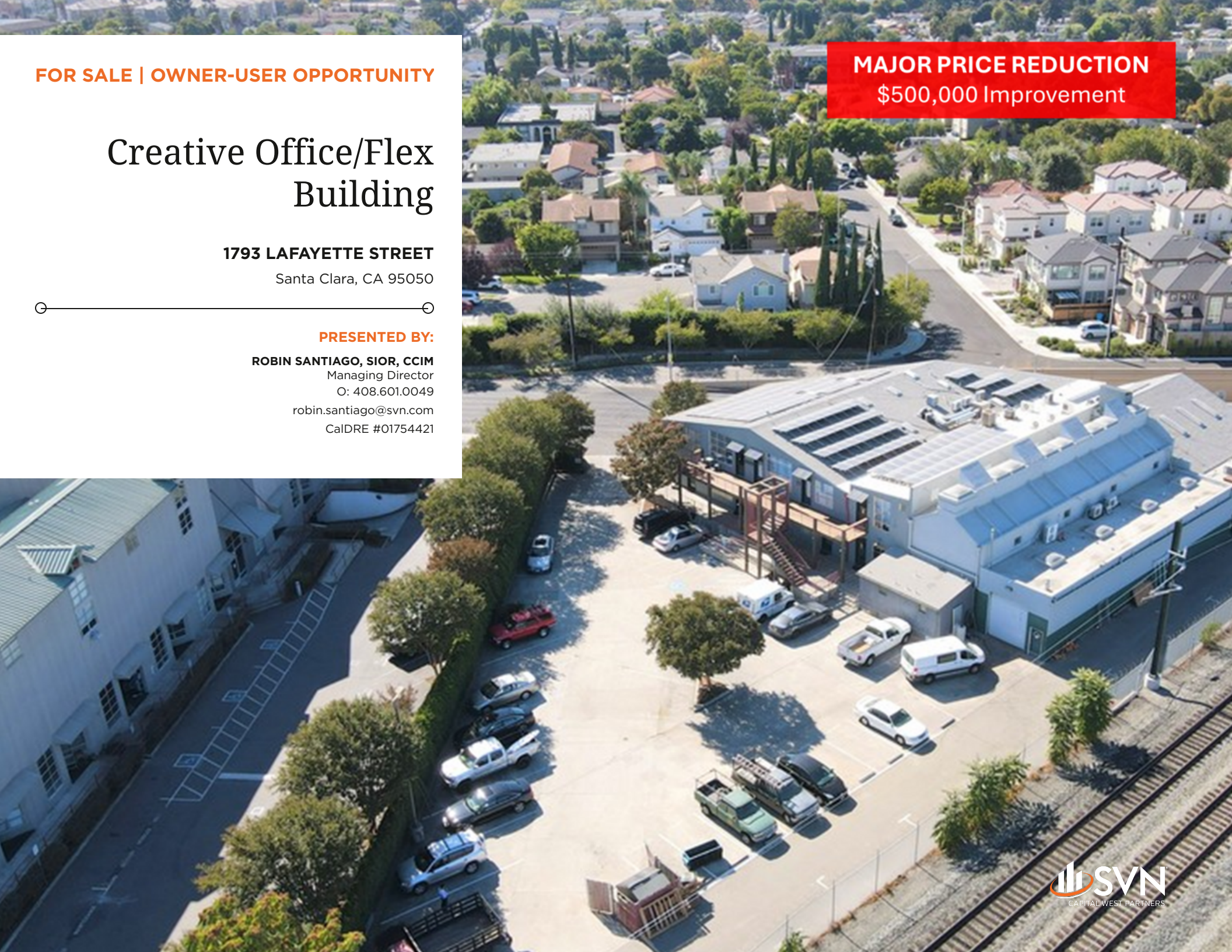


Table of Contents

3 **PROPERTY INFORMATION**

Property Summary 4
Property Highlights 5
Property History 6
Exterior Photos 7
Interior Photos 8
Floorplan 9
Rent Roll 10
Income & Expenses 11

