



OFFERING MEMORANDUM

28 N First Street

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP

28 N First Street

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28 N First Street

Overview



HIGHLIGHTS

- Law Office Use/ General Use
- ±2,743 SF OFFICE FLEX SPACE
- Prime Downton SJ Location
- High Exposure Street view
- 9 Dedicated Offices
- Conference room
- Open Floor Plan
- Large lobby Area



INVESTMENT SUMMARY

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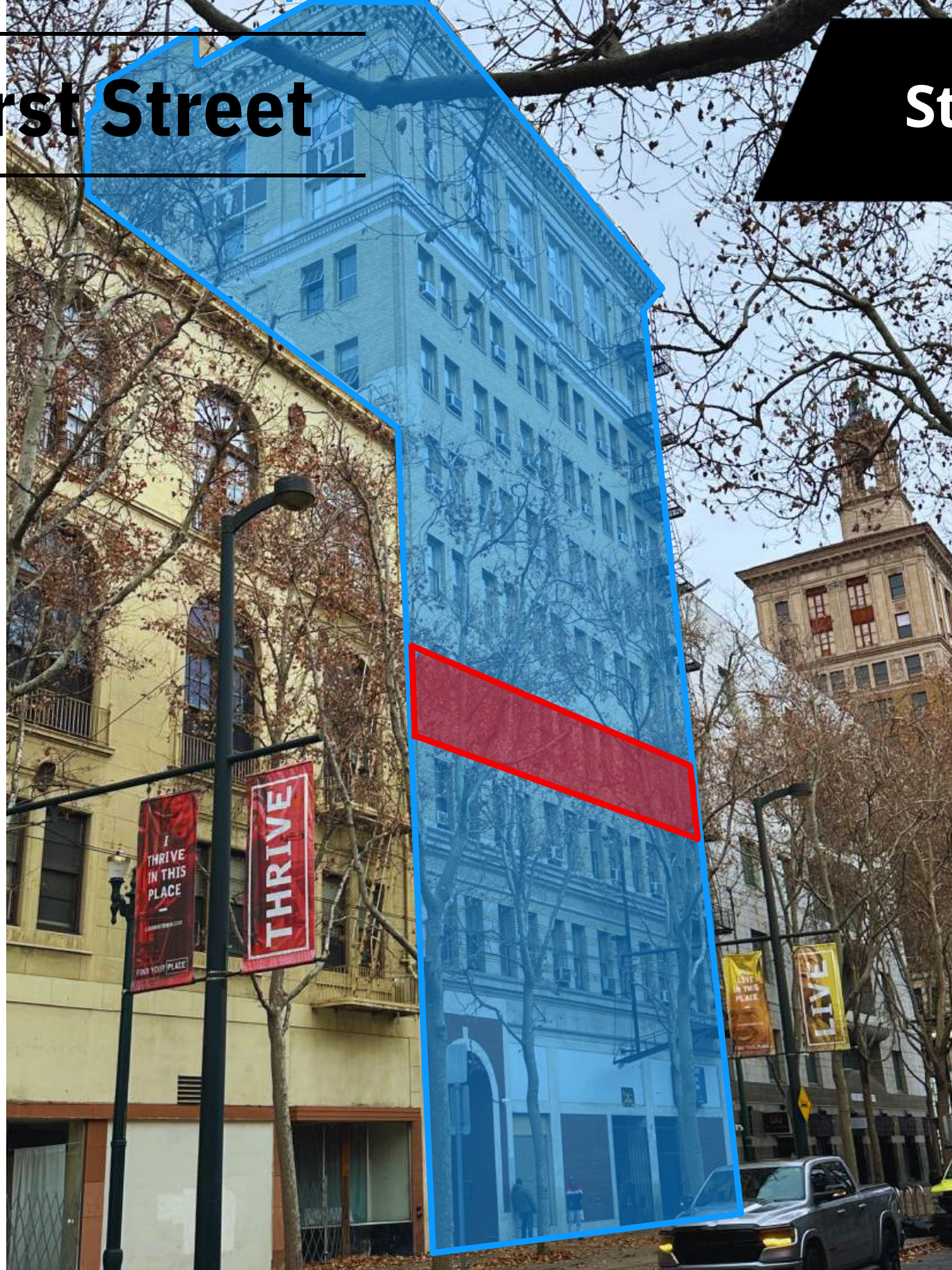
This commercial building located at 28 N First Street is a unique 4th floor office condo space in the Downtown Submarket of the San Jose Market. The building was previously used as a law office space. It is situated within Downtown San Jose with a close proximity to high-income clientele in the surrounding areas. The building is approximately **±2,743 SQ FT** including **(9) private offices, (1) conference room, and a large lobby space**. This office condo covers the entire 4th floor of the building. It is currently built out as a law office by the current tenant who has been established there for many years.



