



2,850 SF FLEX INDUSTRIAL UNIT AVAILABLE

FOR LEASE

53-A BONAVENTURA
DRIVE
SAN JOSE, CALIFORNIA

**EXCLUSIVELY
LISTED BY**



RALPH BORELLI

Chairman

P: 408-521-7117

E: ralph@ralphborelli.com

DRE # 00465691

JON D'AMICO

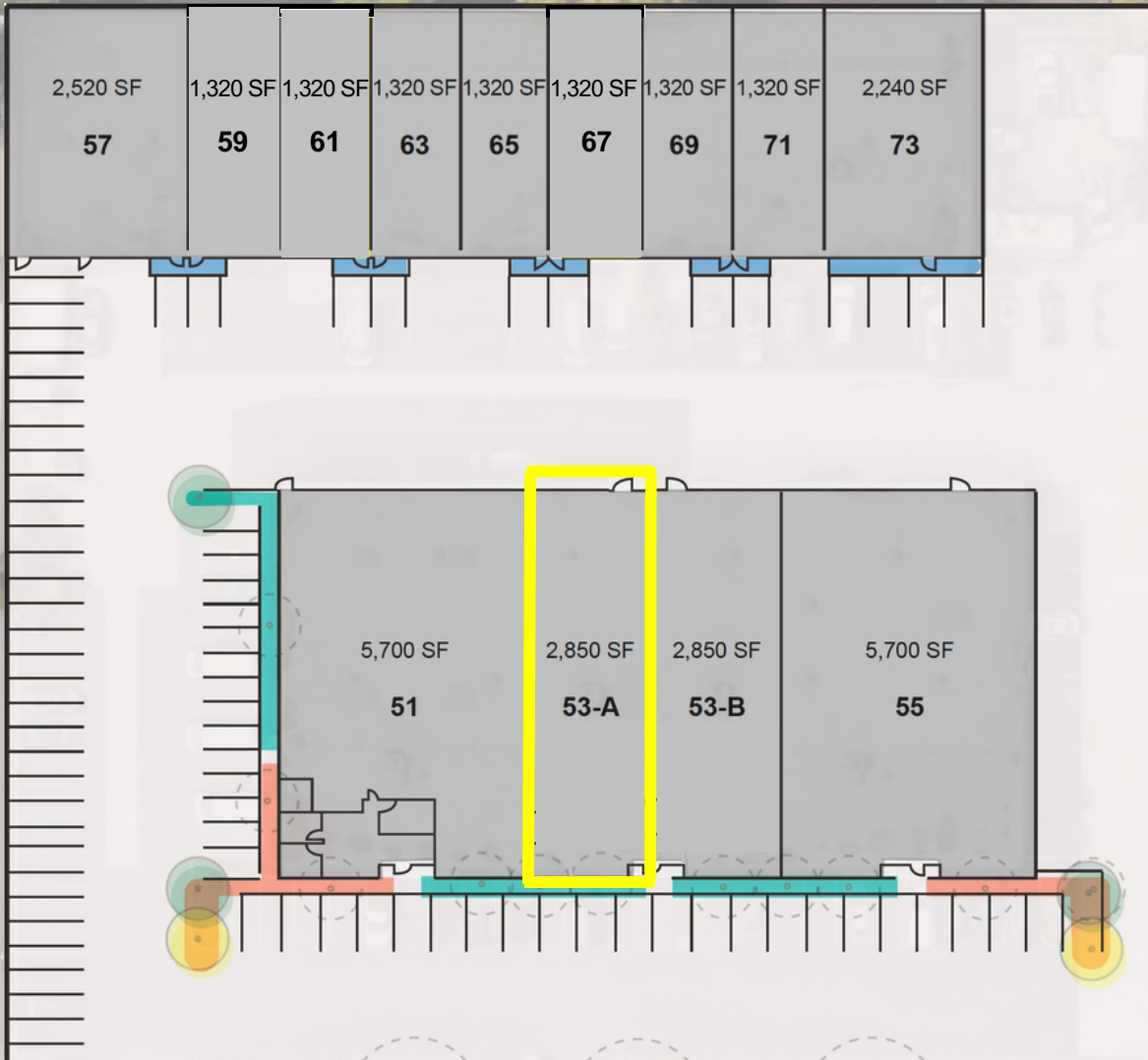
Property Mgmt./Brokerage

P: 408-521-7107

E: jon@borelli.com

DRE # 01838839

SUMMARY



BONAVENTURA DRIVE

 Available Unit

Lease Terms

- **Lease Rate:** \$1.90/SF/Mo.
Industrial Gross
- **CAM:** \$0.26/SF/MO.
- **Term:** 3-5 years Preferable
- **Occupancy:** Available 8/1/26