12 **LOCATION INFORMATION**

Location Map 13
Area Map 14
Parcel Map 15
Land Use Map 16

17 **DEMOGRAPHICS**

Demographic Summary 18
Disclaimer 19

SVN CAPITAL WEST PARTNERS

SECTION 1

Property Information

1793 LAFAYETTE STREET, SANTA CLARA

REDUCED SALE PRICE	$6,500,000

OFFERING SUMMARY

BUILDING SIZE:	±22,551 SF
LOT SIZE:	±29,274 SF
PRICE / SF:	$288
APN:	224-29-021

PROPERTY OVERVIEW

SVN | Capital West Partners, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the fee simple interest in 1793 Lafayette Street, Santa Clara, CA ("the property"), a two-story creative office/flex building located in the heart of Santa Clara and near the San Jose International Airport. The property received the prestigious BOMA "TOBY Award" in 1995. Most of the leases are short-term, enabling an owner-user buyer to collect income while gradually phasing into the full building over time. **Price recently reduced by $500k!**

PROPERTY HIGHLIGHTS

- ±22,551 sq. ft. multi-tenant loft-style office/flex building
- Owner-user opportunity with ±15k sq. ft. available to occupy
- Located in the heart of Santa Clara
- Solar panel systems and Silicon Valley Power provide low utility costs
- Medium Density Residential General Plan Designation
- Close to the Santa Clara Caltrain Station

PROPERTY HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	The Lofts
STREET ADDRESS	1793 Lafayette Street
CITY, STATE, ZIP	Santa Clara, CA 95050
MARKET	Silicon Valley / San Jose MSA
SUB-MARKET	Central Santa Clara
CROSS-STREETS	Lafayette Street and Warburton Avenue

BUILDING INFORMATION

BUILDING SIZE	±22,551 SF
LOT SIZE	±29,274 SF | ±0.672 AC
PROPERTY TYPE	Office with warehouse
NUMBER OF FLOORS	2
NUMBER OF UNITS	12 Total Suites
OCCUPANCY	92%
YEAR BUILT / RENOVATED	1922 / 2014
ZONING	ML - Light Industrial
GENERAL PLAN	Medium Density Residential
APN	224-29-021

HISTORICAL BACKGROUND

The property was constructed in 1922 and originally used as a fruit drying facility by the Gallagher Fruit Company. After several decades, the property was then used to design and build revolutionary automated fruit processing systems. The property served the growing industrial market before being transformed into a unique loft-style office building in 1995 which received BOMA's prestigious ***TOBY Award*** *in the Rehabilitated/Modernizing Category.*

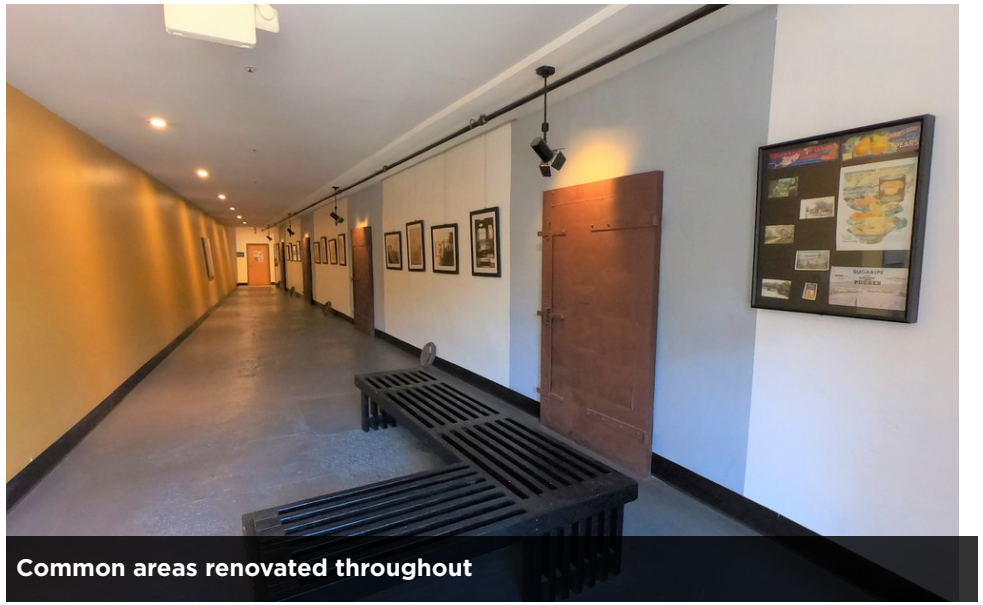
TOBY® AWARDS
BOMA
Excellence in Building Management

