



# THE SHOPS AT *Vietnam Town*

THE LARGEST VIETNAMESE PLAZA  
IN CALIFORNIA

Vietnam Town consists of 256 privately owned business properties (commercial condominiums) and is the only development of its kind in the area. At Vietnam Town, an entrepreneur with a business or company can own its real estate, often for much less than renting a comparable property.

California real estate grows in value, and all of the appreciation and tax benefits of real estate ownership go to the Vietnam Town's Buyer, not their landlord.

Located in the City of San Jose, the capital of Silicon Valley, the Shops at Vietnam Town is perfectly positioned to be the Bay Area premier shopping destination. For business owners and users, it is a place inspired by the spirit of the community and the energy of Silicon Valley, with the combination of shopping, dining, working and recreation all in one locale. For investors, this is the golden opportunity.

SILICON VALLEY'S  
*hottest* RETAIL SHOPS



# WELCOME TO THE NEW SHOPPING *destination*



SAN JOSE STATE  
UNIVERSITY

DOWNTOWN  
SAN JOSE

WALMART



GRAND CENTURY  
MALL

STORY ROAD

I-280 FREEWAY

STORY ROAD

McLAUGHLIN AVE



*Price* IS WHAT YOU PAY.  
*Value* IS WHAT YOU GET.

WARREN BUFFET



Artist conceptual rendering. See back cover for disclaimer.

# FEATURES & BENEFITS

*“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”*

FRANKLIN D. ROOSEVELT, U.S. PRESIDENT

- Rare opportunity for a small business owner-operator to secure commercial space in the Heart of Silicon Valley
- Buyers invest only 10% in cash equity and pay loan fees and closing costs. At today's low interest rates, the monthly payment is well below market rents for comparable properties
- Owners of Vietnam Town business properties receive all tax benefits offered to owners of real estate including annual depreciation
- Eliminate the uncertainty of rent increases, so you can plan with confidence
- Opportunity to sell the property, the business, or both - with potential capital gains on both transactions
- Ample parking with a four-level Parking Structure will draw daily crowds
- Property owners may change their merchandise mix and service offerings at any time
- Business flexibility to adapt to emerging shopping trends
- Designated restaurant properties come with gas and grease interceptors
- Major cultural events such as Lunar New Year, Moon Festival and other community events will attract additional shoppers
- The rare opportunity for an investor to acquire ownership in San Jose's ever shrinking developable land
- Pride of ownership in a premier shopping center development
- High potential monthly income producing stream plus capital gain from appreciation of the property
- A prime strategic location in the Heart of Little Saigon
  - Retail vacancy rates are at historic lows, while demand is high
- Bank financing is available for qualified investors at low interest rates
- Intelligent diversification strategy for a real estate portfolio

# OWN A PIECE OF *Vietnam Town*

## DEVELOPMENT FEATURES

The Shops at Vietnam Town is located in the Heart of Little Saigon - San Jose, California. Phase II includes a spacious four-level parking structure along with five new buildings, bringing the total leasable area to 300,000 square feet.

## ADDRESS

909-999 Story Road, San Jose, CA 95122, USA

## SITE AREA

19.59 Acres

## USE

Commercial Condominiums - Professional Office, Retail and Restaurants

## TOTAL NUMBER OF BUILDINGS

9 (with 3 two-story buildings)

## TOTAL NUMBER OF UNITS

256 Commercial Condo Properties

## AVERAGE UNIT SIZE (SF)

One large anchor unit of ±36,000 SF; all other units average 1,000 SF

## TOTAL SELLABLE/ LEASABLE AREA

±299,740 SF

## PARKING

Approximately 1,342 spaces, including a new 550-space parking structure

## DELIVERY

Units/Condos delivered by Land Owner as "Cold-Shell" with a single restroom

Phase II includes an anchor building ideal for a supermarket chain, along with restaurants, offices and many more retail opportunities. The four-level parking structure with approximately 550 parking stalls will serve the many patrons and businesses with ample parking options.



Artist conceptual rendering. See back cover for disclaimer.



