

2955

SENER RD, SAN JOSE

DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE



RARE NNN LEASED RETAIL STRIP CENTER FOR SALE

±5,414 SF BUILDING | 8 RETAIL UNITS | ±0.40 AC LOT WITH 24 PARKING SPACES

RARE INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

2955 Senter Rd is an **±5,414 SF multi-tenant retail strip center** situated on an **±17,500 SF parcel** in a highly desirable and supply-constrained retail corridor of San Jose. **Built in 2004**, the property is significantly newer than most neighborhood retail centers in the area and has been well maintained, offering investors a **low-management retail investment**.

The property consists of **8 small shop suites averaging approx. ±677 SF per unit**, creating strong leasing flexibility and broad tenant demand from local retail, restaurant, and service-oriented businesses. The center is currently **approximately 88% leased** with **only one remaining vacancy totaling ±625 SF**, which **seller will guarantee rent** for 6 months at \$4.00 SF.

All leases are structured as NNN leases, creating a **very easy ownership and management profile** with limited landlord responsibilities. The property currently generates approximately **\$14,800 per month in base rental income** and **\$17,306 including the seller's rent guarantee** and is offered at a **5.95% cap rate**.

The center is occupied by Vietnamese-oriented retail and food tenants and is strategically positioned **just two parcels from the Caribbee's Center**, home to **Lee's Supermarket**, one of the busiest Vietnamese shopping destinations in San Jose. The property benefits from strong daily traffic, dense surrounding residential neighborhoods, and a well-established consumer base within the surrounding community.

The **±17,500 SF site includes 24 dedicated on-site parking spaces**, providing an exceptional parking ratio for a retail property of this size and allowing for convenient customer access rarely found in comparable San Jose strip centers. Retail strip centers rarely come available for sale in San Jose.



INVESTMENT OVERVIEW

PRICE: \$3,490,000

CAP RATE: 5.95%

BUILDING SIZE: ±5,414 SF (Per Rent Roll)
±5,335 SF (Per Public Records)

LOT SIZE: ±17,500 SF

YEAR BUILT: 2004

APN: 497-27-016

ZONING: CN - Commercial Neighborhood

GENERAL PLAN: NCC - Neighborhood/Community Commercial

INVESTMENT HIGHLIGHTS



2955 SENTER RD | SAN JOSE, CA

RARE SAN JOSE RETAIL INVESTMENT OPPORTUNITY

- **±5,414 SF multi-tenant retail center** on a **±17,500 SF parcel**.
- Rare opportunity to acquire a **newer construction retail center built in 2004**.
- Configured as **eight (8) small shop suites averaging approximately ±677 SF**.

STABLE NNN INCOME + UPSIDE POTENTIAL

- Property is currently **approximately 88% leased** with only **one ±625 SF vacancy** which **seller will guarantee rent** at \$4.00 SF for 6 months.
- **All leases are NNN leases**.
- Current base rental income of approximately **\$14,800/month** and **\$17,306/month** including the seller's rent guarantee.
- Offered at an approximate **5.95% cap rate**.

STRONG SMALL SHOP DEMAND

- Small suites benefit from strong local leasing demand.
- Tenant mix consists primarily of **Vietnamese-oriented retail and food businesses**.
- Located two parcels from **Caribbee's Center & Lee's Supermarket**.

PARKING + ACCESS

- Property features **twenty-four (24) dedicated parking spaces**.
- Large parcel provides excellent customer circulation and access.
- Strong visibility along heavily trafficked **Senter Rd corridor**.
- Convenient access to **US-101 and major San Jose thoroughfares**.

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PHOTOS



RENT ROLL

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>	<u>BASE RENT</u>	<u>RENT PSF</u>	<u>LEASE START</u>	<u>LEASE END</u>	<u>OPTIONS</u>	<u>INCREASES</u>
10	Flower Shop	±560 SF	\$1,912	\$3.41	06/01/2005	12/01/2027	1 x 3 Year	Fixed
20	Tattoo	±485 SF	\$1,366	\$2.83	11/01/2024	10/31/2027	1 x 3 Year	3% Annually
30	Nail/Eyelash	±485 SF	\$1,270	\$2.62	04/01/2021	03/01/2029	1 x 3 Year	5% Annually
40	My Linh Salon	±861 SF	\$2,859	\$3.32	10/01/2005	10/01/2025	Month-to-Month	-
50	Banh Cuon	±1,138 SF	\$2,746	\$2.41	06/01/2006	09/01/2025	1 x 5 Year	2% Annually
55	Banh Beo	±635 SF	\$2,578	\$4.05	03/01/2017	02/28/2027	2 x 5 Year	3% Annually
60	Vacant	±625 SF	\$2,500 Seller to Guarantee Rent for 6 Months	\$4.00	-	-	-	-
80	Buyn Ca Da Nang	±625 SF	\$2,075	\$3.32	05/01/2025	05/01/2030	1 x 5 Year	3% Annually
TOTAL		±5,414 SF	\$17,306/mo.	\$3.20 Avg.				