RECENT BUILDING UPGRADES IN 2014

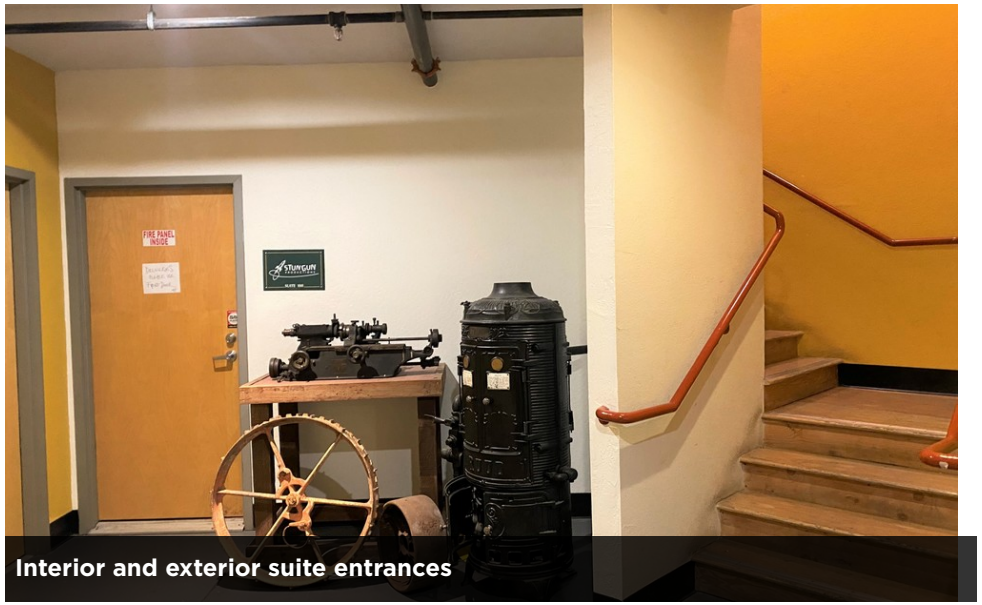
- **New roof** installed with 36kWac Photovoltaic **solar panel system** in parallel with Silicon Valley Power's electrical distribution system providing **low electricity** bill averaging under $1,500 per month
- Warranty term remaining on solar panel system
- New HVAC systems and updated flooring, bathrooms, and common area **upgrades** throughout
- Upgraded **high-speed** internet connectivity

