

# OFFERING MEMORANDUM

OWNER-USER OFFICE IN WILLOW GLEN

1414 MERIDIAN AVE  
SAN JOSE, CA 95125



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**THE ZURICH GROUP**  
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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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A photograph of a single-story house with a large tree in front and a brick chimney. The house has a light-colored exterior and a dark roof. The tree has green and yellow leaves. The brick chimney is on the right side of the house. The house is surrounded by landscaping, including bushes and flowers.

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ACTIVITY ID: ZAG0010330

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# PROPERTY OVERVIEW

1414 MERIDIAN AVE







# 1414 MERIDIAN AVE SAN JOSE, CA 95125

## PROPERTY DETAILS

Price	\$1,850,000
Price per SqFt	\$937
Assessors Parcel Number	429-50-074
Zoning	CP
Gross SqFt	1,975
Lot Size	7,370 SF / 0.17 Acres
Parking Spaces	6 Spaces
Approx. Year Built	1946/ 2013
Type of Ownership	Fee Simple



# PROPERTY OVERVIEW

Marcus & Millichap is pleased to present 1414 Meridian Avenue, a turnkey commercial office property located in the heart of San Jose, California. This office was recently upgraded with a new air conditioner and heater. In 2013, the building underwent significant upgrades to enhance functionality and curb appeal. Improvements include a new roof, solar system, upgraded electrical panel, dual-pane windows, and ADA-compliant enhancements, ensuring the building meets today's operational and accessibility standards.

The property features a secure, gated parking lot with six dedicated spaces, including one ADA-accessible stall. Inside, the building offers a unique combination of residential charm and office functionality, including a full kitchen, bathroom with shower, laundry area, and a fireplace - ideal for professional service users, medical, or creative office use.

Strategically located near the vibrant Downtown Willow Glen district, the property enjoys close proximity to a wide range of restaurants, cafes, boutiques, and entertainment venues. Its central location also provides convenient access to Interstate 280, State Route 17, and State Route 87, making it highly accessible for both clients and employees.

## PROPERTY HIGHLIGHTS

- Office Space in Willow Glen
- New Air Conditioner and Heater
- Updated Solar, Electrical Panel, Roof, and Windows
- ADA Compliant
- Gated Parking Lot With Six Parking Spots





# EXTERIOR PHOTOS









## EXTERIOR PHOTOS







## INTERIOR PHOTOS



# AERIAL MAP





# MARKET OVERVIEW

1414 MERIDIAN AVE





# MARKET OVERVIEW

## SAN FRANCISCO PENINSULA

The Bay Area is the birthplace and center of innovation and advancement in technology in the United States. Some of the largest technology firms, financial companies and educational institutions are located here. The San Francisco metro consists of San Francisco, San Mateo and Marin counties and contains a population of 1.9 million people. The city of San Francisco accounts for all of San Francisco County and contains roughly 887,000 residents. Marin County is located to the north of the city and has 258,000 residents, while San Mateo County is south of San Francisco and has a population approaching 762,000 people. The metro has been impacted by the pandemic as an increased number of residents who were able to work remotely sought larger, lower-cost housing in less densely populated areas.

## METRO HIGHLIGHTS



### WORLD-CLASS INSTITUTIONS

The Bay Area is home to top-ranked educational and research institutions, including one campus of the University of California and the University of San Francisco.



### EDUCATED WORKFORCE

The metro has one of the most skilled labor forces in the nation. Approximately 54 percent of residents ages 25 and older have obtained a bachelor's degree, well above the national rate of 31 percent.



### HIGH-INCOME EARNERS

The large tech and financial sectors contribute to a median household income that is almost double that of the nation.





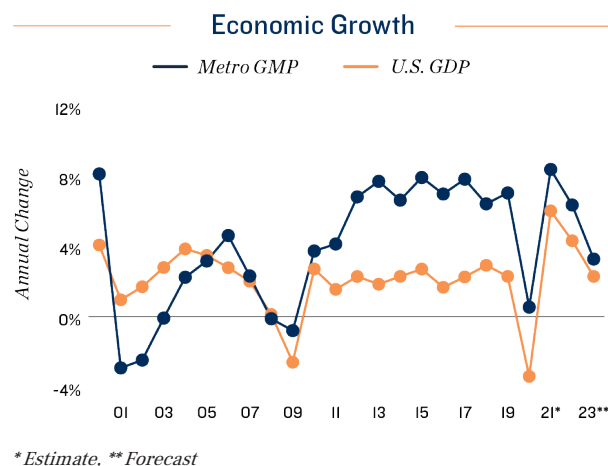
# MARKET OVERVIEW

## ECONOMY

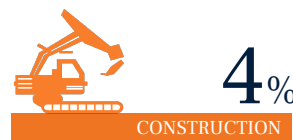
- Local Fortune 500 companies feature a diverse array of firms, including Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and Uber Technologies, Inc.
- Tourism is a strong economic driver, typically drawing more than 20 million visitors annually. Although hindered by COVID-19, this sector showed improvement throughout 2021.
- The area benefits from its proximity to Silicon Valley, attracting tech companies, along with highly educated workers and resources at local educational institutions.

### MAJOR AREA EMPLOYERS

Sutter Health
Wells Fargo & Co.
Uber Technologies, Inc.
PG&E
Salesforce
Genentech
Amazon
Visa
Gilead Sciences
Deloitte



## SHARE OF 2021 TOTAL EMPLOYMENT





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