

SINGLE TENANT

ABSOLUTE NNN
GROUND LEASE
INVESTMENT
OPPORTUNITY

CHASE 

SANTA CLARA
CALIFORNIA
(SF BAY AREA)





EXCLUSIVELY MARKETING BY

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TABLE OF CONTENTS

4

INVESTMENT SUMMARY

OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

7

PROPERTY OVERVIEW

AERIALS | SITE PLAN | LOCATION MAP

13

AREA OVERVIEW

DEMOGRAPHICS

15

FINANCIALS

RENT ROLL | BRAND PROFILE

INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN (ground lease), corporate guaranteed (S&P: A-), Chase Bank investment property located in Santa Clara, CA (SF Bay area). The tenant, JPMorgan Chase Bank, National Association, has approximately 15 years remaining on their ground lease with 4 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities.

Chase Bank is located at the signalized, hard corner intersection of El Camino Real and Flora Vista Avenue with a combined 27,900 vehicles passing by daily. The asset is also just off of Lawrence Expressway/County Highway G2 (62,200 VPD) with convenient on/off ramp access. Nearby national/credit tenants include Target, Big Lots, Lucky Supermarket, Walgreens, Rite Aid, Petco, and more further increasing consumer traffic to the subject trade area. In addition, the site is surrounded by numerous apartment complexes including Gateway Village (476 units - currently under construction), Tuscany Apartments (138 units), Villas on the Boulevard (186 units), and more, providing a direct consumer base to draw from. The 5-mile trade area is supported by a dense population of more than 561,500 residents with an extremely affluent average household income of over \$137,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$5,280,000
NET OPERATING INCOME:	\$198,000
CAP RATE:	3.75%
GUARANTY:	Corporate (S&P: A-)
TENANT:	JPMorgan Chase Bank, National Association
LEASE TYPE:	Absolute NNN (Ground Lease)
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	3,389 SF
LAND AREA:	0.39 Acres
PROPERTY ADDRESS:	3495 El Camino Real, Santa Clara, CA 95051
YEAR BUILT:	2013
PARCEL NUMBER:	220-02-022
OWNERSHIP:	Leased Fee (Land Ownership)



INVESTMENT HIGHLIGHTS

15 YEARS REMAINING | CORPORATE GUARANTEED LEASE | RENTAL INCREASES

- Approximately 15 years remaining on their corporate guaranteed ground lease
- 10% rental increases every 5 years throughout initial term and options
- 4 (5-Year) option periods to extend

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | LAWRENCE EXPY (62,200 VPD)

- Situated at the signalized, hard corner intersection of El Camino Real and Flora Vista Avenue with a combined 27,900 vehicles passing by daily
- Just off of Lawrence Expressway/County Highway G2 (62,200 VPD)
- Convenient on/off ramp access

INVESTMENT GRADE TENANT | STRONG DEPOSITS | YEAR OVER YEAR GROWTH

- Chase features an investment grade credit rating of S&P: A-
- Over \$108 million in deposits, a 39% increase over the previous year

RETAIL CORRIDOR | MULTIPLE APARTMENT COMPLEXES

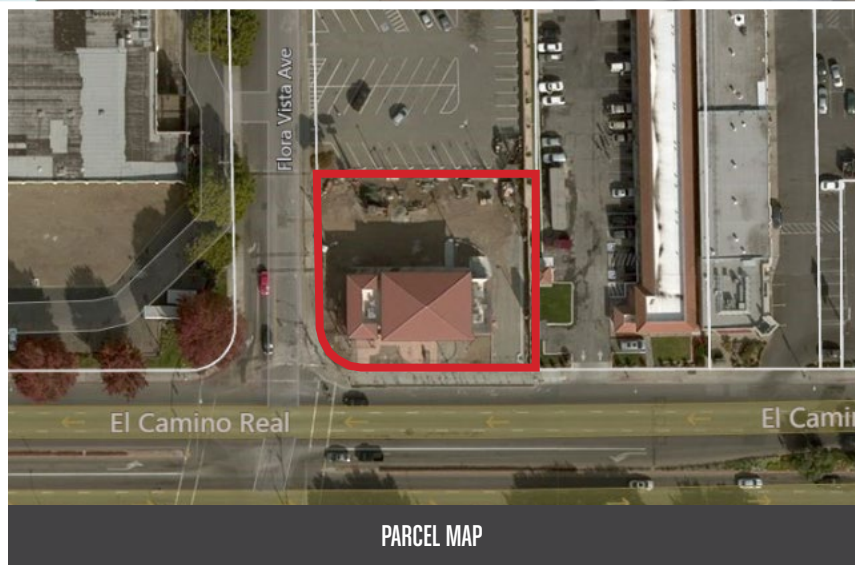
- Nearby national/credit tenants include Target, Big Lots, Lucky Supermarket, Walgreens, Rite Aid, Petco, and more
- Increases consumer draw to the trade area and promotes crossover shopping
- Surrounded by multiple apartment complexes including Gateway Village (476 units - currently under construction), Tuscany Apartments (138 units), Villas on the Boulevard (186 units), and more, providing a direct consumer base to draw from