EXTERIOR PHOTOS

INTERIOR PHOTOS

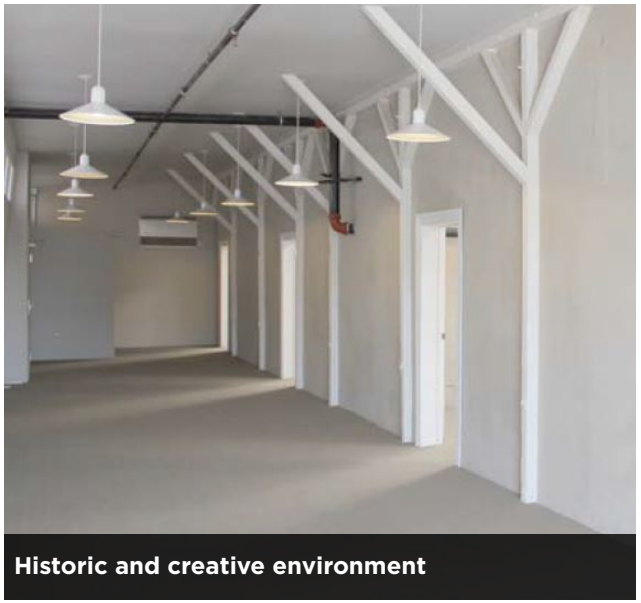


Common areas renovated throughout



Interior and exterior suite entrances

Creative loft-style office suites



Historic and creative environment

Arched/vaulted ceilings in many suites

FLOORPLAN

First Floor

Second Floor

Suites 100, 105, 110, and the entire second floor are available for owner-user occupancy (±15,216 square feet in total)

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT	PRICE PER SF/M
STUNGUN PRODUCTIONS	100	2,071	6/21/2006	**M-T-M**	$3,521	$1.70
SEG, INC	105 & 110	3,179	5/1/2013	**8/31/2024**	$5,730	$1.80
GOLDEN GATE MECHANICAL	115 & 130	5,167	6/1/2004	**6/30/2026**	$5,800	$1.12
BACS CONSULTING GROUP	120	2,168	7/1/2021	**7/31/2026**	$3,983	$1.84
UNITED SECURITY SERVICES, INC	200	2,072	12/1/2021	**1/31/2028**	$3,957	$1.91
UNITED SECURITY SERVICES, INC	205 & 210	2,208	12/1/2021	**1/31/2028**	$4,217	$1.91
OPTIMAL RANGING, INC.	220	2,925	8/1/2014	**12/31/2024**	$5,422	$1.85
VACANT	230	1,661				
HANNAH ROSE PHOTOGRAPHY	240	1,100	1/1/2021	**12/31/2024**	$2,046	$1.86
TOTALS		**22,551**			**$34,677**	

Suites 100, 105, 110, and the entire second floor are available for owner-user occupancy (±15,216 square feet in total) **with leases expiring on or before 12/31/2024.**

