

1921 RINGWOOD AVENUE

SAN JOSE, CA 95131

Marcus & Millichap



OFFERING MEMORANDUM

PRIME SINGLE OWNER- USER OPPORTUNITY & REDEVELOPMENT OPPORTUNITY

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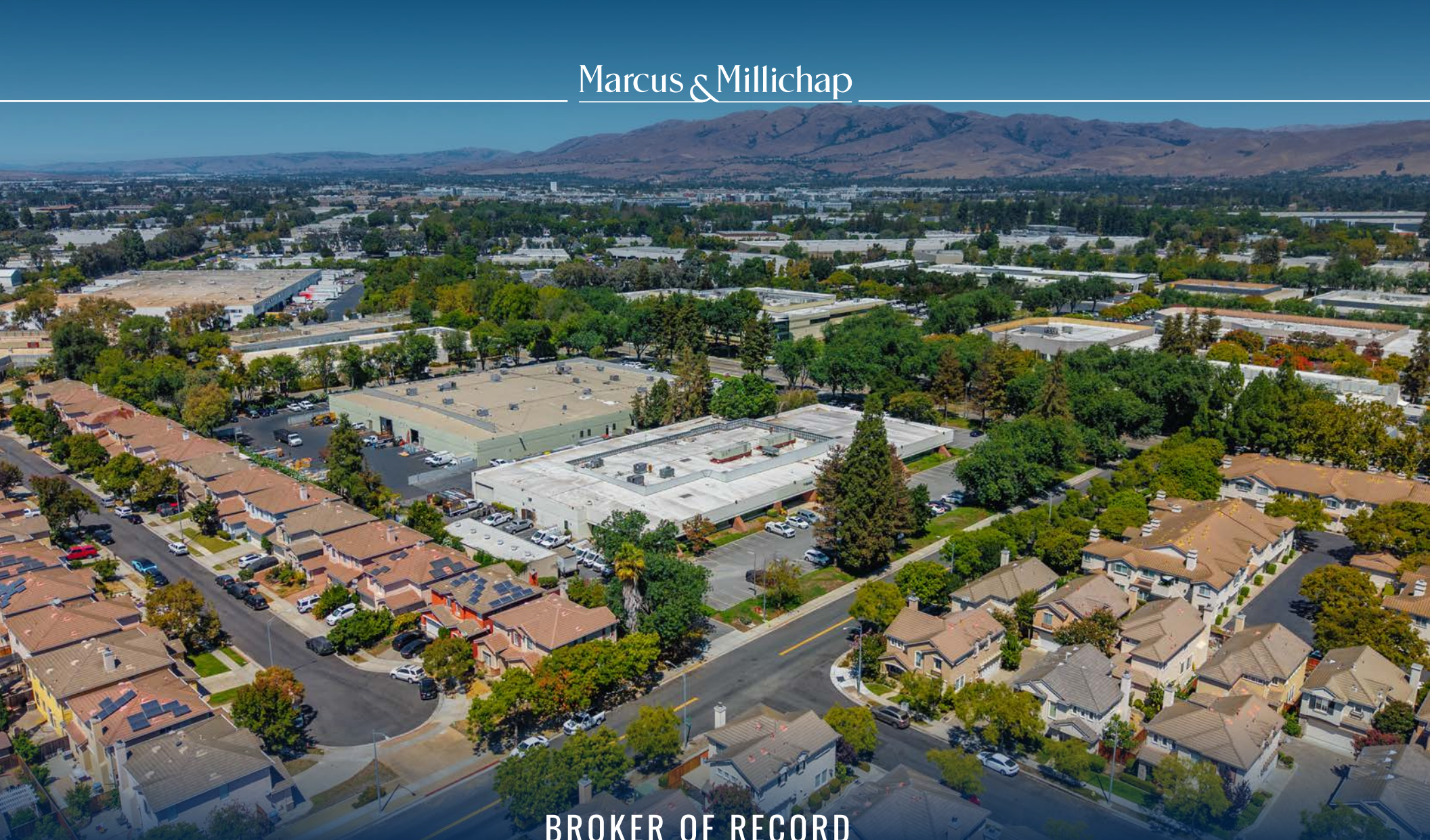
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BROKER OF RECORD

TONY SOLOMON

License # 01238010
23975 Park Sorrento
Suite 400
Calabasas, CA 91302

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LOCATION & MARKET OVERVIEW

EXECUTIVE SUMMARY

Marcus & Millichap has been exclusively retained to market for sale **1921 Ringwood Avenue**, a premier, high-utility commercial asset situated in the absolute geographic heart of Silicon Valley (San Jose, CA).