DENSE POPULATION IN AFFLUENT 5-MILE TRADE AREA

- More than 561,500 residents and nearly 380,000 employees support the trade area
- Over \$137,000 affluent average household income



PROPERTY OVERVIEW



ACCESS

El Camino Real/ State Highway 82: 1 Access Point
Flora Vista Avenue: 1 Access Point



TRAFFIC COUNTS

Flora Vista Avenue: 6,400 Cars Per Day
El Camino Real/ State Highway 82: 21,500 Cars Per Day
Lawrence Expy/County Highway G2: 62,200 Cars Per Day



IMPROVEMENTS

There is approximately 3,389 SF of existing building area.



PARKING

There are approximately 20 parking spaces on the owned parcel.
The parking ratio is approximately 5.9 stalls per 1,000 SF of leasable area.



YEAR BUILT

2013



PARCEL

Parcel Number: 220-02-022 Acres: 0.39 Square Feet: 16,902 SF



ZONING

CC: Community Commercial



5-MILE 2017 ESTIMATED POPULATION - 561,698
5-MILE AVERAGE HOUSEHOLD INCOME - \$137,393
BANK DEPOSITS - \$108 MILLION IN DEPOSITS



Gateway Village
476 Apartment Units
108,600 SF of Retail Space

FITNESS 19
SUPERCUTS



62,200
CARS PER DAY



County Highway 62

TINT WORLD

Bella Vista Inn

21,500
CARS PER DAY



Flora Vista Ave.

Mixed-Use Retail Center
(62 Apartment Units)



5-MILE 2017 ESTIMATED POPULATION - 561,698

5-MILE AVERAGE HOUSEHOLD INCOME - \$137,393

BANK DEPOSITS - \$108 MILLION IN DEPOSITS



Ponderosa Elementary School

62,200
CARS PER DAY

Adrian Wilcox High School

47,000
CARS PER DAY

Lawrence Expy/County Highway 82

County Highway 64

LAWRENCE
EXPRESSWAY PLAZA

Briarwood Elementary School

Bowers Elementary School

Cabrillo Middle School

BIG LOTS

Galleria P-L-A-Z-A
UNITED FURNITURE CLUB
PARIS BAGUETTE

Lucky



21,500
CARS PER DAY

El Camino Real/ State Highway 82

CHASE

Gateway Village
476 Apartment Units
108,600 SF of Retail Space

Flora Vista Ave.