INCOME & EXPENSES

INCOME SUMMARY		PER SF
TOTAL INCOME	**$473,351**	**$20.99**

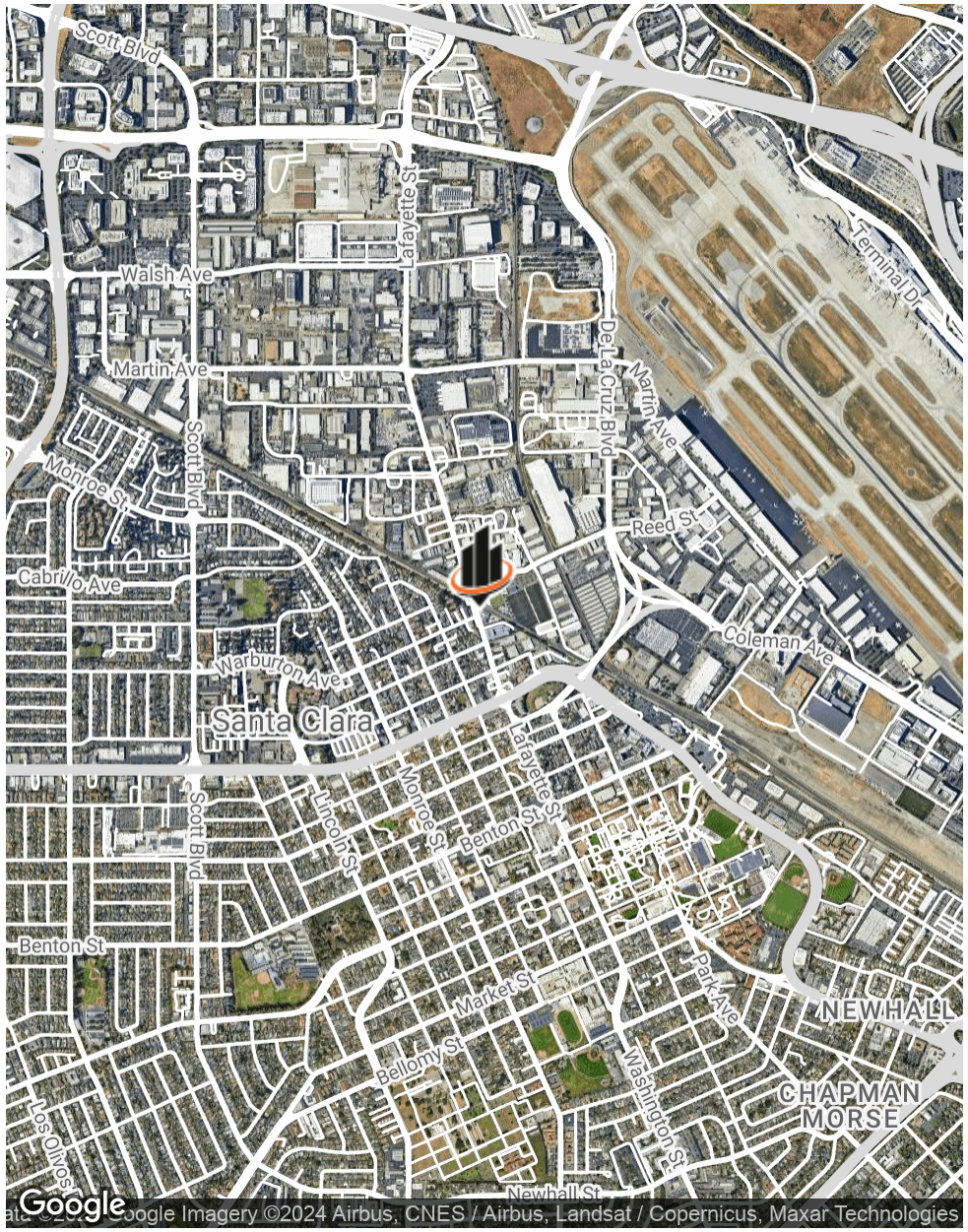
EXPENSE SUMMARY		
REAL PROPERTY TAXES (ESTIMATE)	$82,271	$3.65
JANITORIAL SERVICE	$6,000	$0.27
GAS & ELECTRICITY	$16,800	$0.74
GARBAGE	$13,304	$0.59
INSURANCE	$14,913	$0.66
LANDSCAPING	$3,600	$0.16
BAY ALARM FIRE PROTECTION	$3,618	$0.16
PEST CONTROL	$1,250	$0.06
WATER	$5,400	$0.24
MAINTENANCE AND REPAIRS	$12,000	$0.53
PROPERTY MANAGEMENT FEE	$12,000	$0.53
GROSS EXPENSES	**$171,156**	**$7.59**

NET OPERATING INCOME	**$302,195**	**$13.40**

SECTION 2

Location Information

LOCATION MAP



AREA MAP

Y. Mineta San Jose International...
NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT
Reed and Grant Sports Park
Warburton Swim Center
Santa Clara
Santa Clara University
Franklin Mall
Reed St
Martin Ave
Coleman Ave
Monroe St
Scott Blvd
Los Padres Blvd
Cabrillo Ave
Lafayette St
Harrison St
Benton St
Homestead Rd
Market St
Poplar St
The Alameda
Park Ave
El Camino Real
Caltrain
Jack in the box
OIL CHANGERS
COSTCO WHOLESALE
McDonald's
KFC
WELLS FARGO
CHASE
Panera BREAD
the Habit BURGER GRILL
Chick-fil-A
POPEYES
SPROUTS FARMERS MARKET
target
82
Google
Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Maxar Technologies, Planet.com, U.S. Geological Survey, USDA Farm Service Agency

PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA
BOOK 224
PAGE 29
TRACT NO. 9581
THE WALNUT FACTORY
PCL. 1
3.37 AC.
WARBURTON AVE
LAFAYETTE
R.O.S. 159-M-39 P.M. 554-M-7/8
REEVE ST.
CIVIC CENTER ST.
GARRIGUS ADDN
BLK. 2
BLK. 1
(FMLY. SCOTT ST.)
DRIVE
BLK. 3
R.O.S. 573/2
ALVISO
PCL. 1
0.73 AC.
P.M. 635-M-38
R.O.S. 778/28
(FMLY. CLAY ST.)
EL CAMINO REAL
BOOK 269
1" = 100'
TRA DET. MAP 104
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014–2015