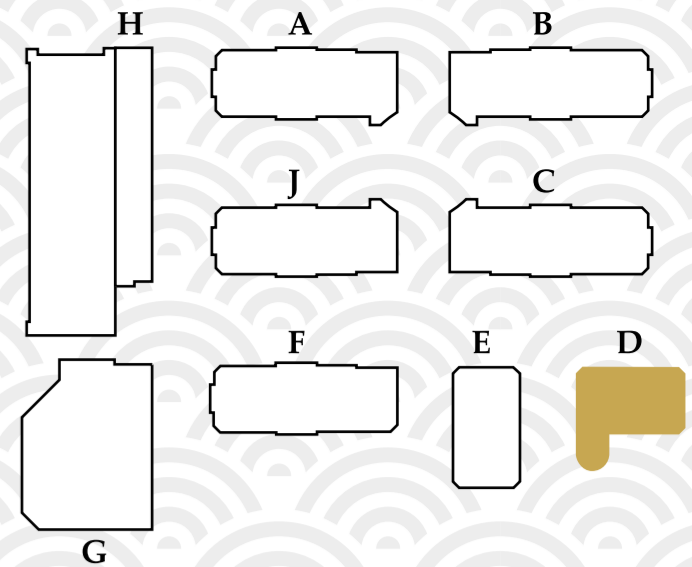
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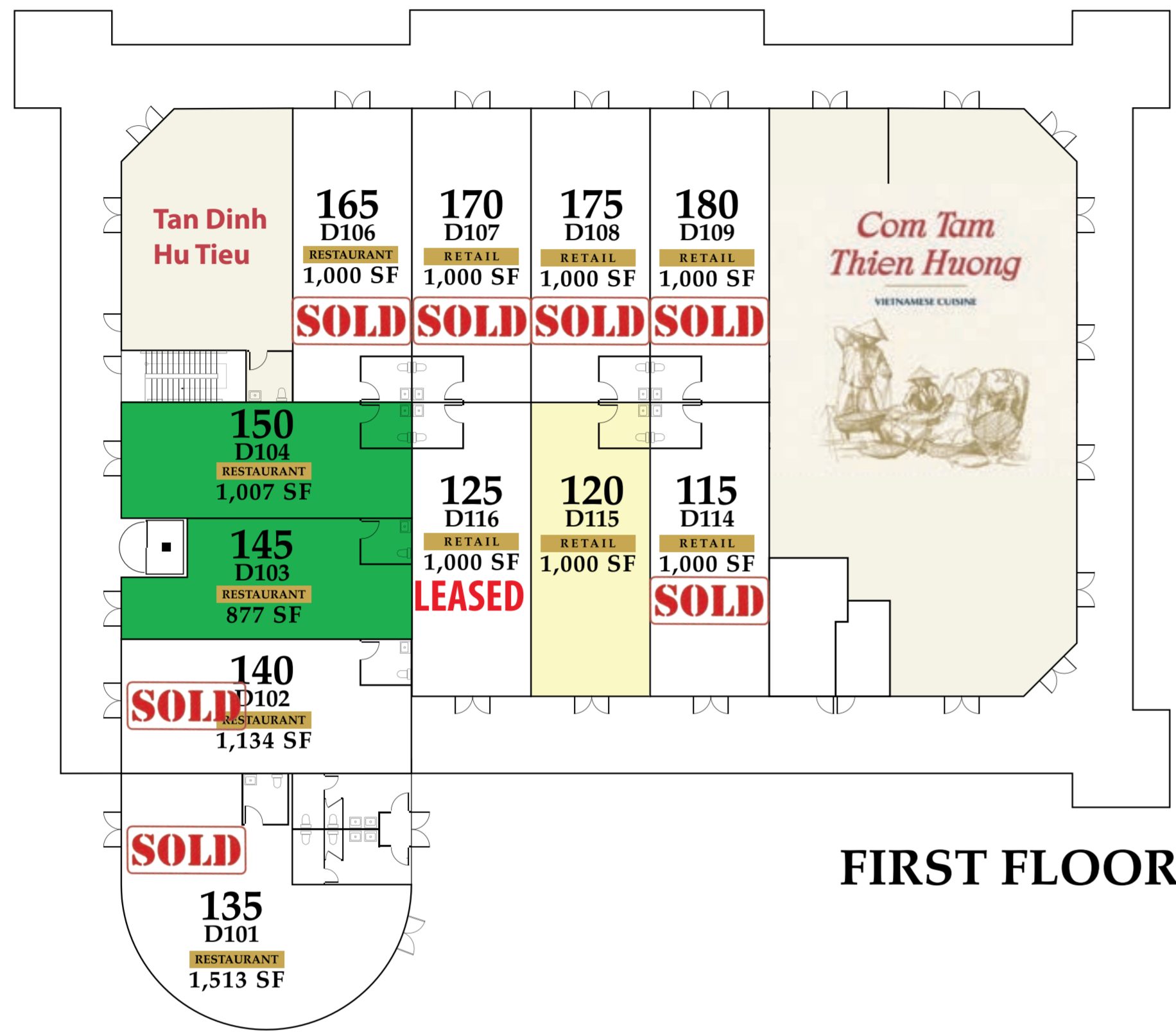
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