

THE  
**830**  
ALAMEDA

CREATIVE, PROFESSIONAL OFFICE INVESTMENT OPPORTUNITY



**CBRE**





## T H E O F F E R I N G

CBRE Capital Markets – Silicon Valley Private Capital, as exclusive advisor, is pleased to present the premier opportunity to acquire the fee simple interest in 830 The Alameda (“The Property”), a rarely available professional office located along the highly desirable Alameda corridor just west of Downtown San Jose and the SAP center.

The asset is configured in a single-tenant layout with a private, gated parking lot. Currently occupied by a law firm, the existing floor plan includes nine (9) private offices, two (2) conference rooms, multiple workstations and a modern kitchen break area. The building was meticulously restored in 2008 to preserve the original timber support structure and brick façade, which provides a truly unique, creative space. Equipped with Neighborhood Community Commercial (NCC) zoning, the property boasts flexibility for future office, education, therapy or general retail tenants who can take advantage of the vast, local amenities in addition to easy access to Highways 87, 880 and 280. The offering is being made on an “as-is, where-is” basis.

### PROPERTY DESCRIPTION

<b>APN</b>	261-33-022 / 261-33-018
<b>Address</b>	830 The Alameda, San Jose CA 95126
<b>Total SF</b>	6,552
<b>Total Land</b>	10,019
<b>Year Built/Restored</b>	1937/2008
<b>General Plan</b>	NCC/UR
<b>Parking</b>	Private & Gated
<b>For Sale</b>	\$4,100,000



# INVESTMENT HIGHLIGHTS



**OWNER-USER OR  
INVESTMENT**  
Opportunity



**WALKER'S PARADISE  
(93 SCORE)**  
The Alameda Corridor  
Location



**CREATIVE**  
Professional  
Office



**GATED**  
Parking Lot



**TRANSIT-ORIENTED  
OPPORTUNITY**  
.4 Mile/8 Min Walk to  
Caltrain's Diridon Station







Great care was taken to preserve period finishes and the history of the building while adding modern amenities and functionality.



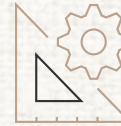
High end finishes, mill work and fixtures throughout including Hubbardton Forge lighting.