Property Type:	Law Office		
Offering price:	\$1,100,000.00	Price Per SF:	\$401.02
Condo Size:	2,743 SF	Spaces:	(9) Offices, (1) Conference
Year built:	1900	Zoning Type:	C (commercial use)

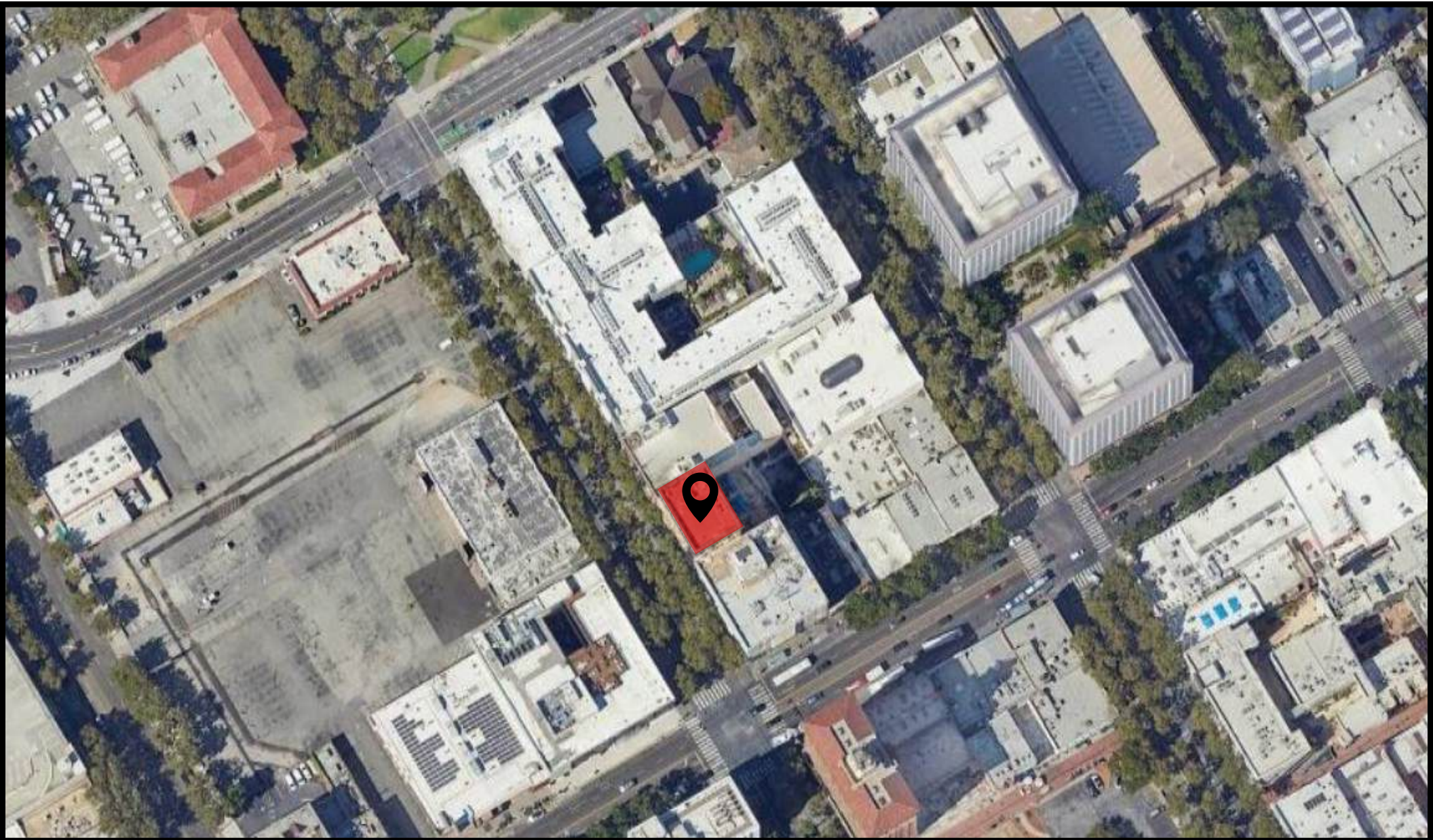
28 N First Street

Street View



28 N First Street

SITE OVERVIEW



28 N First Street

PHOTOS



28 N First Street

PHOTOS



28 N First Street

PHOTOS



28 N First Street

PHOTOS



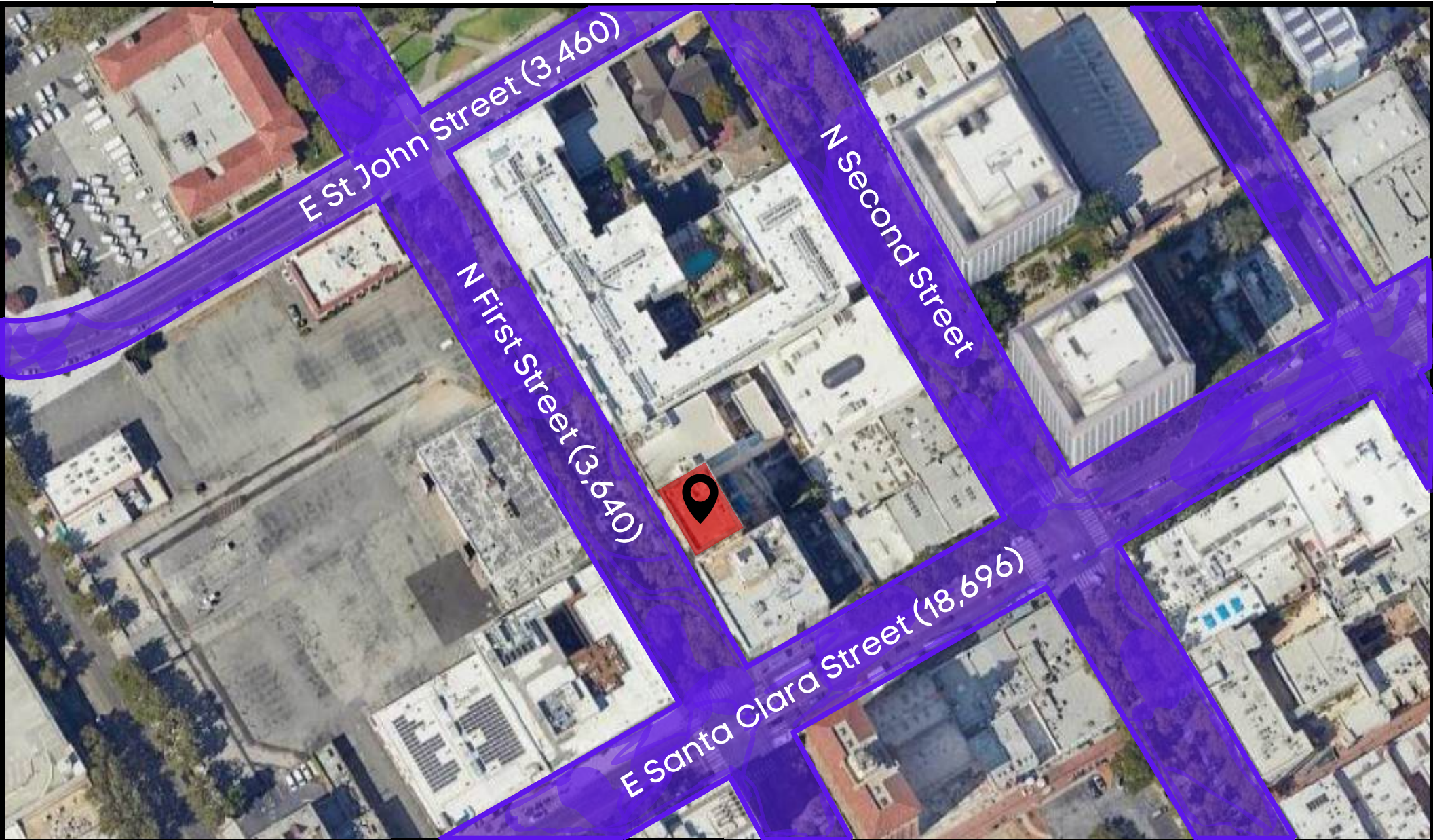
28 N First Street

Local Map



28 N First Street

Vehicles per day

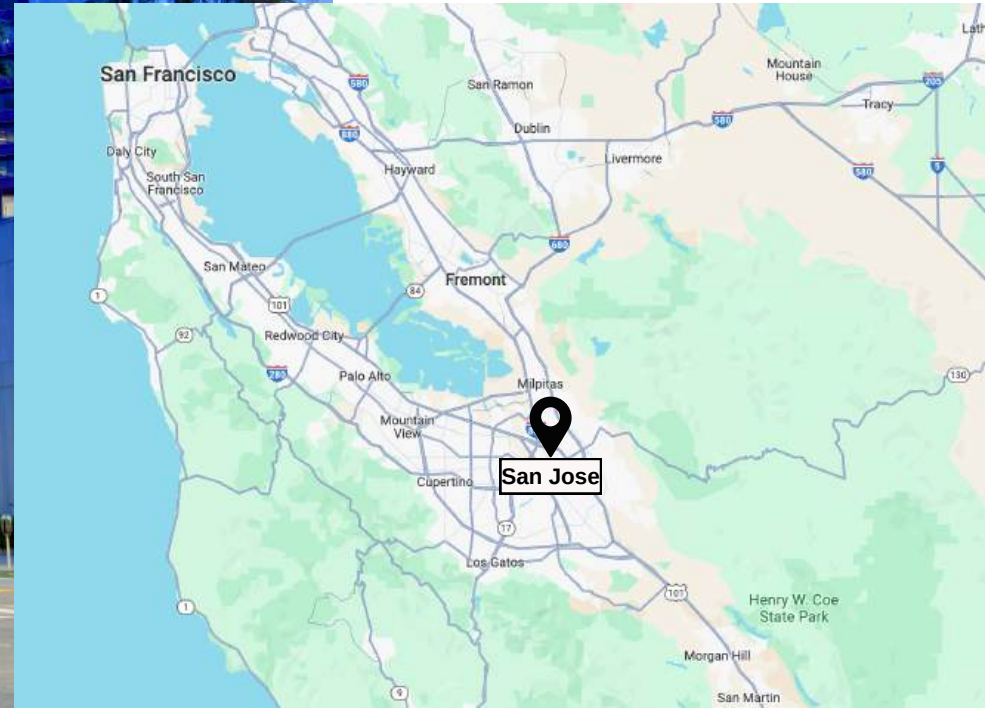




DEMOGRAPHICS

28 N First Street

MARKET OVERVIEW



San Jose

San Jose, located in the heart of Silicon Valley, is a bustling city renowned for its innovation and technology-driven economy. As the third-largest city in California and the tenth-largest