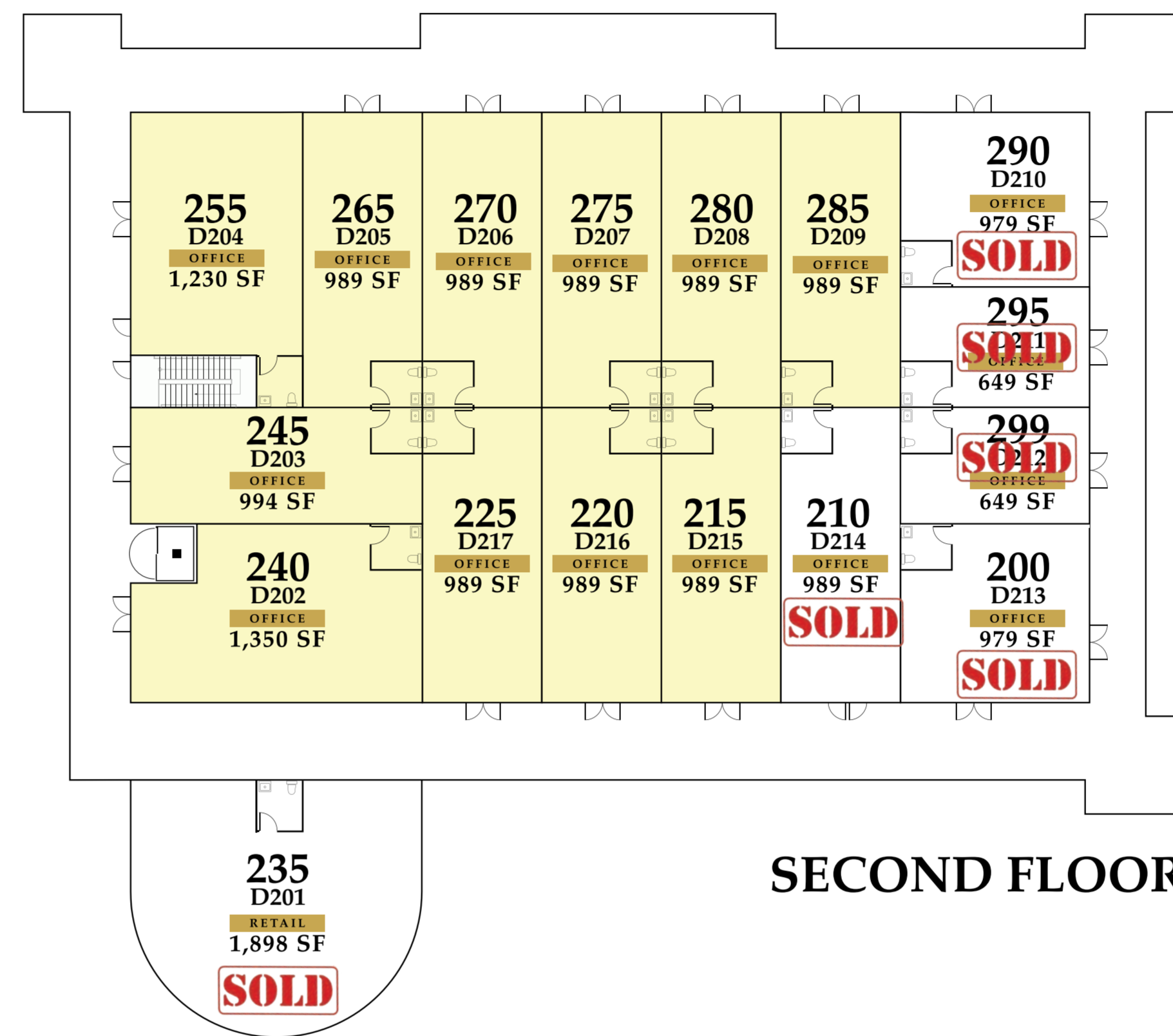
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- RESTAURANT AVAILABLE
- AVAILABLE
- PENDING
- SOLD



