

# IOS FOR SALE OR LEASE

15 Cottle Rd, San Jose, CA 95123

Industrial  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

## EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**15 Cottle Rd**  
San Jose, CA 95123



# INVESTMENT HIGHLIGHTS

## Investment Highlights

- **IOS Site Available for Sale or Lease**
- **±1,854 SF Office**
- **±42,253 SF Lot ( $\pm 0.97$  Acres)**
- **Light Industrial Zoning** (Updated March 2025)
- **Fully Fenced Yard**
- **±0.5 Miles to Highway 101**
- **Less Than 1 Mile to Highway 85**
- **Blossom Hill Caltrain Station ±0.5 Miles**
- **±32,000 VPD on Blossom Hill Rd**
- **±19,000 VPD on Monterey Rd**
- **Dense Surrounding Retail Corridor** with Major National Tenants Including Target, Lowe's, Costco, and Other Big-Box Users
- **Proximity to Major Employment Hubs**, Including **Western Digital Campus** and Surrounding **Silicon Valley Office and R&D Uses**
- **Sale Price: \$3,800,000**
- **Lease Rate: \$0.50 Per Land SF** Base Rent Plus OpEx
- **Light Industrial Zoning Supports Low-Impact Industrial and Outdoor Service Uses** Suitable for **IOS Operations**, Including **Contractor Yards, Fleet and Equipment Storage, and Service Industrial Users** (Buyer to Verify)
- **Transit-Adjacent Location Near Blossom Hill Caltrain** May Provide **Long-Term Upside** Under California SB 79 (Buyer To Verify)





