

DO NOT DISTURB TENANTS

Marcus & Millichap

1905 HAMILTON AVENUE

SAN JOSE, CA 95125

OFFERING MEMORANDUM

1905 Hamilton Avenue

HAMILTON AVENUE

NORMAN AVENUE

OFFICE INVESTMENT

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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

ACTIVITY ID: ZAG0010317

Marcus & Millichap

PROPERTY SUMMARY



1905 Hamilton Ave

1905 HAMILTON AVENUE

SAN JOSE, CA 95125

PRICING	\$2,300,000
PARCEL NUMBER (APN)	284-21-001
LAND USE	COMMERCIAL OFFICE BUILDING
BUILDINGS	1 BUILDING
BUILDING AREA	2,992 SF
LOT SIZE	10,286 SF (0.24 ACRES)
YEAR BUILT	1949 / EFFECTIVE 1972

PROPERTY SUMMARY

INVESTMENT OVERVIEW

1905 Hamilton Avenue presents a rare opportunity to acquire a professional office property in the highly sought-after Willow Glen submarket of San Jose. Ideally suited for a law firm, medical professional, or general office use, the property offers exceptional visibility along Hamilton Avenue with convenient access to Downtown San Jose, major freeways, and nearby amenities.

The building is configured to support professional operations with private offices, reception, conference space, and ample parking—providing a solution for an owner-user or a high-demand rental product for investors seeking long-term stability in one of the strongest office submarkets in Silicon Valley.



PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

- Located in the heart of San Jose's Willow Glen area—a desirable and professional neighborhood with strong demographics and low vacancy rates.
- Easy access to major highways (I-280, CA-87, and I-880) and close proximity to Downtown San Jose, Santa Clara County Courthouse, and business districts.
- Positioned along Hamilton Avenue with prominent signage potential, offering strong exposure to daily commuter traffic.
- Just minutes from *Downtown San Jose*, *San Jose State University*, and several key business districts.



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCAL AERIAL



A map of the San Francisco Bay Area showing the locations of major tech companies. The map includes labels for cities like San Francisco, San Jose, and Palo Alto, as well as parks like Big Basin Redwoods State Park. Numerous company logos are placed on the map, including VISA, ORACLE, Meta, Google, SAMSUNG, Stanford University, hp, Symantec, Microsoft, Cisco, LinkedIn, PayPal, amazon, Apple, intel, Adobe, ebay, and NETFLIX. A red star marks the location of 1905 Hamilton Avenue in Palo Alto, which is highlighted by an orange box.

DO NOT DISTURB TENANTS

Marcus & Millichap

MARCUSMILLICHAP.COM // OFFICES NATIONWIDE AND THROUGHOUT CANADA

**EXCLUSIVELY
LISTED BY**

ERIC CARRILLO

ASSOCIATE INVESTMENTS

C: (650) 656-5299 | O: (650) 391-1742

eric.carrillo@marcusmillichap.com

License: CA 02111809

YURI SERGUNIN,CCIM

MANAGING DIRECTOR INVESTMENTS

C: (650) 701-5590 | O: (650) 391-1764

Yuri.Sergunin@marcusmillichap.com

License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (408) 348-8821 | O: (650) 391-1807

JJ.Taughinbaugh@marcusmillichap.com

License: CA 01413305