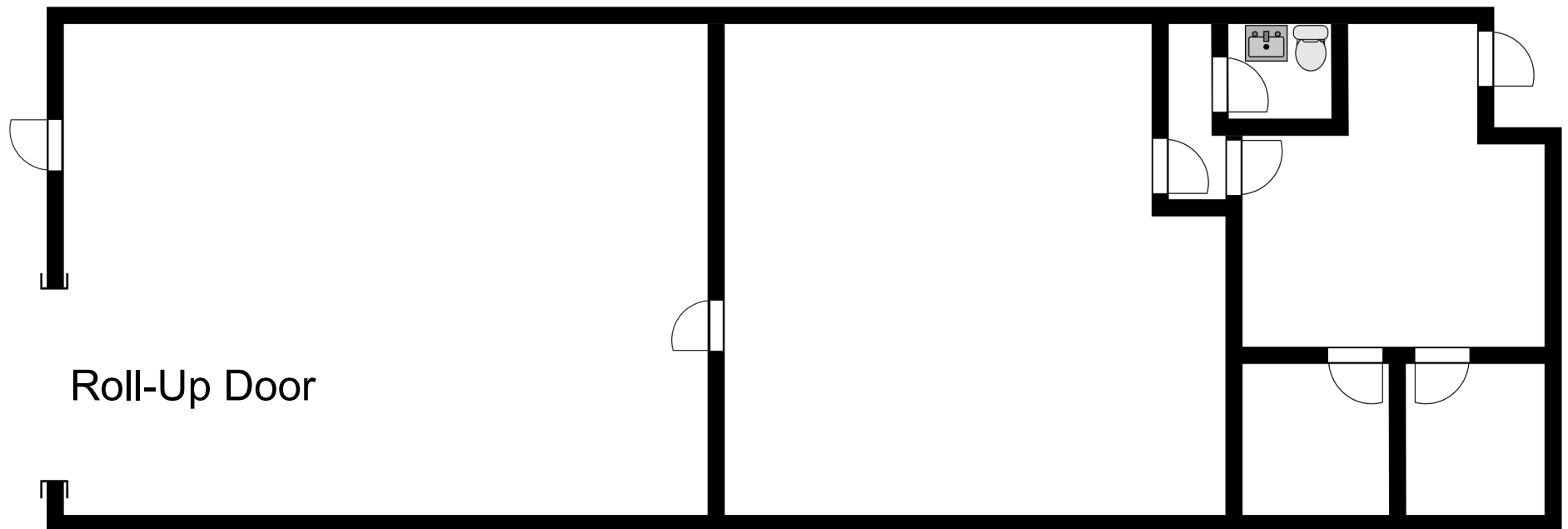
Unit Specifications

- **Unit Size:** 2,850 SF
- **Power:** 200 Amps (tenant to verify)
- Reception Area, 2 Private Offices, Open Office, Restroom, Warehouse
- Grade Level Roll-Up Door
- Fire Sprinklered

Additional Information

- Walking Distance to the VTA Bonaventura Light rail station
- Local Ownership and Management

FLOOR PLAN





53-A Bonaventura Dr

- Jersey Mike's Subs
- Safeway
- Baja Fresh
- Premier Pizza
- The Kabab Shop
- Chipotle Mexican Grill
- Red Robin
- Peet's Coffee
- Poke House
- Dave's Hot Chicken
- Cold Stone

MONTAGUE EXPRESSWAY

VTA: Bonaventura Station

VTA: Component Station

- Pho Viet
- Thai Orchid
- Dish n Dash
- Una Mas!
- Flower Flour
- Okayama Express Sushi
- Subway
- Starbucks

N. FIRST STREET

VTA: Karina Station



SJC
SAN JOSE
MINETA
INTERNATIONAL
AIRPORT

LOCATION

SAN FRANCISCO

OAKLAND

OAKLAND INTERNATIONAL AIRPORT

SAN FRANCISCO INTERNATIONAL AIRPORT

PALO ALTO

SAN JOSÉ MINETA INTERNATIONAL AIRPORT

53-A BONAVENTURA DR

SAN JOSE



— Est. 1955 —

BORELLI

INVESTMENT COMPANY

2051 Junction Ave., STE 100, San Jose, CA 95131

P: 408-453-4700 | borelli.com

EXCLUSIVELY
LISTED BY

RALPH BORELLI

Chairman

P: 408-521-7117

E: ralph@ralphborelli.com

DRE # 00465691

JON D'AMICO

Property Mgmt./Brokerage

P: 408-521-7107

E: jon@borelli.com

DRE # 01838839