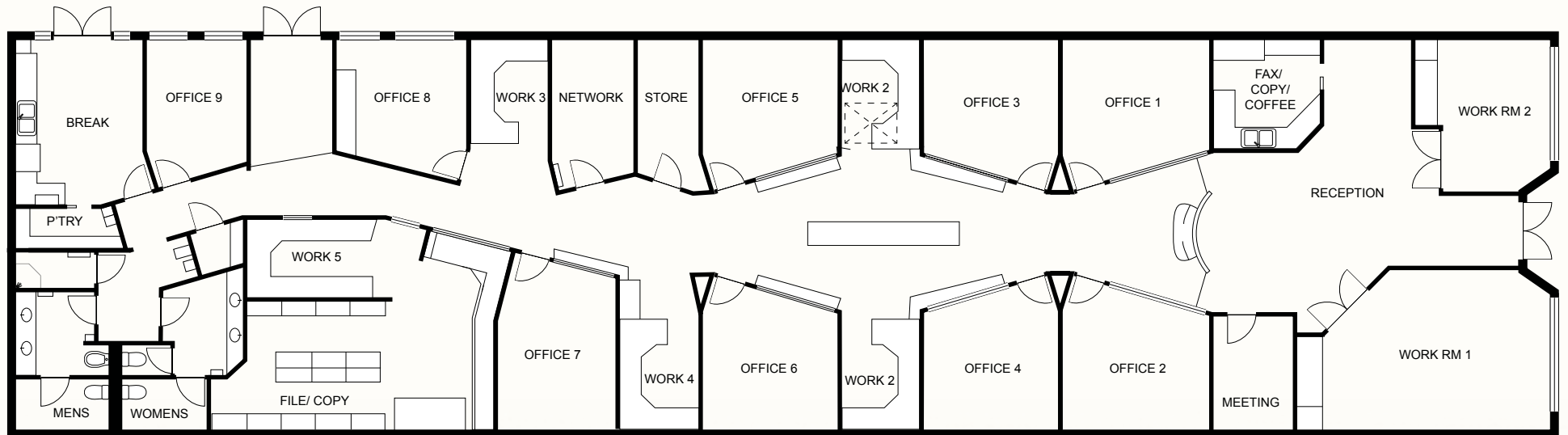




# FLOOR PLAN

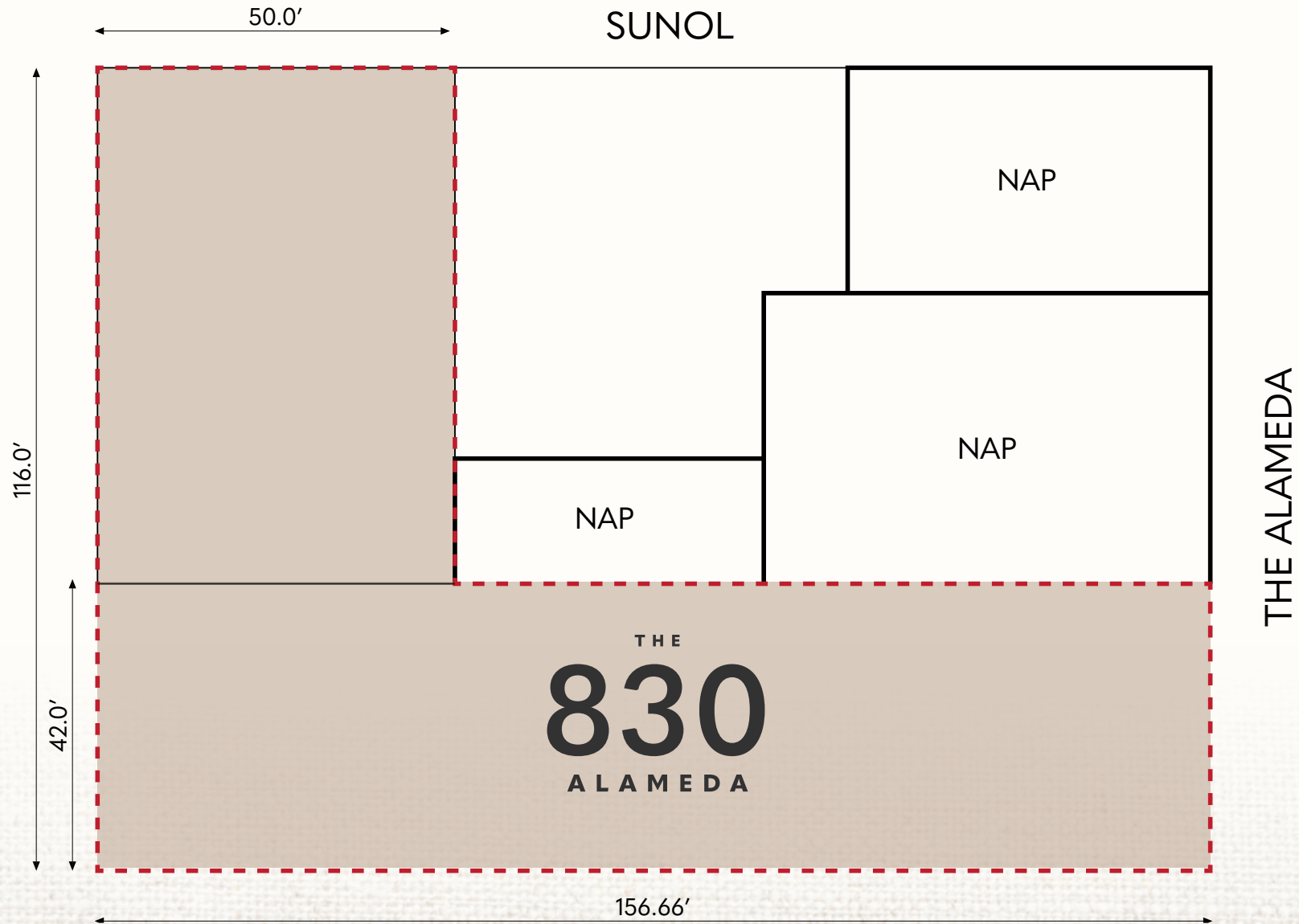


**6,552 Total Square Feet**



The Alameda

# S I T E P L A N









# TRANSPORTATION MAP



**San Francisco Bay Area - Transit**

- BART (Bay Area Rapid Transit)
- New BART Extension Track
- Caltrain
- VTA Light Rail
- ACE (Altamonte Commuter Express)
- Amtrak

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C O N T A C T S

**NICK WHITSTONE**

Senior Vice President

+1 408 453 7438

[nick.whitstone@cbre.com](mailto:nick.whitstone@cbre.com)

Lic. 02069367

**ANDREW TRILLO**

Senior Associate

+1 408 453 7438

[andrew.trillo@cbre.com](mailto:andrew.trillo@cbre.com)

Lic. 02069367

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