

**UNION BANK AVAILABLE FOR SALE**  
**1109 E. ARQUES AVENUE, SUNNYVALE, CA**

 **UnionBank**  
1109

 UnionBank  
→  
Drive-up  
ATM

# UNION BANK

1109 E. ARQUES AVENUE, SUNNYVALE

## PRESENTED BY:

Winston Street, Associate  
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Neil Cowperthwaite, Associate  
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### MEDIAN HOUSE HOLD INCOME



ONE MILE: \$146,916

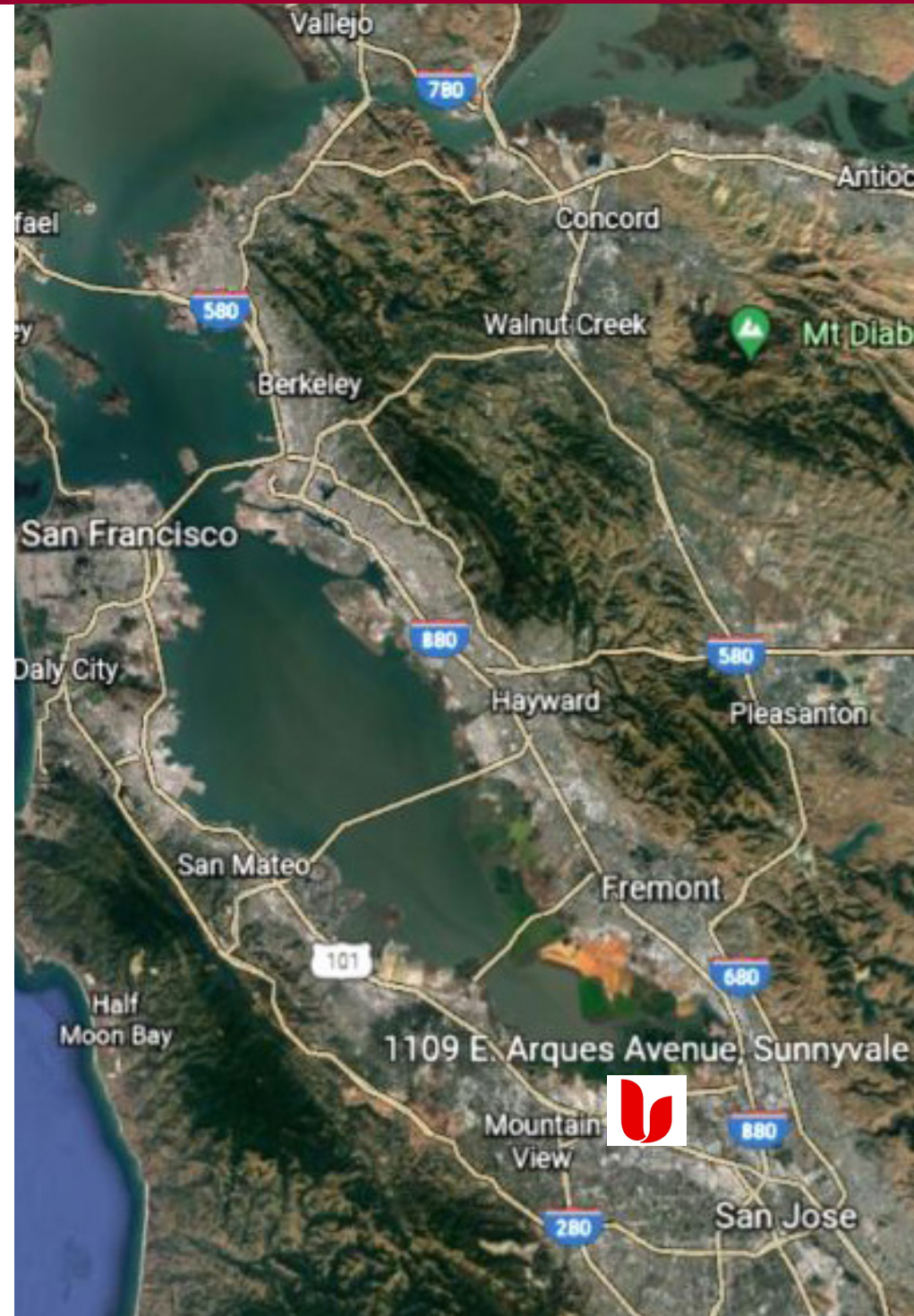
TWO MILES: \$134,626

TEN MILES: \$136,962



# 20,579

POPULATION WITHIN 1 MILE



**ACROSS FROM MAJOR APPLE CAMPUS  
LEASED TO UNION BANK SINCE 1965**

# UNION BANK

1109 E. ARQUES AVENUE, SUNNYVALE

## INVESTMENT OVERVIEW

### ASKING PRICE

**\$5,000,000**  
Cap Rate 4.70%



PROPERTY	MUFG UNION BANK
GUARANTOR	CORPORATE
ADDRESS	1109 E. ARQUES AVENUE
NOI	\$235,200
RENT INCREASES	FMV EVERY 5 YEAR OPTION
RENT COMMENCEMENT	PRESENT
RENT EXPIRATION	<b>DECEMBER 15, 2027</b>
LEASE TYPE	NNN

