

COMMERCIAL NEWS SHEET

Season's Greetings

DBC Provides a Comprehensive Suite of Commercial Real Estate and Financial Services for Privately Held Companies

Table of Contents November

[News Sheet Feature List](#)

[Featured Business](#)

[Featured Listing](#)

[Featured Business for Sale](#)

[Featured DBC Service](#)

Premier Listings

[122 Saratoga Ave.
Santa Clara](#)

[351 Foster City Blvd.
Foster City](#)

Businesses for Sale

[Women's Fitness Center](#)

[Traditional Italian Restaurant](#)

DBC Commercial Group

Sales & Leasing

Commercial Building

Investment Property

Business Brokerage

Retail Investment

Lease Analysis and Auditing

DBC Commercial Group Digital News Sheet Features

- Previous Client Businesses
- Current Commercial Building Listing
- Current Retail Listing
- Current Business Listing
- DBC Group Service Description
- Complimentary Listing on DBC Office Furniture Posting Board

DBC Groups Incorporated

Wishes You the Happiest of Holidays
And a Prosperous New Year!



Business Owners - Check Expiration Date of Your Current Lease

- Have you checked your lease expiration date? Clarify the **"move in date" versus the "expiration date."** The lease may have begun at a date prior to the move.
- A one year reminder before the lease expiration date is recommended to assist you in your annual budget planning. You also need time to find the desired location for your company.
- A 6 months reminder if your company decides to negotiate a lease renewal

Featured Business



Effective Training Associates, Inc. (ETA)

The leading provider of engineering management and professional development programs.

Since 1988, ETA has been a strategic training provider in the San Francisco Bay Area, offering over 60 public courses a year for:

- Engineers and Managers
- IEEE (Institute of Electrical and Electronics Engineers)
- Engineering Management Societies
- CPMT (Components Packaging Manufacturing Technology)

ETA provides subject matter experts with extensive industry experience. They deliver tailored skill-building courses worldwide that maximize management strength and individual performance in the following areas:

- Engineering Management and Leadership
- Project Management: Fundamentals and Advanced
- Sales Support and Customer Service
- Technical Courses
- Management, Professional, and Team Development

1754 Technology Dr. Suite 145 | San Jose, CA 95110 | Phone: 408.441.8881 | Fax: 408.441.8884
www.effectivetraining.com

DBC Investment Group

- Multi-Family
- Shopping Centers
- NNN Properties
- TIC Properties
- 1031 Exchanges
- Investment Seminars

DBC Financial Group

- Commercial Loans
- SBA Loans
- Multi-Family
- Construction Loans

Cash Flow Lending

- Accounts Receivable
- Purchase Order Loans
- Procurement Financing
- Asset Lending
- Inventory Lending

Office Furniture for Sale

Office Furniture Board

See the Furniture Listed Below on One Page!

[Board Room Table and Chairs](#)

[Office Chairs](#)

[Upholstered Stackable Chairs](#)

[Savin Multi-Function Machine](#)

DBC Office Furniture Board Posting Opportunity:

Need to sell your office furniture? DBC has created a complimentary posting on our Office Furniture Board Page to assist you in the sale of your office furniture.

1. List your furniture on [Craig's List](#)
2. Send your link to research@dbccommercial.com
3. He will post your **Craig's List Link** on our Office Furniture Board
4. Please Call **408-268-8508** for More Questions

Featured Listing For Lease

17020 Condit Road, Morgan Hill, CA



- **Now Available**
- Unit 120: ±2,875 SF
- Unit 160: ±932 SF
- Abundant Parking
- \$1.95 SF NNN
- Co-Tenants: Dentist, Cleaners, Salon, Subway

Contact: Geoff Davis, Exclusive Agent

408-268-8508 Cell: 408-605-0946

Featured Service

Tenant Leasing Commercial Space

DBC Commercial Brokers Assist our tenant leasing clients with the following:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Searching for the appropriate location • Provide cost information to consider • Assisting with the lease proposal to the landlord | <ul style="list-style-type: none"> • Negotiation with the landlord • Review and advise on the economic terms of the lease • Working with client's attorney |
|--|--|

DBC provides a comprehensive suite of real estate services for privately held companies.