6,400
CARS PER DAY

Santa Clara High School

Central Park Elementary

Laurelwood Elementary School

Peterson Middle School

AppleSeed Montessori School

Miso

Gombei

TOUS les JOURS



ROSS
DRESS FOR LESS

SAFeway

CVS pharmacy

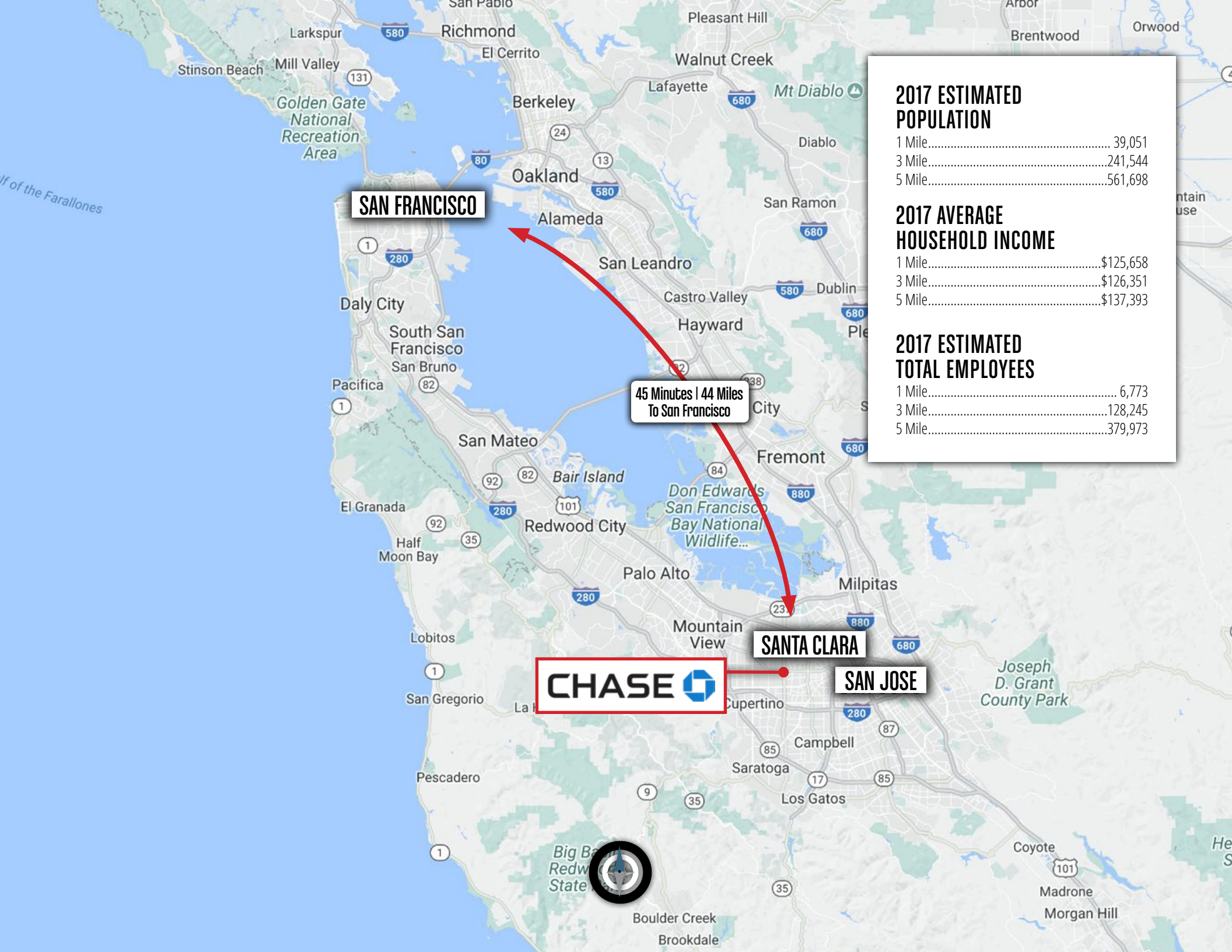
FLORA VISTA AVE. - 6,400 VPD

CHASE 

MONUMENT SIGN

EL CAMINO REAL - 21,500 VPD





**2017 ESTIMATED
POPULATION**

1 Mile.....	39,051
3 Mile.....	241,544
5 Mile.....	561,698

**2017 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$125,658
3 Mile.....	\$126,351
5 Mile.....	\$137,393

**2017 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	6,773
3 Mile.....	128,245
5 Mile.....	379,973

AREA OVERVIEW

Santa Clara, California

Santa Clara is a city in Santa Clara County, California. The city's population was 1,938,153 as of July 1, 2017, making it the ninth-most populous city in the San Francisco Bay Area. Located 45 miles southeast of San Francisco, the city was founded in 1777 with the establishment of Mission Santa Clara de Asís, the eighth of 21 California missions. The city was later incorporated in 1852. The mission, the city, and the county are all named for Saint Clare of Assisi.