FIRST FLOOR



SECOND FLOOR

## 1<sup>st</sup> FLOOR

- 16' Clear height (approx.)
- Size: 660 - 2,181 SF
- Total Unit: 16 Units
  - 10 Restaurant Units
  - 6 Retail or Office Units
- Unit comes with single completed restroom
- Power: 200 AMPS, 120/208 VOLT, 3-PHASE, 4-WIRE

### RESTAURANT - 10 Units

- Gas: Yes
- Grease Interceptor: Yes
- Power: 200 AMPS, 120/ 208 VOLT, 3-PHASE, 4-WIRE

## 2<sup>nd</sup> FLOOR

- 16' Clear height (approx.)
- Size: 649 - 1,898 SF
- Total Unit: 17 Units
  - 16 Office Units
  - 1 Retail Unit
- Unit comes with single completed restroom
- Power: 200 AMPS, 120/208 VOLT, 3-PHASE, 4-WIRE

### PRICING INFO

ADDRESS	SUITE #	SIZE (SF)	Price/SF	PRICE
909 Story Road	135	1,513		SOLD
909 Story Road	140	1,134		SOLD
909 Story Road	145	877	\$700	\$ 613,900.00
909 Story Road	150	1,007	\$700	\$ 704,900.00
909 Story Road	155	1,192		SOLD
909 Story Road	165	1,000		SOLD
909 Story Road	170	1,000		SOLD
909 Story Road	175	1,000		SOLD
909 Story Road	180	1,000		SOLD
909 Story Road	185	1,000		SOLD
909 Story Road	190	945		SOLD
909 Story Road	195	660		SOLD
909 Story Road	100	2,181		SOLD
909 Story Road	115	1,000		SOLD
909 Story Road	120	1,000	\$630	\$ 630,000.00
909 Story Road	125	1,000		LEASED
909 Story Road	235	1,898		SOLD
909 Story Road	240	1,350	\$578	\$ 780,300.00
909 Story Road	245	994	\$578	\$ 574,532.00
909 Story Road	255	1,230	\$595	\$ 731,850.00
909 Story Road	265	989	\$578	\$ 571,642.00
909 Story Road	270	989	\$578	\$ 571,642.00
909 Story Road	275	989	\$578	\$ 571,642.00
909 Story Road	280	989	\$578	\$ 571,642.00
909 Story Road	285	989	\$578	\$ 571,642.00
909 Story Road	290	979		SOLD
909 Story Road	295	649		SOLD
909 Story Road	299	649		SOLD
909 Story Road	200	979		SOLD
909 Story Road	210	989		SOLD
909 Story Road	215	989	\$578	\$ 571,642.00
909 Story Road	220	989	\$578	\$ 571,642.00
909 Story Road	225	989	\$578	\$ 571,642.00

