

# Rare Downtown San Jose

Owner User/Investment Opportunity

**30,000± SF Office/Retail Service Building For Sale**

**255-299 Bassett Street, San Jose**

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# INVESTMENT OVERVIEW



**OFFERING PRICE:** \$8,349,000 (\$278.30/SF)  
5.39% Cap Rate

**BUILDING AREA:** 30,000± SF

**Property Type:** Office/Retail Service

**LAND AREA:** 42,000± SF

**YEAR BUILT:** 1950

**PARCEL NUMBERs (APN):** 259-23-023 & 259-23-025

**Zoning:** CIC – Combined Industrial Commercial

**# of Units:** 6

# RARE DOWNTOWN SAN JOSE OWNER USER/ INVESTMENT OPPORTUNITY

## 30,000± SF Office/Retail Service Building For Sale

- 255-299 Bassett Street, San Jose presents a rare opportunity for an owner-user/investor to acquire a 30,000± SF Office/Retail Service building with six units of which can be combined or separated.
- The property is situated on a 42,000± SF lot with two large parking lots directly adjacent to the property.
- This property offers a classic brick and wood design with modern updated units making it perfect for someone looking for a unique building to own.
- There is 9,923± SF available for an owner user to occupy while the rest of the building is leased out generating income.
- The property is in the CIC – Combined Industrial Commercial zoning designation which allows for uses such as, professional office, retail services, personal services & many more.
- The property is currently 66% leased, allowing for the remaining 33% of the building for immediate occupancy by an Owner User.
- The property also allows for an investor to acquire it at a very competitive cap rate of 5.39% based on a projected proforma of the building 100% leased.
- Extremely strong demographics with household incomes in excess of \$160,221 in a 1-mile radius.

# Rent Roll



S&A Property Management, Inc.

## Commercial Rent Roll - 299 Bassett St (299baset)

From Month = 01/2026, To Month = 01/2026

Property Unit	Tenant	Lease Type	Area	Lease From	Lease To	Term	Market Rent	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Annual CAM	Annual Misc	Security Deposit
<b>Current Leases</b>														
299baset ROOF11	Tarana Wireless, Inc.	Commercial	1.00	08/01/2025	07/31/2026	12	1,600.00	1,600.00	1,600.00	19,200.00	19,200.00	0.00	0.00	1,600.00
299baset SUITE100	VACANT	N/A	4334.00			0	10,835.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
299baset SUITE125	Noe Arroyo & Jesus Silva DBA Lift Pro	Commercial	4717.00	07/01/2025	08/31/2028	38	10,224.00	5,433.00	1.15	65,196.00	13.82	5.41	0.00	7,594.00
299baset SUITE150	Noe Arroyo & Jesus Silva DBA Lift Pro	Commercial	4732.00	07/01/2025	08/31/2028	38	7,098.00	5,433.35	1.15	65,200.20	13.78	5.39	0.00	7,594.40
299baset SUITE200	VACANT	N/A	5589.00			0	10,410.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
299baset SUITE250	Boyang Li-Puyu Li-Yiqin Wang dba	Commercial	6065.00	09/01/2025	12/31/2030	64	8,984.00	6,250.00	1.03	75,000.00	12.37	4.45	0.00	8,500.00
299baset SUITE50	Pink Labs Inc. - Eliza Chau	Commercial	5113.00	12/01/2025	12/31/2028	37	0.00	6,391.25	1.25	76,695.00	15.00	6.00	0.00	8,947.75
<b>Total Current</b>			<b>30,551.00</b>				<b>49,151.00</b>	<b>25,107.60</b>	<b>0.82</b>	<b>301,291.20</b>	<b>9.86</b>	<b>3.56</b>	<b>0.00</b>	<b>34,236.15</b>
<b>Future Leases</b>														
	0		0.00						0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total Units</b>	<b>Total Area</b>	<b>Percentage</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>									
Occupied	5	20,628.00	67.52	25,107.60	301,291.20									
Vacant	2	9,923.00	32.48	0.00	0.00									
<b>Total</b>	<b>7</b>	<b>30,551.00</b>		<b>25,107.60</b>	<b>301,291.20</b>									

# Outdoor Parking Lots



# Outdoor Parking Lots



# Outdoor Parking Lots



# Front Entrance of Building



# Front Entrance of Building



# Common Area of Building



# Common Area of Building



# Interior Photos of Units



# Interior Photos of Units



# Interior Photos of Units



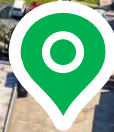
# Interior Photos of Units



**Downtown San Jose**



**Subject Site**



<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	33,748	692,895	1,613,086
<b>Households</b>	15,402	239,286	553,684
<b>Average Household Size</b>	2.06	2.81	2.86
<b>Owner Occupied Housing Units</b>	3,187	102,988	288,842
<b>Renter Occupied Housing Units</b>	12,215	136,298	264,842
<b>Median Age</b>	36.6	37.3	38.7
<b>Median Household Income</b>	\$113,725	\$135,899	\$164,040
<b>Average Household Income</b>	\$160,221	\$187,341	\$224,157

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