Building size per public records is 5,335 SF. Rent roll reflects approximately 5,414 SF. Buyer to verify.



CARIBBEES
CENTER

LEE'S
SUPERMARKET

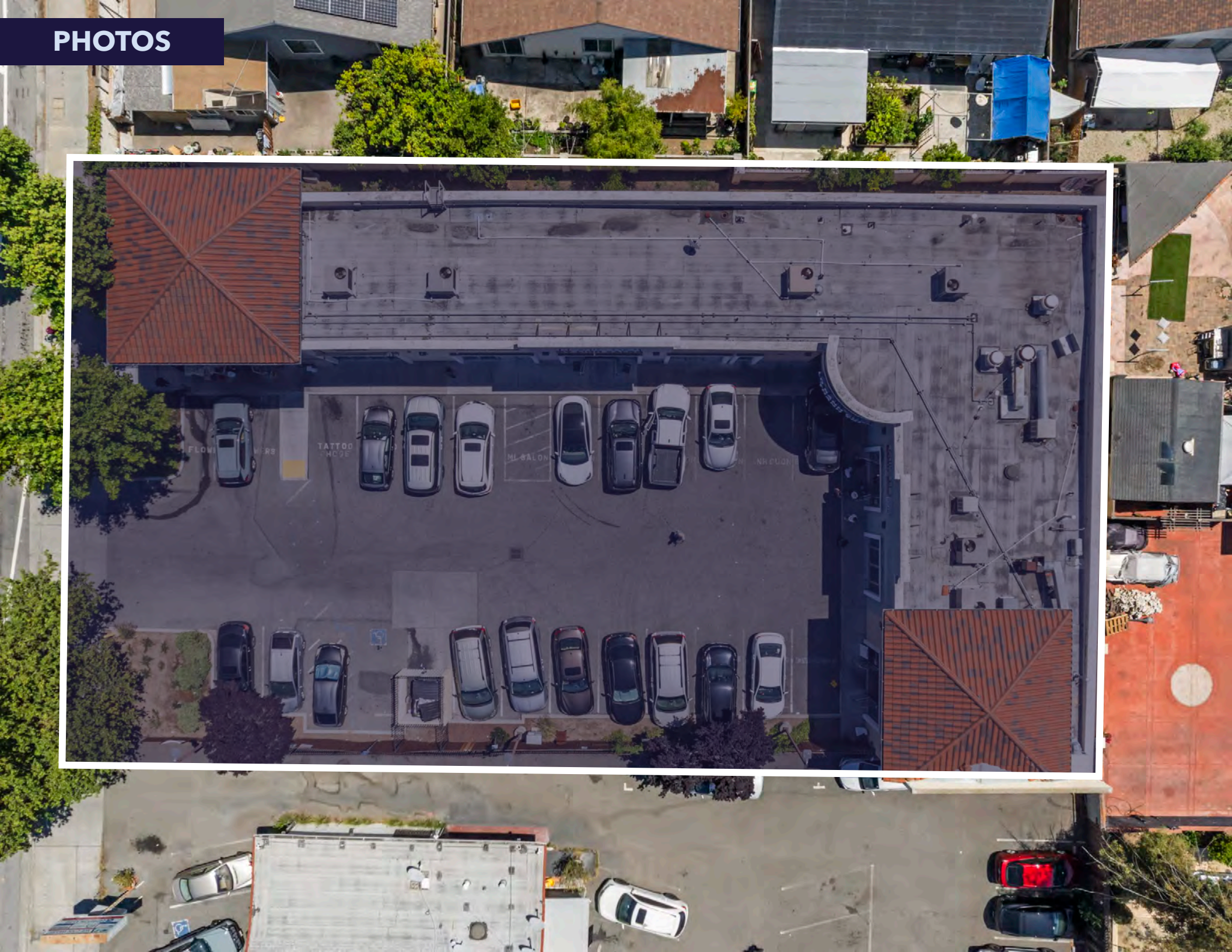
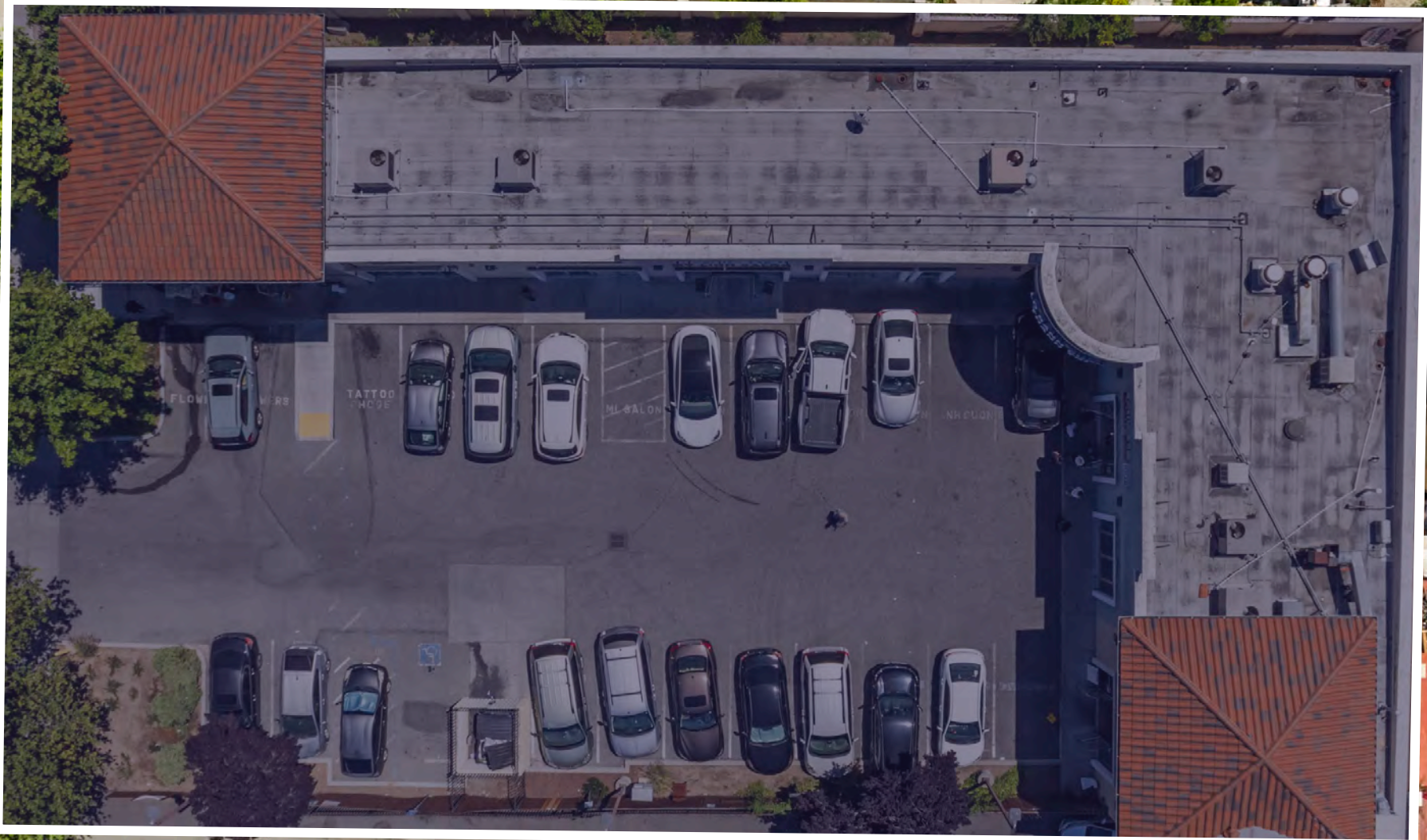
LEE'S SUPERMARKET

SENER RD

LEWIS RD

SUBJECT PROPERTY

PHOTOS



DEMOGRAPHICS

2026 SUMMARY

1-MILE

5-MILE

10-MILE

Population

32,067

627,153

1,290,987

Households

8,558

195,709

428,884

Average Household Size

3.5

3

2.9

Owner Occupied Housing Units

4,851

105,934

230,952

Renter Occupied Housing Units

3,763

93,470

206,985

Median Age

39.2

39.1

39.4

Median Household Income

\$90,451

\$123,692

\$149,185

Average Household Income

\$118,695

\$155,386

\$174,540

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SENER RD, SAN JOSE

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