

# FOR SALE/LEASE A Unique Car-Driven Community

For those who live life in the fast lane.

521 Charcot Avenue, San Jose, CA 95131

Located in

CLUB  
AUTO  
SPORT®



## SALES/LEASING INFORMATION

Ralph Borelli  
408 • 521 • 7117  
ralph@ralphborelli.com  
DRE # 00465691

Caleb Scherer  
408 • 521 • 7126  
caleb@borelli.com  
DRE # 02018513

Business and Car Condos

[www.clubautosport.com](http://www.clubautosport.com)

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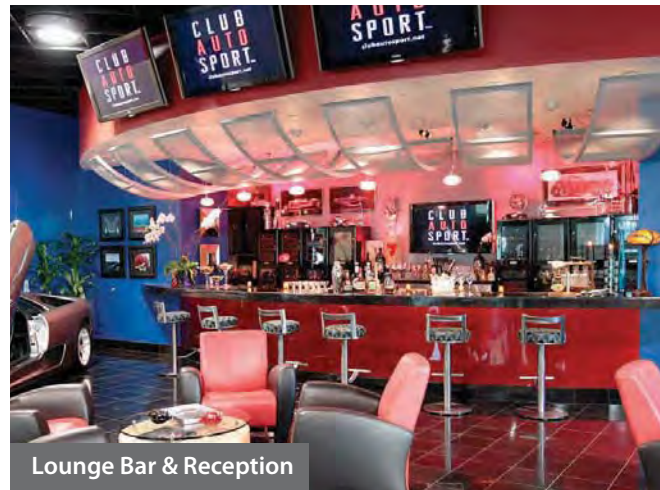
# There's only one Club Auto Sport.

"Unique" is a word that gets overused. But like a McLaren 650S Le Mans Edition or a 1963 Ferrari 250 GTO, some things have earned that distinction.

Club Auto Sport is in a class by itself. Built around a spectacular 10,000 sq. ft. event center with 20-ft. glass window walls and sparkling black granite floors, the exclusive club and car-driven business community has no equal. Perhaps it's the several dozen car-related businesses that operate within the development. Or the enthusiastic daily car buzz, whether discussing the weekend's races or admiring a fellow member's latest addition to his or her collection. Or maybe it's simply the elegance of the place and the splashy events held at the club — from charitable and social functions to private parties for members and guests. One thing is certain: if you love cars, you'll love Club Auto Sport.



Clubhouse/event center



Lounge Bar & Reception



## Appreciated Car-Oriented Amenities

- 86-unit car and business condo complex
- 10,000 sq. ft. clubhouse/event center for social functions
- Stylish lounge/bar with video screens tuned to sports, business or news channels
- 24-ft. wide, lighted drive aisles for easily moving cars into and out of units
- Condos have roll-up doors hidden from the street, built-in carbon monoxide ventilation, advanced fire protection, and security features including optional closed-circuit cameras
- Concierge/reception services
- Available high-speed fiber-optic Internet, VoIP phone service, and more
- Host productive meetings in the 800 sq. ft. conference room with the latest multimedia technology: LCD projector, 42" flat screen television, videoconferencing, and Wi-Fi
- Sophisticated security including gated entry and a live, 24x7 web cam

# SITE PLAN

AVAILABLE SUITES



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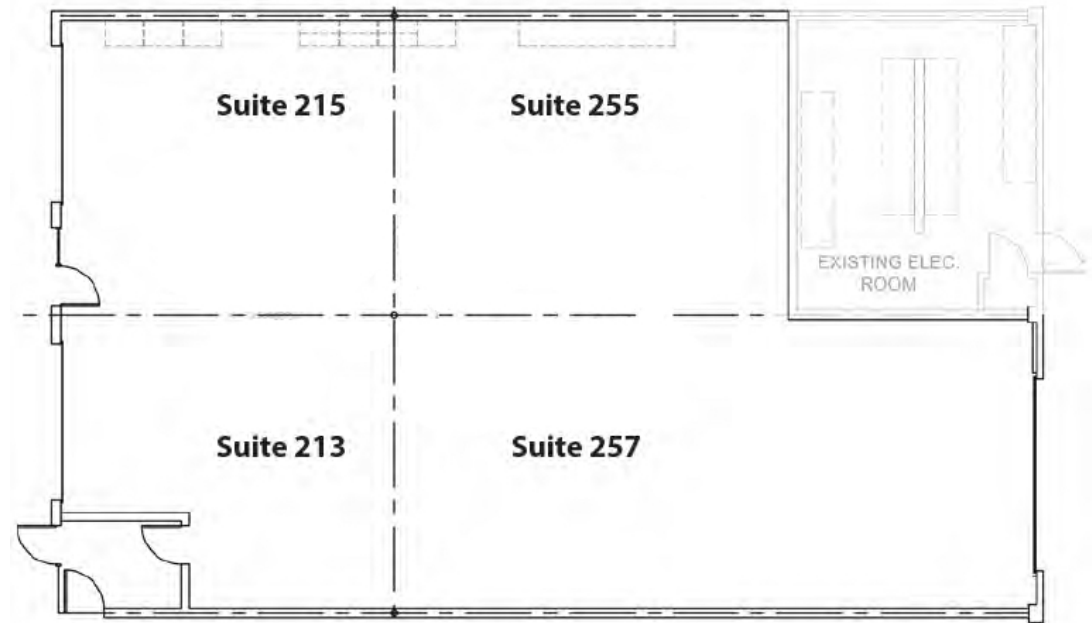
# FOR SALE Business/Office Or Car Condos

Join the club.  
Be part of the hub.