Price is subject to change. Updated 12.12.2024



# 408.877.9900

www.VietnamTownSanJose.com

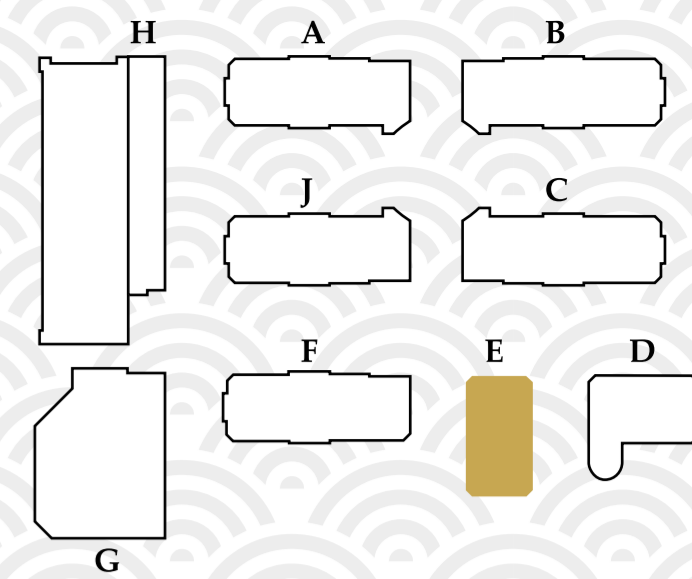
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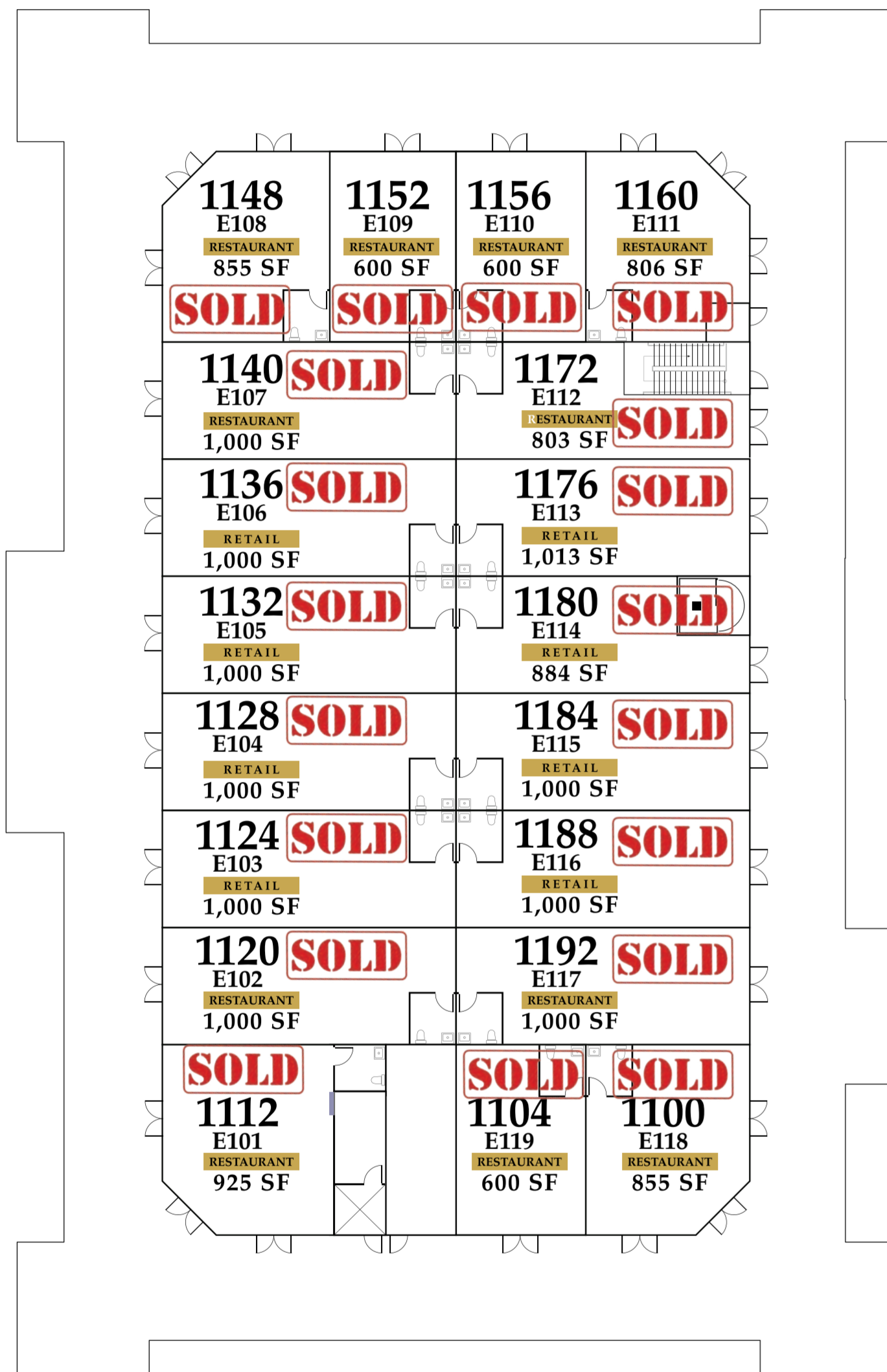
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AVAILABLE
  PENDING
  SOLD