Santa Clara is located in the center of Silicon Valley and is home to the headquarters of several high-tech companies such as Intel. It is also home to Santa Clara University, the oldest institution of higher learning in the state of California, which was built around Mission Santa Clara de Asís. Levi's Stadium, the home of the National Football League's San Francisco 49ers, is located in the city. Santa Clara is bordered by San Jose, Sunnyvale, and Cupertino.

Santa Clara owns and operates an electric utility called Silicon Valley Power. In 2005 Silicon Valley Power brought online the Donald Von Raesfeld (DVR) Power Plant. The new combined cycle gas turbine plant produces 147 megawatts of electricity for the city and its residents.

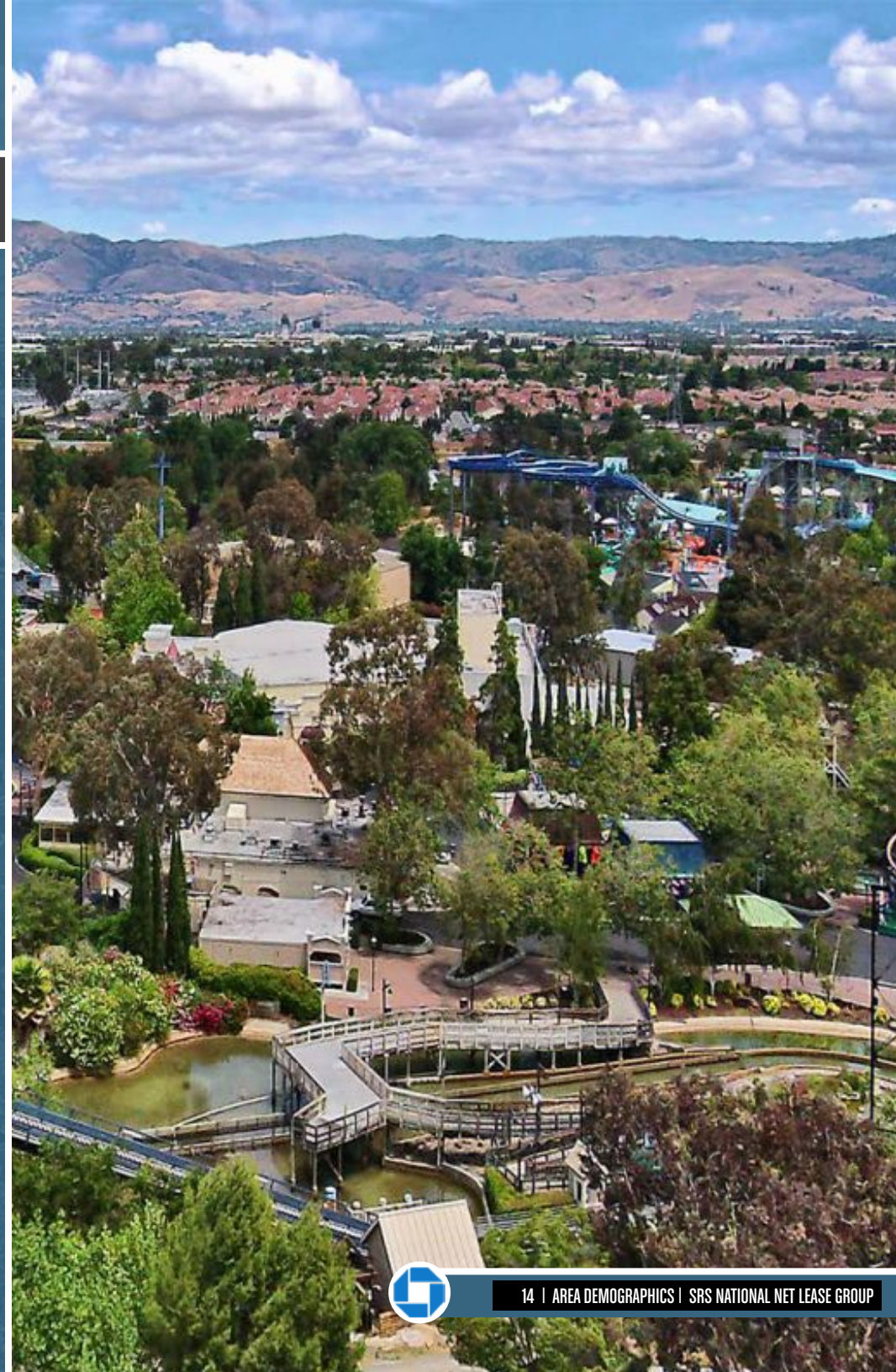
Santa Clara Unified School District serves Santa Clara and small portions of Sunnyvale and North San Jose. The city is home to nineteen K–8, elementary, and high schools. Many of the schools are named for former farmers, ranchers, and other notable Santa Clara residents such as Bowers and Bracher elementary schools, Buchser Middle School, Wilcox High School, and Santa Clara High School. A small part of the city however is served by Cupertino High School and its feeder schools in the nearby town of its namesake. Jesuit college Santa Clara University, junior college Mission College, and Golden State Baptist College are among the city's higher education facilities.