LAND USE MAP

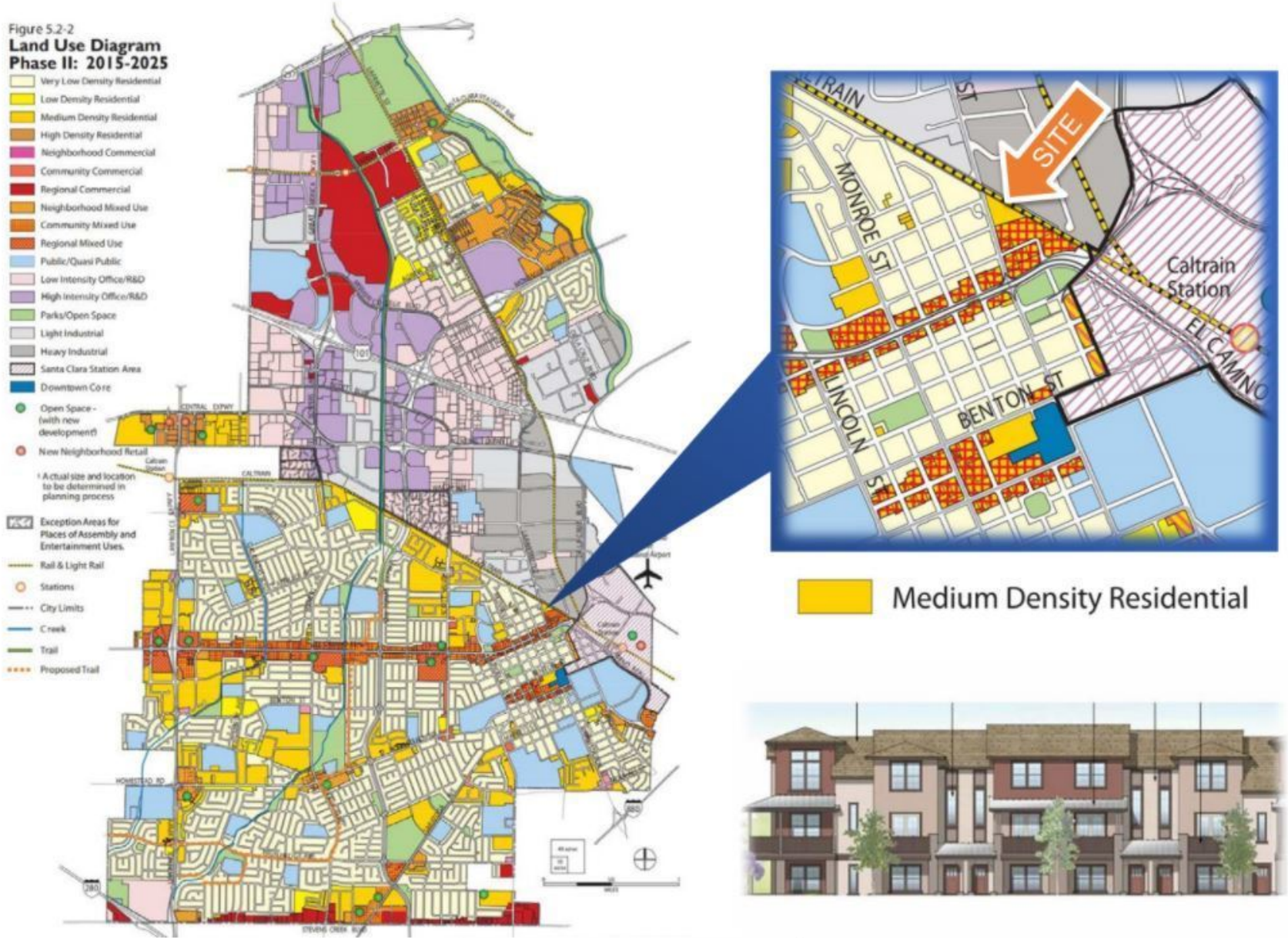


Figure 5.2-2
Land Use Diagram
Phase II: 2015-2025
Very Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Commercial
Community Commercial
Regional Commercial
Neighborhood Mixed Use
Community Mixed Use
Regional Mixed Use
Public/Quasi Public
Low Intensity Office/R&D
High Intensity Office/R&D
Parks/Open Space
Light Industrial
Heavy Industrial
Santa Clara Station Area
Downtown Core
Open Space - (with new development)
New Neighborhood Retail
* Actual size and location to be determined in planning process
Exception Areas for Places of Assembly and Entertainment Uses.
Rail & Light Rail
Stations
City Limits
Creek
Trail
Proposed Trail
SITE
MONROE ST
LINCOLN ST
BENTON ST
Caltrain Station
EL CAMINO
Medium Density Residential

SECTION 3

Demographics

DEMOGRAPHIC SUMMARY

KEY FACTS

179,377
Population

36.7
Median Age

67,773
Households

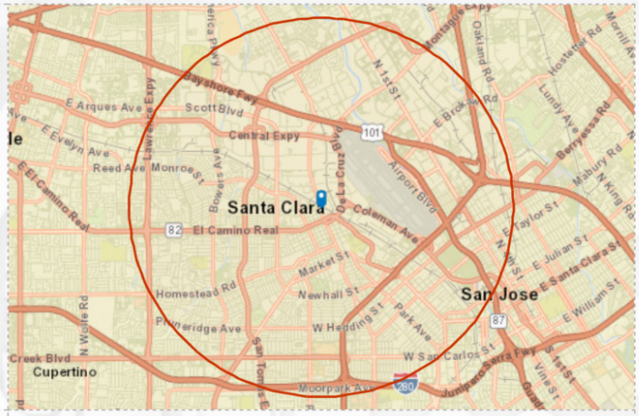
$109,640
Median Disposable Income

INCOME

$147,453
Median Household Income

$71,307
Per Capita Income