## 1<sup>st</sup> FLOOR

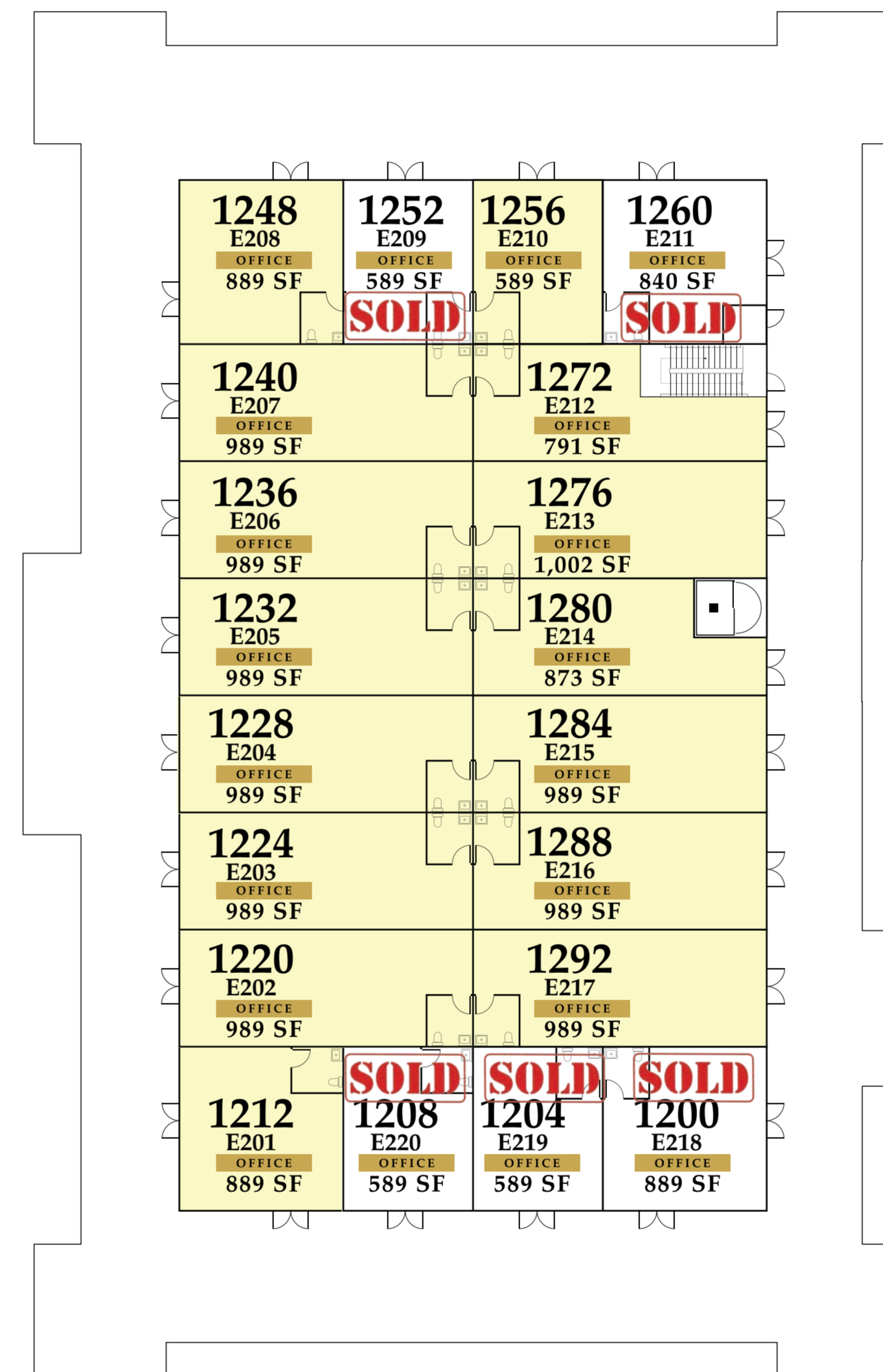
- 16' Clear height (approx.)
- Size: 600 - 1,013 SF
- Total Unit: 19 Units
  - 11 Restaurant Units
  - 8 Retail or Office Units
- Unit comes with single completed restroom
- Power: 200 AMPS, 120/208 VOLT, 3-PHASE, 4-WIRE

### RESTAURANT - 11 Units

- Gas: Yes
- Grease Interceptor: Yes
- Power: 200 AMPS, 120/ 208 VOLT, 3-PHASE, 4-WIRE

## 2<sup>nd</sup> FLOOR

- 16' Clear height (approx.)
- Size: 589 - 1,002 SF
- Total Unit: 20 Office Units
- Unit comes with single completed restroom
- Power: 200 AMPS, 120/208 VOLT, 3-PHASE, 4-WIRE