Santa Clara is located adjacent to Mineta San Jose International Airport. Some other nearby major airports includes San Francisco International Airport and Oakland International Airport. Most public city buses are operated by Santa Clara Valley Transportation Authority.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	39,051	241,544	561,698
2022 Projected Population	42,012	256,670	595,833
2010 Census Population	34,761	218,794	508,858
Projected Annual Growth 2017 to 2022	1.47%	1.22%	1.19%
Historical Annual Growth 2010 to 2017	1.62%	1.37%	1.37%
2017 Estimated Households	14,622	89,336	207,632
2022 Projected Households	15,640	94,503	219,555
2010 Census Households	13,264	82,398	190,704
Projected Annual Growth 2017 to 2022	1.35%	1.12%	1.18%
Historical Annual Growth 2010 to 2017	1.36%	1.13%	1.12%
2017 Estimated White	35.04%	36.51%	39.03%
2017 Estimated Black or African American	2.16%	2.18%	2.50%
2017 Estimated Asian or Pacific Islander	47.11%	46.19%	43.22%
2017 Estimated American Indian or Native Alaskan	0.45%	0.43%	0.49%
2017 Estimated Other Races	7.69%	7.63%	8.20%
2017 Estimated Hispanic	17.65%	17.41%	18.48%
2017 Estimated Average Household Income	\$125,658	\$126,351	\$137,393
2017 Estimated Median Household Income	\$98,200	\$97,010	\$102,425
2017 Estimated Per Capita Income	\$47,012	\$47,005	\$51,303
2017 Estimated Total Businesses	855	9,024	23,904
2017 Estimated Total Employees	6,773	128,245	379,973



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
JPMorgan Chase Bank (Corporate Guaranty)	3,389	July 2013	July 2033	Current	-	\$16,500	\$4.87	\$198,000	\$58.42	Absolute NNN	4 (5-Year)
				July 2023	10%	\$18,150	\$5.36	\$217,800	\$64.27	(Ground Lease)	10% Incr. at beg.
				July 2028	10%	\$19,965	\$5.89	\$239,580	\$70.69		of each option

FINANCIAL INFORMATION

Price:\$5,280,000
 Net Operating Income:\$198,000
 Cap Rate:3.75%
 Lease Type:Absolute NNN (Ground Lease)

PROPERTY SPECIFICATIONS

Year Built:2013
 Rentable Area:3,389 SF
 Land Area:0.39 Acres
 Address:3495 El Camino Real, Santa Clara, CA 95051

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.





BRAND PROFILE

CHASE BANK

JPMorgan Chase Bank doing business as Chase Bank is a national Association provides various banking and other financial services to corporate, institutional, and governmental clients in the United States and internationally. It offers noninterest-bearing deposits; and interest-bearing deposits. The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans. In addition, it offers credit card loans; and wholesale loans to various customers, such as corporate and institutional clients, and high-net-worth individuals, as well as investment banking, financial transactions processing, and asset management services. The company was founded in 2000 and is based in New York, New York. JPMorgan Chase Bank, National Association operates as a subsidiary of JPMorgan Chase & Co.

Company Type:	.....	Subsidiary
Parent:	.....	JPMorgan Chase & Co.
2017 Employees:	.....	253,707
2017 Revenue:	.....	\$94.33 Billion
2017 Net Income:	.....	\$24.44 Billion
2017 Assets:	.....	\$2.53 Trillion
2017 Equity:	.....	\$255.69 Billion
Credit Rating:	.....	S&P: A-





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.