

# 6910

Santa Teresa Blvd  
Class-A Office Space

San Jose, California

Offering Memorandum



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# Property Overview

## BUILDING FEATURES

|               |                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------|
| ADDRESS       | 6910 Santa Teresa Blvd,<br>San Jose, Ca                                                                                    |
| BUILDING SIZE | ±12,644 RSF, 2 stories,<br>with typical floor plate<br>of ±6,322 RSF                                                       |
| SITE SIZE     | ±0.80 acres (34,848 sq.<br>ft), office FAR around<br>0.36.                                                                 |
| BUILT         | Built 2000, renovated<br>2019                                                                                              |
| APN           | 706-01-081                                                                                                                 |
| ZONING        | San Jose Commercial (C)<br>zoning, which includes<br>Commercial Office,<br>Pedestrian (Retail), and<br>Mixed-Use districts |
| PARKING       | 36 parking spaces,<br>roughly 3.75/1,000 SF                                                                                |
| UNITS         | Can be demised into 3<br>suites; includes break<br>areas, partitioned<br>offices, and common<br>improvements               |
| UNIT SIZES    | 2,600, 3,900 and 6,350<br>RSF                                                                                              |





# South San Jose Demographics Burning Tree Neighborhood

Key insights about the community, residents, housing, and lifestyle.



## 1 COMMUNITY SNAPSHOT

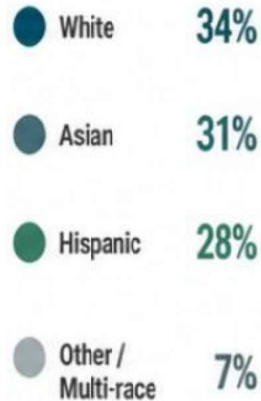


## 2 RESIDENTS

### GENDER DISTRIBUTION



### RACE / ETHNICITY



## 3 HOUSING & INCOME



## 4 LIFESTYLE & EDUCATION



Burning Tree is a well-Established South San Jose neighborhood known for its strong community, excellent schools, and convenient access to major employers and freeways.



A great place to live, work, and grow.

Connected. Innovative. Thriving.

## A map of the San Jose area in California. Major highways shown include I-580, I-880, I-680, SR-84, SR-101, SR-92, SR-238, SR-1, and SR-35. Cities and towns labeled include Union City, Fremont, Pleasanton, Verona, Sunol, Milpitas, Alum Rock, Campbell, East Palo Alto, Palo Alto, Wood City, and San Jose. The map also shows the San Francisco Bay and the Santa Clara River. A red dashed line outlines the city of San Jose.

**CA-85**  
7 MINUTES



**DOWNTOWN  
SAN JOSE**  
15 MINUTES



**SAN FRANCISCO**  
45 MINUTES



## A POWERHOUSE OF INNOVATION & EMPLOYMENT



**SANTANA ROW/  
WESTFIELD VALLEY FAIR**  
Retail & Mixed-Use Hub



**NVIDIA**  
**CAMPUS**  
Technology Leader



**APPLE PARK  
SAN JOSE**  
Innovation Campus



**KAISER PERMANENTE**  
**SOUTH SAN JOSE**  
Healthcare Leader



**CISCO SYSTEMS**  
**CAMPUS**  
Networking Leader

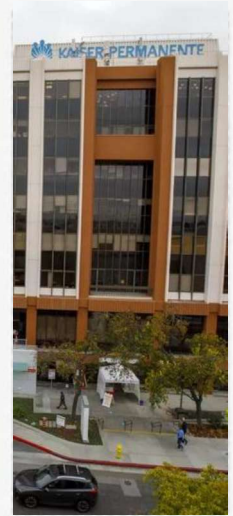


**eBAY**  
**CAMPUS**  
Global Commerce

 **200,000+**  
JOBS WITHIN  
SOUTH SAN JOSE

 **1,000+**  
TECH & LIFE SCIENCE  
COMPANIES

 **#1**  
LARGE CITY IN THE U.S.  
FOR JOB GROWTH\*



SURROUNDED BY NATURE. INSPIRED EVERY DAY.



**ALMADEN QUICKSILVER  
COUNTY PARK**  
Hiking, History & Nature



**CALERO COUNTY PARK**  
Trails, Reservoir & Outdoor  
Adventures



**GUADALUPE OAK GROVE  
PARK**  
Trails & Open Space



 **10,000+**  
ACRES OF PARKS  
& OPEN SPACE



**50+**  
MILES OF HIKING  
& BIKING TRAILS



**YEAR-ROUND**  
OUTDOOR ACTIVITIES  
& RECREATION

VIBRANT DESTINATIONS. EVERYDAY CONVENIENCE.



**SANTANA ROW /  
WESTFIELD VALLEY FAIR**  
Shopping, Dining &  
Entertainment



**ALMADEN EXPRESSWAY  
RETAIL CORRIDOR**  
National Retailers &  
Local Favorites



**WILLOW GLEN  
DOWNTOWN**  
Boutique Shops &  
Local Dining



MAJOR SHOPPING  
CENTERS & PLAZAS

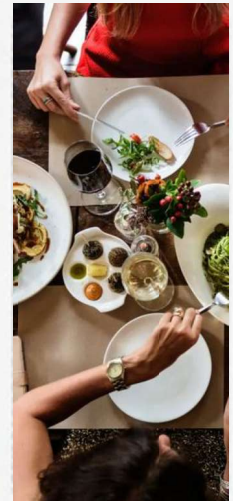
**200+**  
RESTAURANTS &  
CAFÉS



NEIGHBORHOOD  
MARKETS & RETAIL



EASY ACCESS &  
AMPLE PARKING



South San Jose: Where Business, Lifestyle & Opportunity Connect.

# Executive Summary

12,644 Sq Ft on 34,848 Sq Ft (0.8 acres) Grade A Office Building in South San Jose, Ca

LMF Properties are pleased to present a rare and highly versatile acquisition opportunity in the heart of South San Jose. 6910 Santa Teresa Blvd is a fully leased, two-story multi-tenant office building of about 12,644 RSF on 34,848 Sq Ft (0.8 acres), currently marketed as a stabilized NNN investment with healthcare/therapy-type tenancy and prominent Santa Teresa frontage. It is improved with modern systems (solar, fiber, significant power) and configured for multiple suites, with Stars Therapy Services/Stars Infant Program operating in Suite 200 as the anchor known user.

- Building is “solar served” with rooftop solar power owned and building served with 6 Mechanical heat pumps.
- HVAC via 6 mechanical heat pump units (supporting multi-tenant operation).
- Connectivity: Fiber to the building for Comcast or other providers.
- Power: Potential for up to roughly 800 amps of power, above a typical light office baseline, helpful for equipment-heavy users.
- Pride of ownership as owner is occupant.
- PRIME Frontage on Santa Teresa with great street signage.
- Wonderful window line for bright cheery space.
- Master Lease: AeroFund Financial, Through 6/30/203, Rent: \$32,000 NNN, with low Operating costs.



6910 Santa Teresa Blvd, San Jose, Ca



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# SOUTH SAN JOSE AMENITY MAP

6910 Santa Teresa Blvd, San Jose, Ca



DOWNTOWN SAN JOSE  
12 MINUTES



# Santa Teresa Blvd

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