### PRICING INFO

ADDRESS	SUITE #	SIZE (SF)	Price/SF	PRICE
919 Story Road	1112	925		SOLD
919 Story Road	1120	1,000		SOLD
919 Story Road	1124	1,000		SOLD
919 Story Road	1128	1,000		SOLD
919 Story Road	1132	1,000		SOLD
919 Story Road	1136	1,000		SOLD
919 Story Road	1140	1,000		SOLD
919 Story Road	1148	855		SOLD
919 Story Road	1152	600		SOLD
919 Story Road	1156	600		SOLD
919 Story Road	1160	806		SOLD
919 Story Road	1172	803		SOLD
919 Story Road	1176	1,013		SOLD
919 Story Road	1180	883		SOLD
919 Story Road	1184	1,000		SOLD
919 Story Road	1188	1,000		SOLD
919 Story Road	1192	1,000		SOLD
919 Story Road	1100	856		SOLD
919 Story Road	1104	600		SOLD
919 Story Road	1212	889	\$595	\$ 528,955.00
919 Story Road	1220	989	\$578	\$ 571,642.00
919 Story Road	1224	989	\$578	\$ 571,642.00
919 Story Road	1228	989	\$578	\$ 571,642.00
919 Story Road	1232	989	\$578	\$ 571,642.00
919 Story Road	1136	989	\$578	\$ 571,642.00
919 Story Road	1240	989	\$578	\$ 571,642.00
919 Story Road	1248	889	\$595	\$ 528,955.00
919 Story Road	1252	589		SOLD
919 Story Road	1256	589	\$595	\$ 350,455.00
919 Story Road	1260	840		SOLD
919 Story Road	1272	791	\$578	\$ 457,198.00
919 Story Road	1276	1,002	\$578	\$ 579,156.00
919 Story Road	1280	873	\$578	\$ 504,594.00
919 Story Road	1284	989	\$578	\$ 571,642.00
919 Story Road	1288	989	\$578	\$ 571,642.00
919 Story Road	1292	989	\$578	\$ 571,642.00
919 Story Road	1200	889		SOLD
919 Story Road	1204	589		SOLD
919 Story Road	1208	589		SOLD

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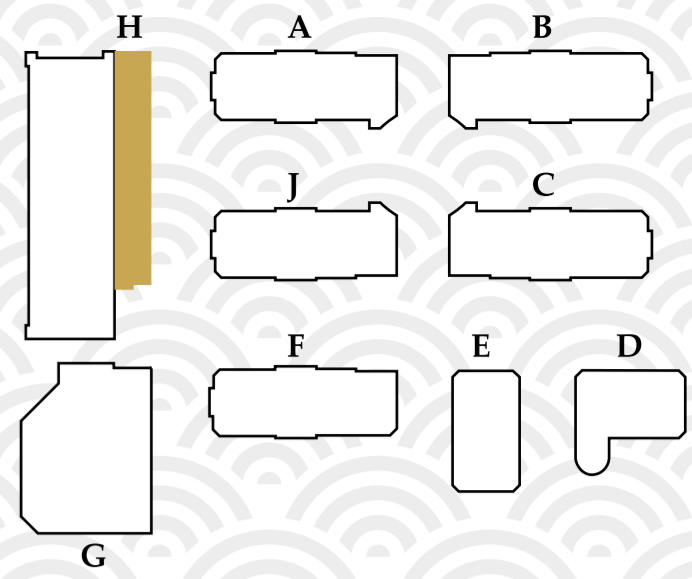
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# BUILDING H

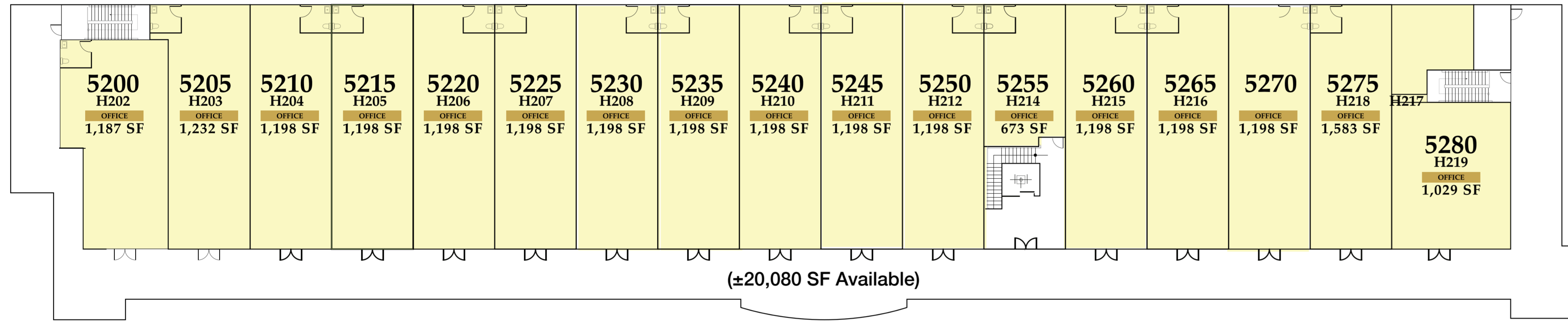
959 STORY ROAD | SAN JOSE | CA 95122 Building Size: ±39,553 square feet