### INCOME SCHEDULE

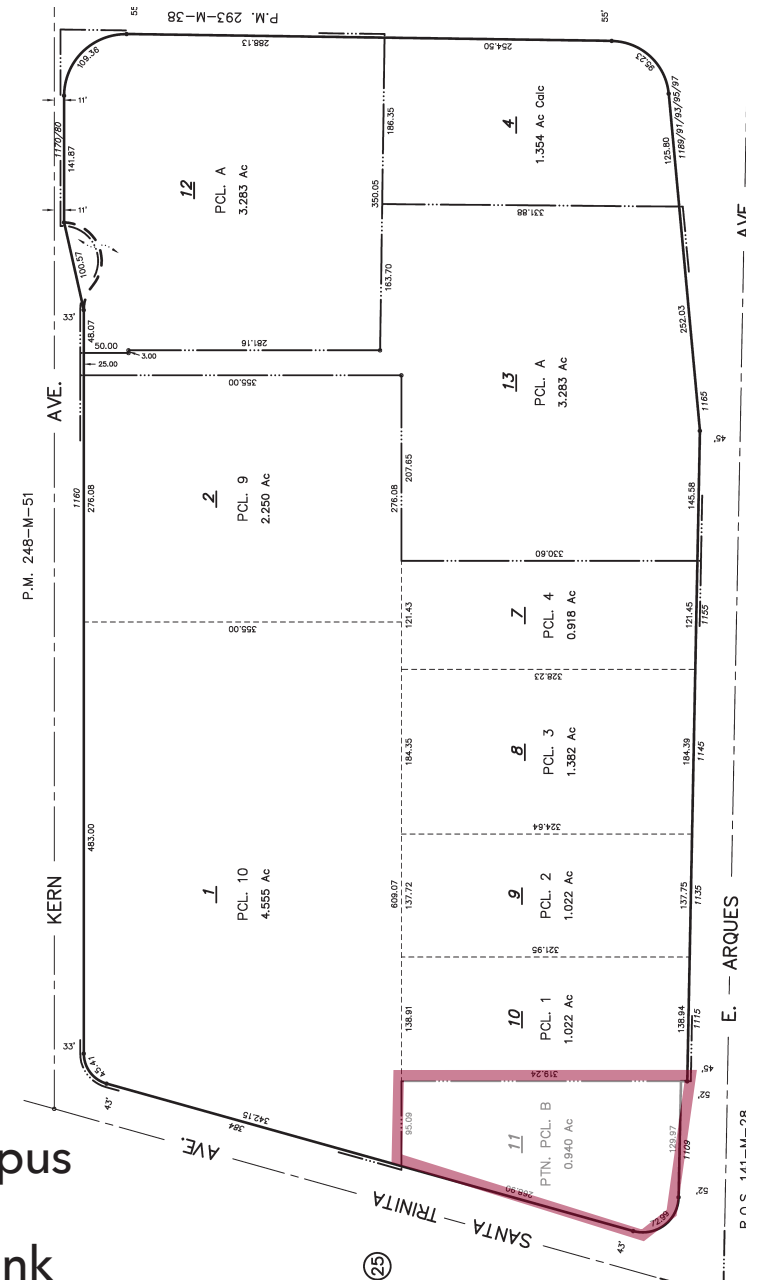
TERM START	MONTHLY INCOME
PRESENT- JUNE 15, 2022	\$16,352
JUNE 16, 2022 - DECEMBER 15, 2027	\$19,600
DECEMBER 16, 2027 - DECEMBER 15, 2032	\$FMV *OPTION
DECEMBER 16, 2032 - DECEMBER 15, 2037	\$FMV *OPTION
DECEMBER 16, 2037 - DECEMBER 15, 2042	\$FMV *OPTION

AVERAGE NOI THROUGH INITIAL TERM: \$235,200

<b>Property:</b>	MUFG Union Bank
<b>Address:</b>	1109 E. Arques Avenue Sunnyvale, CA 94085
<b>Building Size:</b>	5,600±SF
<b>APN:</b>	205-24-011
<b>Parcel:</b>	0.94± Acres
<b>Stories:</b>	1
<b>Year Built:</b>	1966
<b>Zoning:</b>	MS
<b>Signage:</b>	Facing E. Arques Avenue & Santa Trinita Avenue
<b>Parking:</b>	5.2/1000