Buy a business/office or car condo at Club Auto Sport and you'll find yourself in the midst of our hub of innovation. The businesses and individuals located here are visionaries, driven to succeed and pursue their passions. If you're a motorsport enthusiast, you need to be here.

Potential advantages of ownership include: tax benefits and long-term appreciation (check with your advisors). Plus, several financing options are available: 90% SBA loans if your business will occupy the space, or conventional financing.

**FOR SALE**  
**\$1,444,000**



**Suite 213, 215, 255 & 257**  
**4,186 sq. ft**



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# FOR SALE Ideal for Business/Office or Car Condo Use

**Flexible space for storing, working on or showing your cars.  
Customize to suit your personality.**

- 4,186 sq. ft.
- For sale: \$1,444,000
- Excellent space for business/office, or car storage
- Direct access to the common parking area and interior drive isle
- HVAC, compressed air, 200a/480v electric, access control, electric doors, in-ground lift, luxury cabinetry, approved for automotive uses/car dealership
- 1 exterior, 2 interior roll up doors
- 2 interior storefront door



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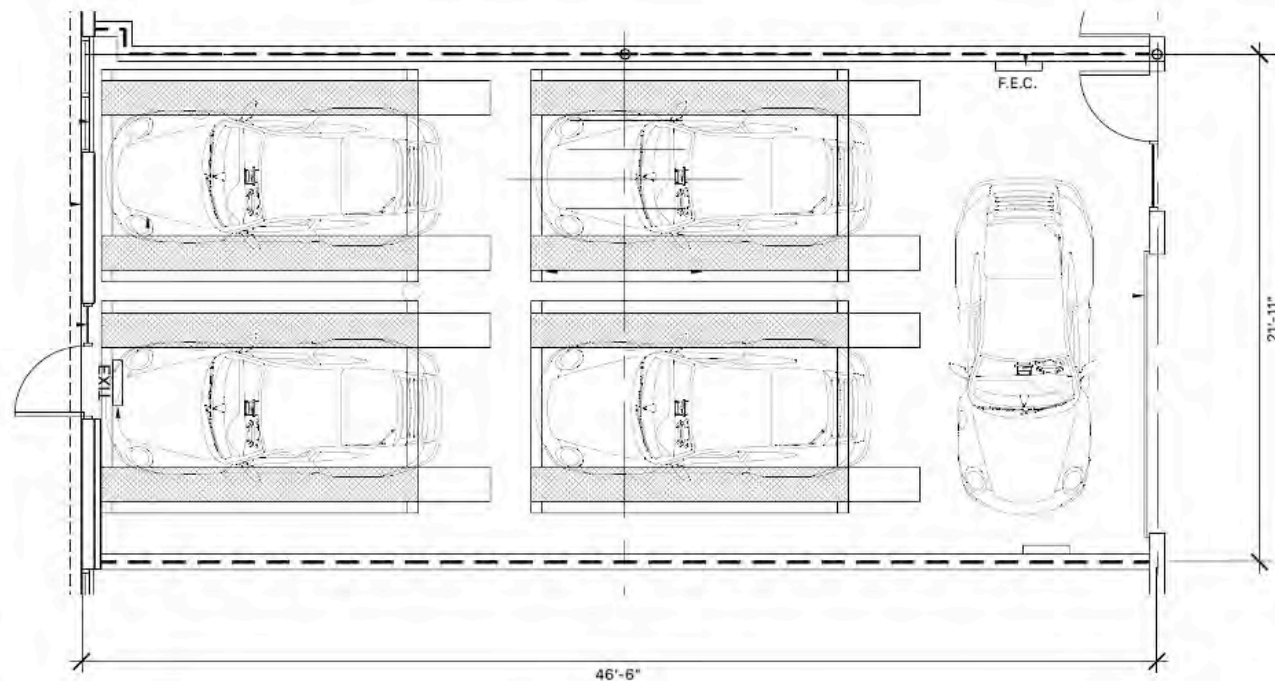
# FOR LEASE Business/Office Or Car Condos

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**FOR LEASE**  
**\$2.50 /SF/Mo. NNN**

**Suite 209**  
**1,397 sq. ft**



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# FOR LEASE Ideal for Business/Office or Car Condo Use

**Flexible space for storing, working on or showing your cars. Customize to suit your personality.**

- 1,397 sq. ft.
- For lease: \$2.50 /SF/mo. NNN
- HOA estimate: \$.45/SF/mo.
- Available for immediate occupancy
- Frontage/entry on Charcot Avenue
- Direct access to interior drive isle
- 100% HVAC
- 2 glass-wall offices
- 1 Interior roll up door
- Epoxy flooring



