

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

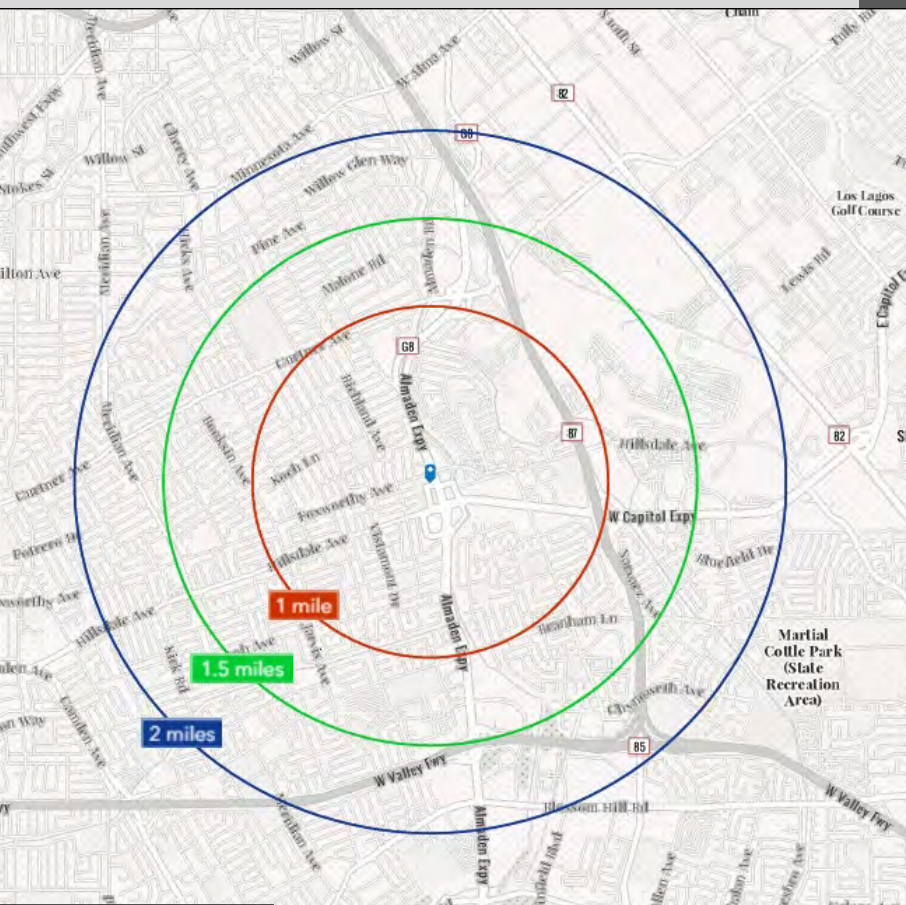
San Jose, CA

Former *Walgreens* #12548

±14,581 SF + DT | \$255K/yr, MG | August '37

1130 FOXWORTHY AVE





'25 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	22,822	54,059	93,269
Households	8,063	19,985	34,259
Avg. HH Inc.	\$213,145	\$205,011	\$201,695
Foxworthy Ave – Daily Traffic Count Estimate			8,000 VPD
Almaden Expy – Daily Traffic Count Estimate			70,000 VPD

Property Overview

- ✦ **Rent.** \$255,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 08/31/37
- ✦ **Walgreens Premises.** ±14,581 SF + Drive thru
- ✦ **Signage.** Building + shared monument
- ✦ **Intersection.** SWQ of Almaden Exp (±70K VPD) and Foxworthy Ave (±8K VPD)
- ✦ **Access.** Extended FI/FO on Foxworth Ave & Calvary Way
- ✦ **Parking.** ±117 non-exclusive spaces
- ✦ **Year Built.** 2012
- ✦ **Zoning.** CN(PD) – Permitted Use Table
- ✦ **Parcel ID number.** 451-06-074 Map
- ✦ **Prohibited Uses.** Pharmacy, grocery, bar, children's play or party facility, 2nd hand store, educational facility, gym or health club, church, or industrial use.

Location Overview

- ✦ **Prime Location.** Strategically positioned at a high-traffic, signalized intersection in the heart of San Jose.
- ✦ **Convenience, Visibility & Accessibility.** Highly sought after combination of high-traffic, central location, easy access and ample parking.
- ✦ **Strong Demos.** ±22K w/in 1-mile, with Avg HH Inc of ±\$213K

SAN JOSE, CA

1130 FOXWORTHY AVE



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Almaden Expy - 70,000 VPD

Foxworthy Ave - 8,000 VPD



Drive-Thru

Calvary Way

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Foxworthy Ave - 8,000 VPD

Almaden Expy - 70,000 VPD

ONE TasteBuds
KITCHEN
San Jose South, CA



Drive-Thru



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Drive-Thru

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Almaden Expy – 70,000 VPD

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Calvary Way

Drive-Thru

Almaden Expy - 70,000 VPD

DUNKIN'
DONUTS

ONE TasteBuds
KITCHEN
San Jose South, CA

F45

Foxworthy Ave - 8,000 VPD

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SUB-LEASE TERMS

SUGGESTED RENT*

\$255,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

8/31/37 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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