## Subject Property

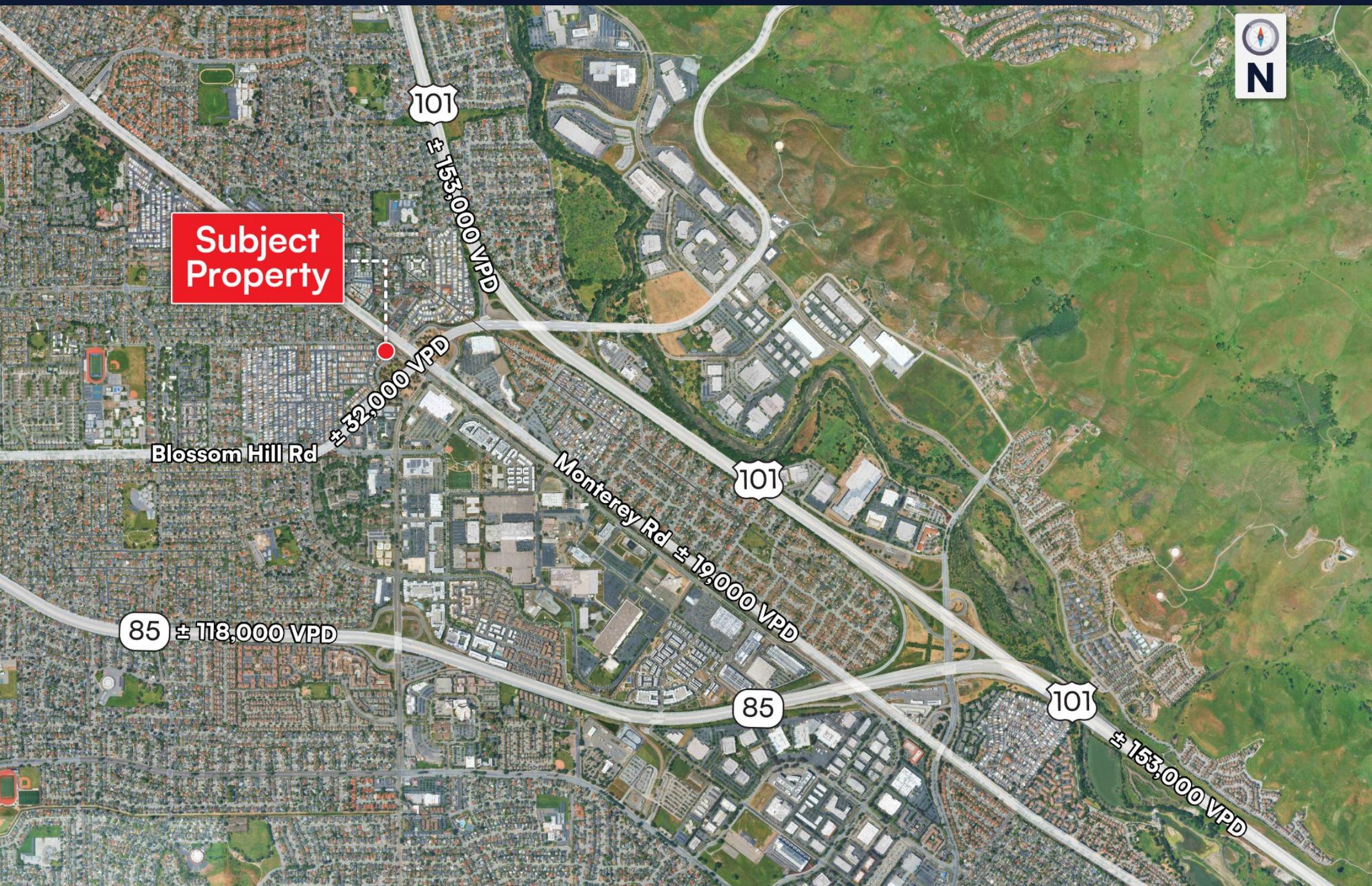


**Blossom Hill Rd ±32,000 VPD**



 Google Earth

# TRAFFIC MAP



# SB 79 DEVELOPMENT OVERVIEW

## What SB 79 Does

SB 79 (“Abundant & Affordable Homes Near Transit Act,” effective 2026) establishes statewide minimum development standards for housing near major transit stops, including CalTrain. These standards act as a planning floor that local jurisdictions must accommodate when evaluating qualifying residential projects.

### Key TOD Standards (State Minimums)

#### Distance to Transit

Within ¼ Mile of Tier 1 (CalTrain)

Within ½ Mile of Tier 1 (CalTrain)

#### Height / Floor / Density / FAR Floor

75 Feet | 120 DU / Acre | 3.5 FAR

65 Feet | 100 DU / Acre | 3.0 FAR

## What That Means for 15 Cottle Rd, San Jose, CA 95123

At .97 acres (~42,253 SF) and only 0.5 miles from CalTrain, the site falls within the Tier 1 ½ -mile zone. Subject to eligibility and local approvals, the parcel could support conceptual densities in the ~90-120 unit range, depending on design efficiency, affordability mix, and local adoption. While residential use is not permitted by the property’s LI designation, this provides a clear path for a rezoning or Specific Plan entitlement to align with SB 79 standards and the City of San Jose’s long-term transit-oriented housing goals.

## Complementary Policies

Under AB 2097, sites within ½ mile of a major transit stop are generally exempt from minimum parking requirements, further improving design efficiency and yield potential for TOD projects.

All development assumptions, densities, heights, FAR, and entitlement pathways are conceptual and provided for illustrative purposes only. No representation or warranty is made regarding SB 79 applicability, zoning changes, or development approvals. Buyer shall conduct its own independent investigation and due diligence with the City of San Jose and all applicable agencies and consultants.