AVAILABLE PENDING SOLD

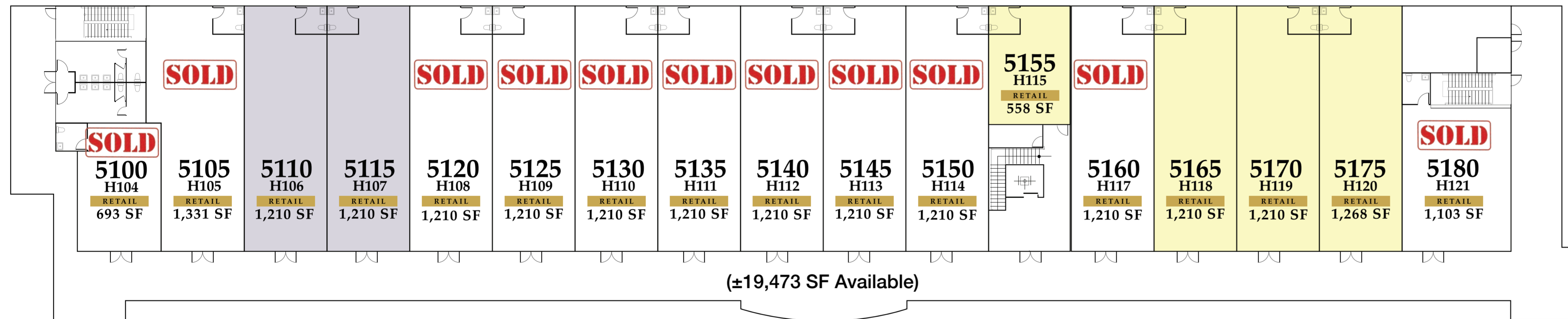
### PRICING INFO

## 2<sup>nd</sup> FLOOR



- 16' Clear height (approx.)
- Size: 558 - 1,583 SF
- Total Unit: 17 Office & 17 Retail Units
- Unit comes with single completed restroom
- Power: 100 AMPS, 120/208 VOLT, 3-PHASE, 4-WIRE

## 1<sup>st</sup> FLOOR



SUITE #	SIZE (SF)	PRICE/SF	PRICE	10% DOWN	MONTHLY PAYMENT*
5100	693		SOLD		
5105	1,331		SOLD		
5110	1,210	\$660	\$ 798,600.00	\$ 79,860.00	(\$4,578.27)
5115	1,210	\$660	\$ 798,600.00	\$ 79,860.00	(\$4,578.27)
5120	1,210		SOLD		
5125	1,210		SOLD		
5130	1,210		SOLD		
5135	1,210		SOLD		
5140	1,210		SOLD		
5145	1,210		SOLD		
5150	1,210		SOLD		
5155	558	\$660	\$ 368,280.00	\$ 36,828.00	(\$2,111.30)
5160	1,210		SOLD		
5165	1,210	\$660	\$ 798,600.00	\$ 79,860.00	(\$4,578.27)
5170	1,210	\$660	\$ 798,600.00	\$ 79,860.00	(\$4,578.27)
5175	1,268	\$660	\$ 836,880.00	\$ 83,688.00	(\$4,797.73)
5180	1,103		SOLD		
5200	1,187	\$550	\$ 652,850.00	\$ 65,285.00	(\$3,742.71)
5205	1,232	\$550	\$ 677,600.00	\$ 67,760.00	(\$3,884.60)
5210	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5215	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5220	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5225	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5230	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5235	1,198	\$570	\$ 682,860.00	\$ 68,286.00	(\$3,914.75)
5240	1,198	\$570	\$ 682,860.00	\$ 68,286.00	(\$3,914.75)
5245	1,198	\$570	\$ 682,860.00	\$ 68,286.00	(\$3,914.75)
5250	1,198	\$570	\$ 682,860.00	\$ 68,286.00	(\$3,914.75)
5255	673	\$550	\$ 370,150.00	\$ 37,015.00	(\$2,122.02)
5260	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5265	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5270	1,198	\$550	\$ 658,900.00	\$ 65,890.00	(\$3,777.39)
5275	1,583	\$550	\$ 870,650.00	\$ 87,065.00	(\$4,991.33)
5280	1,029	\$550	\$ 565,950.00	\$ 56,595.00	(\$3,244.52)

Down Payment is 10% of Purchase Price based on 5.88%.  
Update: SBA 504 Financing: 6.36% (as of DEC 2024, 25-YEAR)

Price is subject to change. Monthly payments are estimated and based upon prevailing SBA interest rates. Interest rates vary and will be determined by lender at closing. For more info please contact us. Updated: 12-10-2024



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