in the United States, San Jose is a major hub for high-tech industries, hosting headquarters of tech giants like Adobe, Cisco, and eBay. This economic prowess has earned it the nickname "Capital of Silicon Valley," reflecting its central role in the global tech industry. Beyond its economic significance, San Jose boasts a rich cultural tapestry with diverse communities, vibrant arts scenes, and a strong emphasis on sustainability and green initiatives.

The city's landscape is characterized by a mix of modern skyscrapers and historic neighborhoods, offering a blend of urban amenities and suburban tranquility. Downtown San Jose serves as the cultural center, featuring museums, theaters, and galleries, including the renowned Tech Museum of Innovation. The city is also home to numerous parks and recreational areas, such as the sprawling Alum Rock Park and the picturesque Municipal Rose Garden, which add to its appeal as a livable and family-friendly city.

San Jose's diversity is reflected in its culinary scene, which encompasses a wide range of cuisines from around the world, influenced by the various immigrant communities that have settled in the area over the decades. Additionally, the city's mild Mediterranean climate with warm, dry summers and mild winters makes it an attractive destination year-round. Overall, San Jose stands as a dynamic and forward-thinking city that blends technological innovation with cultural richness, offering residents and visitors alike a unique and vibrant experience in the heart of Silicon Valley.

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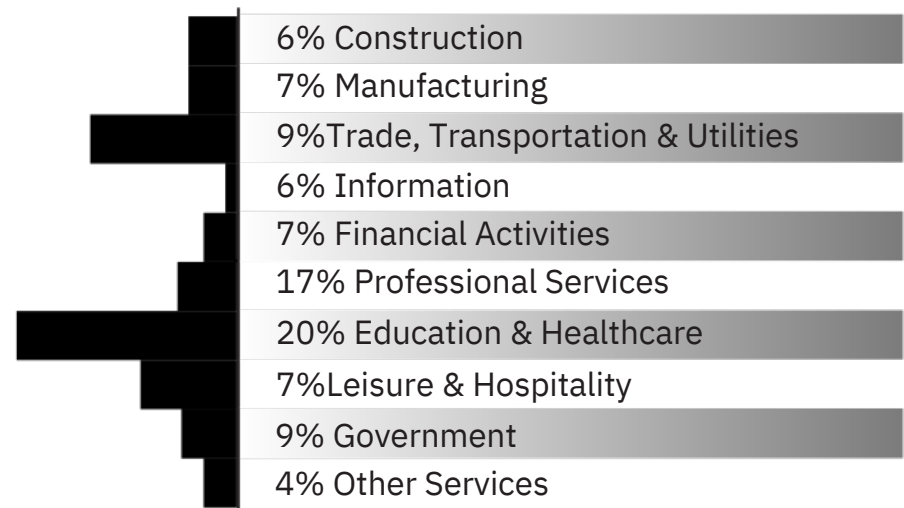