Featured Business For Sale

Need a Job?

Here is Your Opportunity! CREATE YOUR OWN!!

- **Profitable Fitness Center & Room to GROW!**
- **Well established women's fitness center franchise!**
- **South San Jose location with population well suited for membership!**
- **Turn-Key with one month training included in price.**
- **For More: [Click Here](#)**



Contact: Geoff Davis: Exclusive Agent

408-268-8508 Cell: 408-605-0946

Featured Group

DBC Commercial Group

provides a comprehensive suite of real estate services for privately held companies.

- | | |
|--|---|
| <ul style="list-style-type: none"> • Sales & Leasing • Commercial Building • Investment Property | <ul style="list-style-type: none"> • Business Brokerage • Retail Investment • Lease Analysis and Auditing |
|--|---|



Office/Retail/Medical Space For Lease

17020 Condit Road, Morgan Hill, CA
Corner of E. Dunne Ave. and Condit Rd.

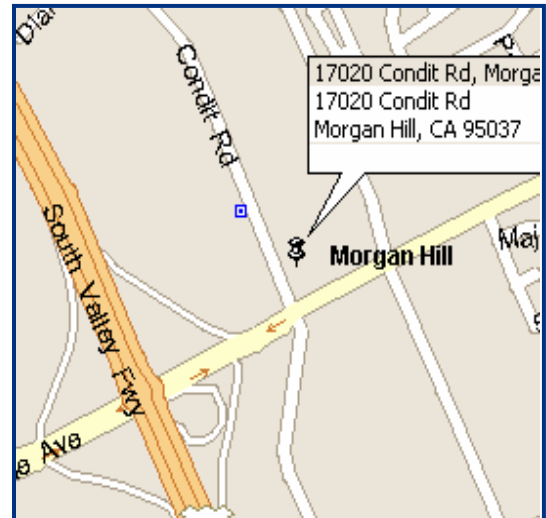


- Now Available**

Unit 120: ±2,875 SF

Unit 160: ± 932 SF

- Abundant Parking
- \$ 1.95 SF NNN
- Co-Tenants: Dentist, Cleaners, Salon, Subway