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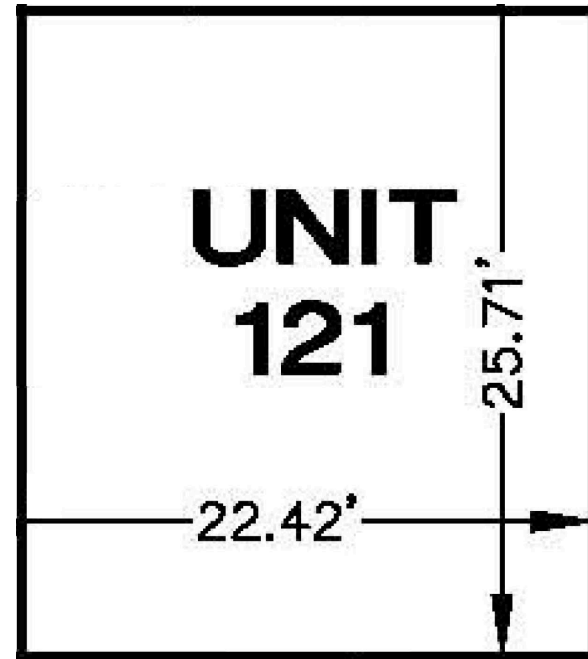


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834 sq. ft.  
\$2.50 /SF/Mo. NNN



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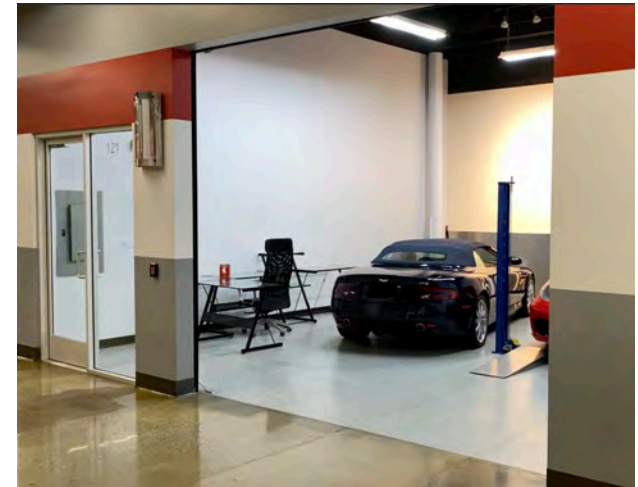


# FOR LEASE Ideal for Business/Office or Car Condo Use

**Flexible space for  
storing, working  
on or showing  
your cars.**

**Customize to suit  
your personality.**

- Suite 121: 834 sq. ft.
- Monthly Lease Rate: \$2.50/SF NNN
- CAM estimate: \$0.46/SF/Mo.
- Lease Term is flexible
- Excellent space for business/office, or car storage
- Direct access to the interior drive isle
- Prime location, visible from the Club Auto Sport main entrance and event center
- Existing wifi router installed
- Epoxy Flooring
- 1 roll up door, 1 storefront door



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## Opportunity. Going fast.

Whatever your reason for wanting to be at Club Auto Sport, put it in gear and get here soon. The window of opportunity is quickly closing. All original condos are spoken for and only a handful are currently available for re-sale.

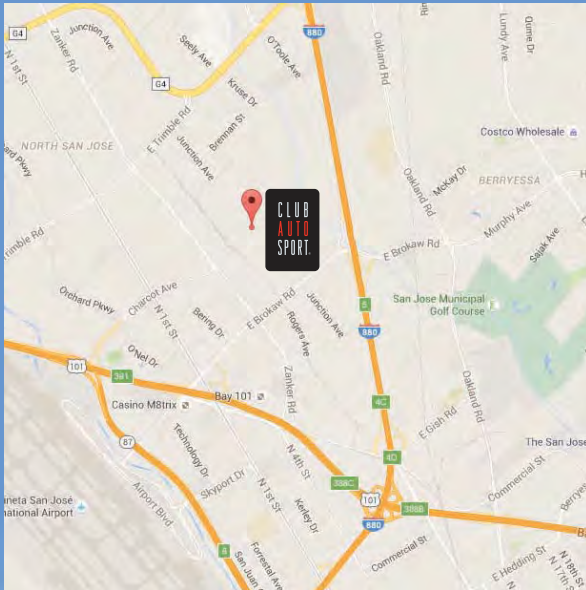
**Don't wait! Contact us today.**

Email Ralph Borelli at [ralph@ralphborelli.com](mailto:ralph@ralphborelli.com) or Caleb Scherer at [caleb@borelli.com](mailto:caleb@borelli.com).



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# Located in San Jose's desirable Golden Triangle

Club Auto Sport is ideally located with unbeatable timesaving convenience including access to freeways, airports and luxury hotels.

- Located at the corner of Charcot and Junction Avenues
- Near 880/101/87
- Fast access to Mineta San José International Airport
- Close to a variety of restaurants including Panera Bread, Five Guys and Jamba Juice