MAJOR EMPLOYERS

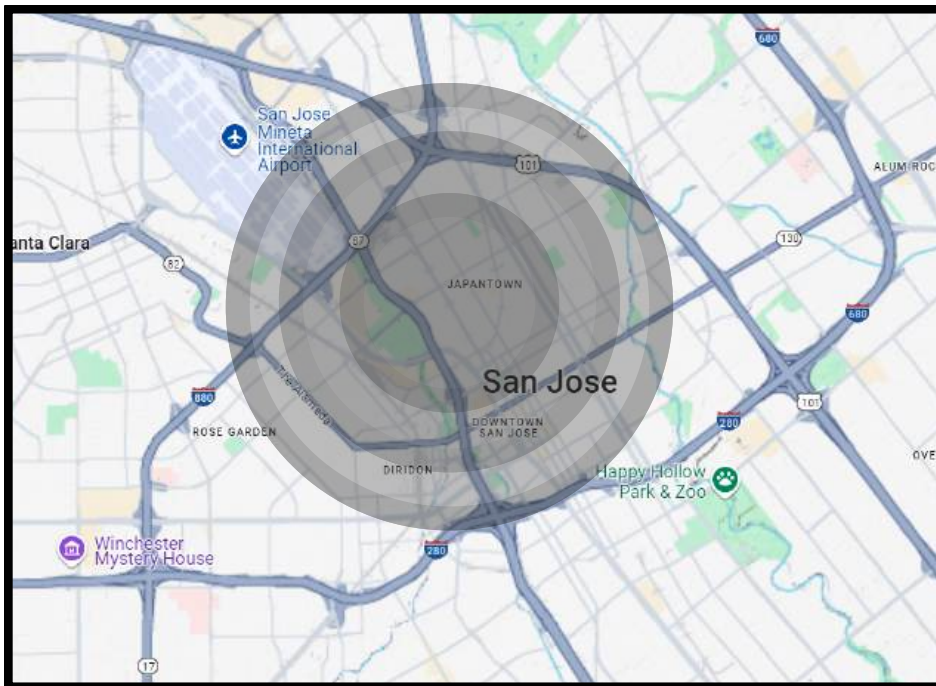
San Jose's major employers include Cisco Systems, Adobe Systems, PayPal, eBay, IBM, Oracle, Apple, Samsung, Western Digital, and San Jose State University. These companies and institutions play a crucial role in the city's economy, particularly in technology and education.



SHARE OF EMPLOYMENT



DEMOGRAPHICS



Population	2 Mile	5 Miles	10 Miles
2000	75,573	573,354	1,401,841
2010	95,733	673,633	1,598,619
2023	96,937	642,825	1,524,294

Household Income	5 mile 2023 households	5 mile 2028 households
< \$25K	23,429	23,843
\$25K- 50K	21,580	21,323
\$50K- 75K	23,910	22,834
\$75K- 100K	21,952	20,714
\$100K - 125K	19,482	18,348
\$125K - 150K	18,160	17,176
\$150K- 200K	27,548	25,483
\$200K+	60,769	58,821

Collection Street	Cross Street	VPD	Distance from Property
E Santa Clara St	S 2nd St NE	24,110	0.05 mi
N 1st St	E Saint John St NW	3,460	0.06 mi
E Santa Clara St	S 2nd St SW	18,696	0.08 mi
W Santa Clara St	N Market St SW	20,751	0.10 mi
N Market St	W Santa Clara St SE	15,996	0.11 mi
S Market St	W Santa Clara St NW	19,168	0.12 mi
S Market St	Post St SE	14,396	0.12 mi

Consumer Spending	5 Mile Households
Education & Daycare	\$725,500,481.00
Health Care	\$373,458,440.00
Transportation & Maintenance	\$2,231,317,302.00
Household	\$1,485,103,775.00
Food & Alcohol Entertainment,	\$2,380,291,572.00
Hobbies & Pets	\$1,191,066,062.00
Apparel	\$465,232,646.00



Commercial Real Estate Investments

SETTING YOU UP FOR SUCCESS

The Team



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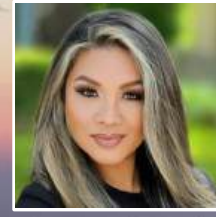
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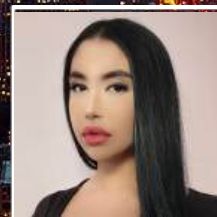
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