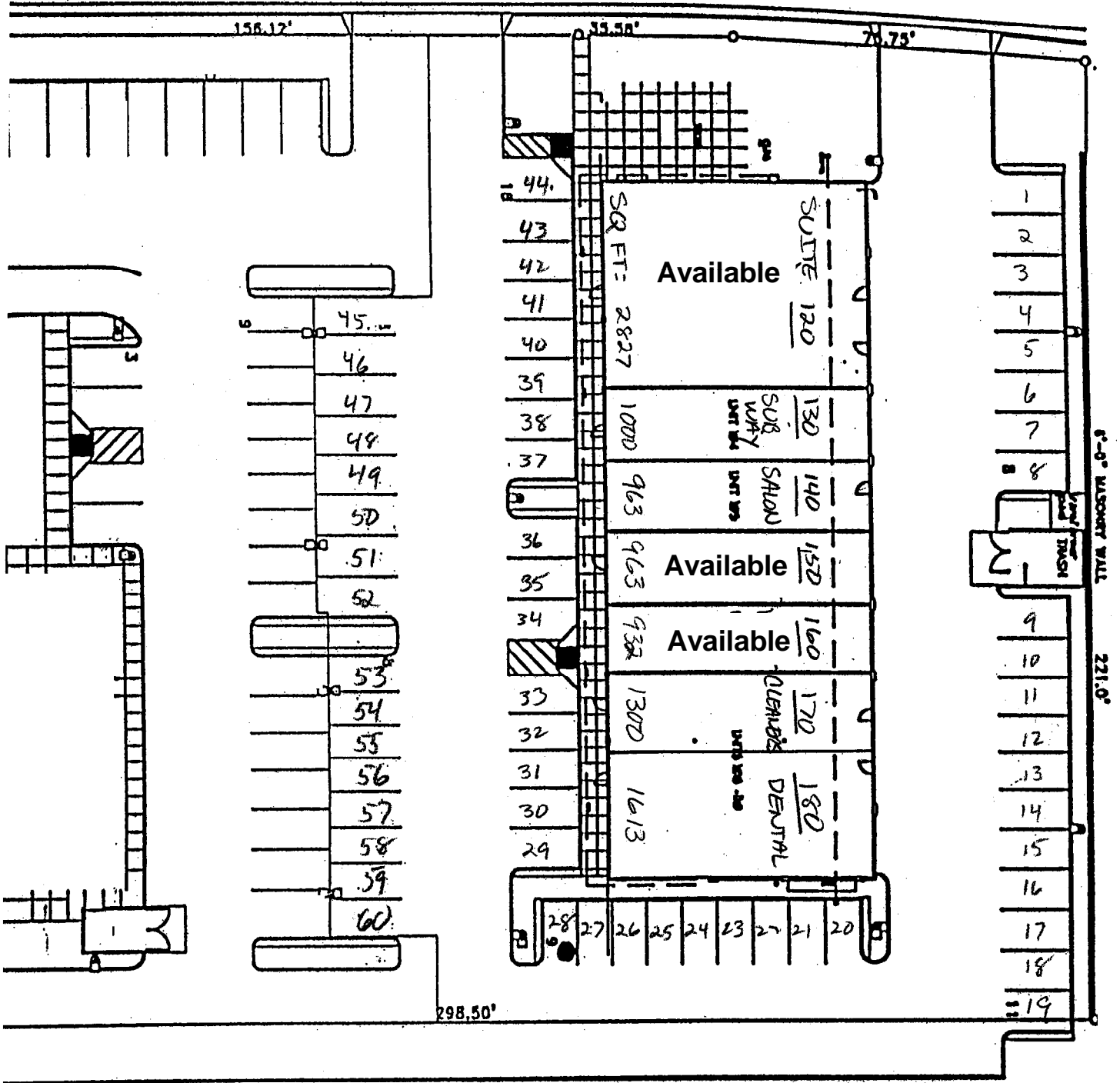
	1 Mile	3 Miles	5 Miles
Population:	5,730	27,825	23,576
Avg. HH Income:	\$114,398	\$125,469	\$126,919

The information contained herein has been obtained from sources deemed reliable. We cannot, however, assume responsibility for its accuracy

Geoff Davis
 Exclusive Agent
 Call
(408) 268.8508

2900 Gordon Avenue, Suite 100 | Santa Clara, CA 95051 | Mail: P.O. Box 8629 | San Jose, CA 95155
 Tel: (408) 268-8508 | Fax (408) 268-3047 | www.dbccommercial.com

17020 Condit Road, Morgan Hill, CA





For Sale

Women's Fitness Center

Need a Job??

**Become
a Business Owner!!**

HERE IS YOUR OPPORTUNITY!! CREATE YOUR OWN!!

- Profitable Fitness Center & Room to GROW!
- Well established women's fitness center franchise!
- South San Jose location with population well suited for membership!
- Turn-Key with one month training included in price.



Call for More Details

Geoff Davis — Listing Broker
geoffdavis@dbccommercial.com
(408) 268-8508 x127 (408) 605-0946 —Cell

DBC Provides a Comprehensive Suite of Commercial Real Estate and Financial Services
for Emerging and Mid-Size Companies

Walk-in Cost	\$79,000
-------------------------	-----------------

***Ask About
Financing Options!***

2900 Gordon Avenue, Suite 100 | Santa Clara, CA 95051 | Mail: P.O. Box 8629 | San Jose, CA 95155

Tel: (408) 268-8508 | Fax (408) 268-3047 | www.dbccommercial.com

The information contained herein has been obtained from sources deemed reliable. We cannot, however, assume responsibility for its accuracy.