## PROPERTY HIGHLIGHTS

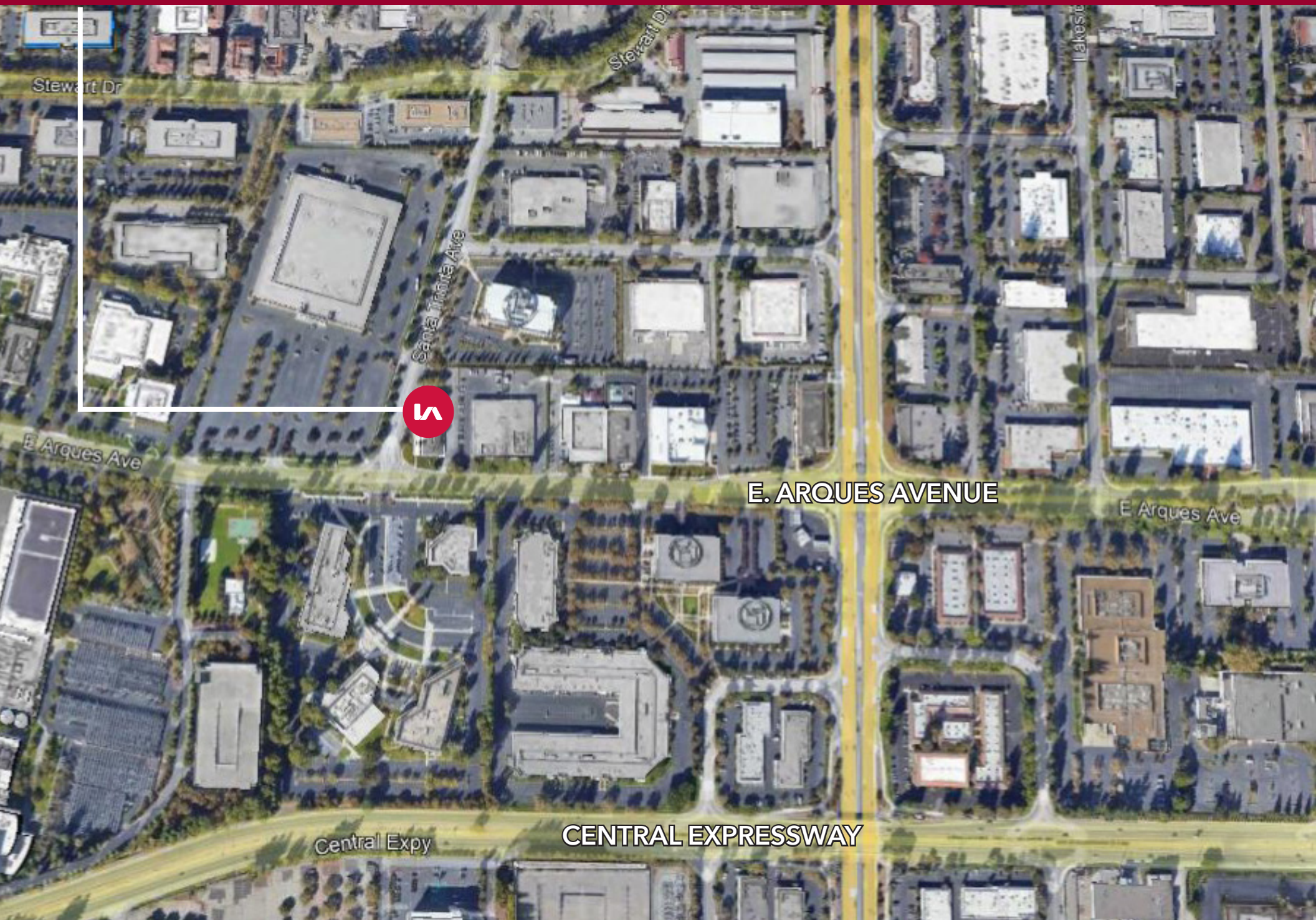
- Operating history of over fifty (50) years
- No rent forgiveness during Covid-19 pandemic
- Across the street from apple, Inc. Central & Wolfe Campus
- 6± years remaining with three (3) renewal options
- Over 50 years of history guarantee by MUFG Union Bank



# UNION BANK

# AERIAL MAP

1109 E. ARQUES AVENUE, SUNNYVALE



# UNION BANK

1109 E. ARQUES AVENUE, SUNNYVALE



## NEARBY COMPANIES DISTANCE FROM SITE

- **APPLE ONE CAMPUS: 4.1 MILES**
- **LINKEDIN: 2.7 MILES**
- **NETAPP: 3.1 MILES**
- **YAHOO: 3.8 MILES**
- **TRIMBLE: 0.5 MILES**