$184,505
Median Net Worth



HOUSING STATS

$1,438,098
Median Home Value

$20,858
Average Spent on Mortgage & Basics

$2,410
Median Contract Rent

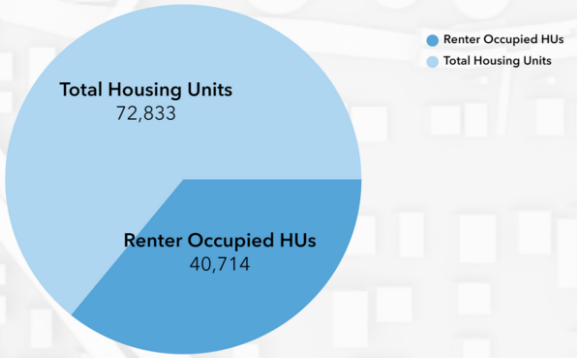
BUSINESS

14,416
Total Businesses

104,883
Employed Civilian Population Age 16+

247,893
Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



Tapestry Segments

2D Enterprising Professionals, 17,227 households	25.4% of Households	
3C Trendsetters, 12,977 households	19.1% of Households	
8A City Lights, 8,015 households	11.8% of Households	

SVN CAPITAL WEST PARTNERS

2023 Race and Ethnicity (Esri)

The largest group: Asian Alone (40.68)
The smallest group: Pacific Islander Alone (0.34)

Indicator ▲	Value	Diff
White Alone	31.72	+1.31
Black Alone	2.87	+0.56
American Indian/Alaska Native Alone	1.03	-0.12
Asian Alone	40.68	+0.21
Pacific Islander Alone	0.34	-0.01
Other Race	12.00	-2.33
Two or More Races	11.36	+0.38
Hispanic Origin (Any Race)	23.16	-2.58

Bars show deviation from Santa Clara County

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.