**15 Cottle Rd**  
San Jose, CA 95123

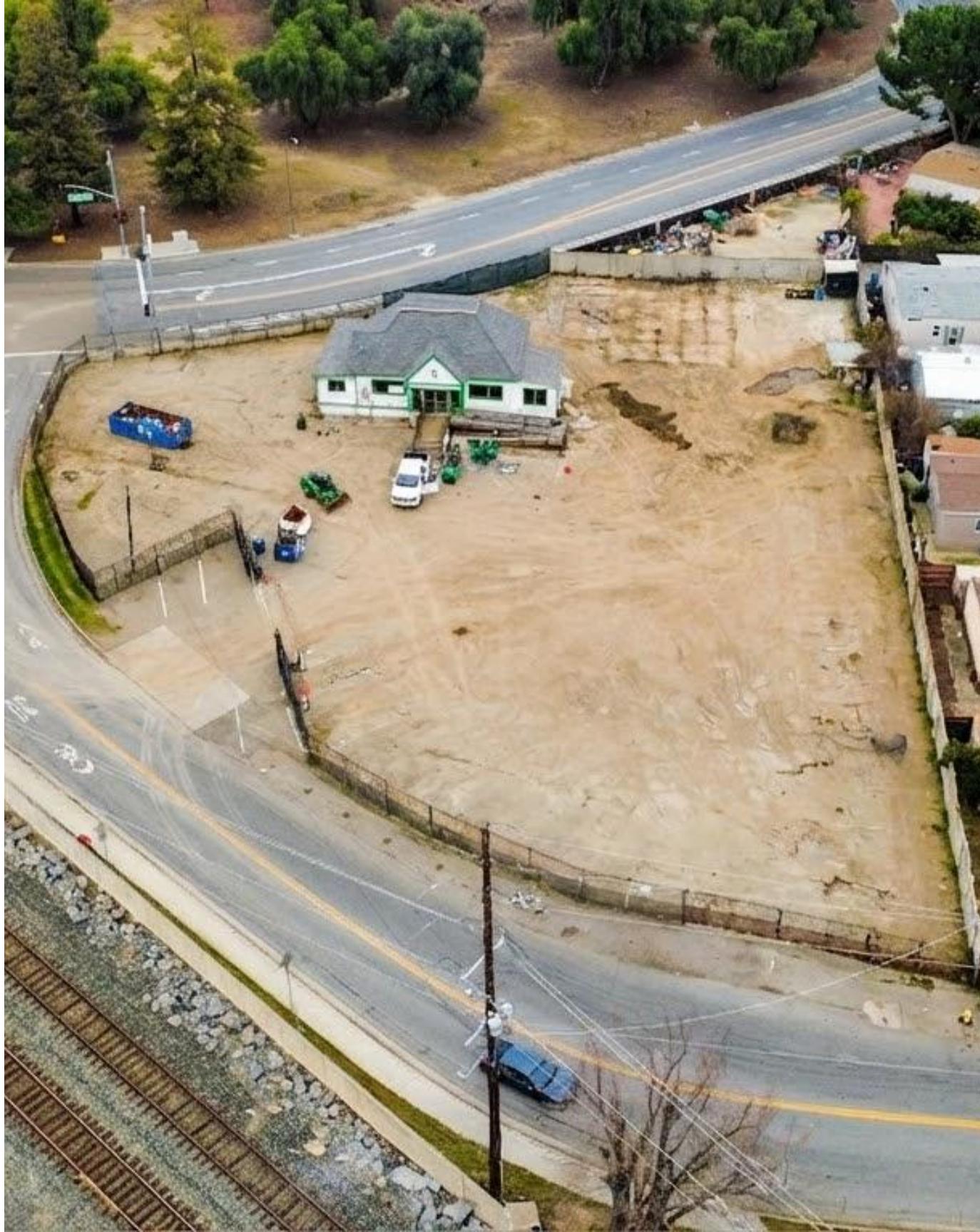
**±1,854 SF**  
GLA

**1950**  
Year Built

**\$3,800,000**  
List Price

**±0.97 AC**  
Lot Size

**Vacant**  
Tenancy



# FINANCIAL OVERVIEW

15 Cottle Rd  
San Jose, CA 95123



# FINANCIAL SUMMARY

**\$3,800,000**  
List Price

**\$0.50/Land SF/Yr + OpEx**  
Lease Rate

**±42,253 SF**  
Lot Size

## Property Summary

Address 15 Cottle Rd | San Jose, CA 95123

RBA ±1,854 SF

Lot Size ±0.97 AC

Zoning Light Industrial

Year Built 1950

Tenancy Vacant



# MARKET OVERVIEW

15 Cottle Rd  
San Jose, CA 95123



# SAN JOSE, CA

## Market Demographics



**362,106**  
Total Population (5-mi)

**\$206,662**  
Median HH Income (5-mi)

**115,707**  
# of Households (5-mi)

**55.9%**  
Homeownership Rate

**522,185**  
Employed Population

**25%**  
% Bachelor's Degree

**38.1**  
Median Age

**\$1,382,000**  
Median Property Value

### Local Market Overview

Located in the heart of Silicon Valley, San Jose is a dynamic economic and industrial hub anchored by a high-income workforce, world-leading innovation ecosystem, and strong demographic fundamentals. With nearly one million residents, the city ranks among the most affluent and educated urban markets in the United States, supporting sustained demand across advanced manufacturing, R&D, and high-tech industrial uses. San Jose's labor base is driven by technology professionals, engineers, and skilled operators, contributing to median household incomes well above national averages and reinforcing long-term market stability.

The region benefits from a unique blend of urban infrastructure and suburban livability, complemented by extensive transportation networks, top-tier educational institutions, and proximity to major employment centers. Its central Bay Area location provides exceptional connectivity to San Francisco, Oakland, and key coastal business districts, supported by regional transit systems, major freeway corridors, and San Jose Mineta International Airport. Limited land availability, strong population growth, and robust corporate investment continue to drive demand for infill industrial, logistics, and flex space, positioning San Jose as a premier industrial market within Silicon Valley.

| Population               | 3-Mile    | 5-Mile    | 10-Mile   |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate    | 159,181   | 362,106   | 982,756   |
| Households               | 3-Mile    | 5-Mile    | 10-Mile   |
| Current Year Estimate    | 50,131    | 115,707   | 326,777   |
| Income                   | 3-Mile    | 5-Mile    | 10-Mile   |
| Average Household Income | \$198,081 | \$206,662 | \$206,397 |

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **15 Cottle Rd, San Jose, CA, 95123** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer –** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.