This unique offering presents a dual-track investment narrative perfectly aligned with today's fast-moving market demands. It serves either as a turnkey corporate headquarters with specialized infrastructure, or as a massive high-density redevelopment play leveraging California's most aggressive pro-housing legal frameworks and the regional data center boom.

THE OFFERING

For an **owner-user**, 1921 Ringwood Avenue represents an immediate, plug-and-play operational solution. The property features fully built-out modern offices and specialized manufacturing spaces that eliminate long tenant-improvement timelines and heavy capital expenditures. Featuring prominent, high-exposure frontage along Ringwood Avenue, a regional corporate headquarters here gains dominant brand visibility in a submarket surrounded by world-renowned technology leaders and a hyper-skilled, top-tier talent pool.

** CONTINUED*

For a **developer or institutional investor**, the asset offers an unparalleled, de-risked urban village conversion or industrial intensification path:

Transit-Oriented Multi-Family Conversion

- Positioned just minutes from the Milpitas BART Station, the site is a prime candidate to capitalize on **California's SB 330 streamlined approvals** and **Density Bonus laws**. Under San Jose's forward-looking **Envision 2040 General Plan**, investors can aggressively maximize verticality, density, and square footage to transform this industrial parcel into a high-density, multi-family residential or vibrant mixed-use community.

Data Center & Power Infrastructure Play

- Location-driven land value appreciation is anchored by the property's immediate adjacency to major tech infrastructure, specifically the massive **STACK Infrastructure Trade Zone Park** development. This proximity highlights an exceptional level of localized power grid infrastructure, making the site highly attractive for mission-critical industrial use, advanced manufacturing, or data center demands.

PRICE

\$15,500,000

PROPERTY ABSTRACT

PROPERTY ADDRESS

1921 Ringwood Avenue
San Jose CA, 95131

APN

244-22-03101

TOTAL SQUARE FEET

+/- 45,296 SF

YEAR BUILT

1984

STORIES

1

PARKING RATIO

80 Surface Spaces- 3.75/1000 SF

SITE AREA

3.12 AC

ZONING

Industrial Park (IP)

CLEAR HEIGHT

16 ft



INVESTMENT HIGHLIGHTS

PREMIUM OWNER USER OPPORTUNITY

- Move-In Ready Infrastructure: Complete with operational office buildouts, specialized manufacturing spaces, and modern commercial infrastructure
- Flagship Branding: Excellent street visibility along Ringwood Ave provides high-exposure signage opportunities for a regional corporate headquarters.

SIGNIFICANT REDEVELOPMENT UPSIDE

- Data Center Demands: Located immediately adjacent to large-scale data center campus redevelopments like the STACK Infrastructure Trade Zone Park, underlining massive power infrastructure availability and land value appreciation.
- Zoning Flexibility: Benefiting from the City of San Jose's active General Plan alignment, providing streamlined pathways to maximize square footage, verticality, or mixed industrial uses.
- Prime Transit-Oriented Redevelopment Potential: Minutes from the Milpitas BART Station, developers can leverage California's Density Bonus laws, SB 330 streamlined approvals [ceqanet.lci.ca.gov, sfyimby.com], and San Jose's Envision 2040 General Plan to convert this industrial site into a high-density, multi-family residential or mixed-use urban village.

STRATEGIC SILICON VALLEY LOCATION

- Unmatched Connectivity: Immediate access to major transit veins including Interstate 880, Interstate 680, and US Highway 101.
- Logistics & Transport: Proximity to major logistics lines, commercial retail hubs, and the San Jose Mineta International Airport.
- Immediate Talent Pool: Situated inside the geographic heart of Silicon Valley, surrounded by world-renowned tech leaders and a highly skilled workforce.





SUBJECT PROPERTY

PRIME ELECTRIC

MICROLAND ELECTRIC

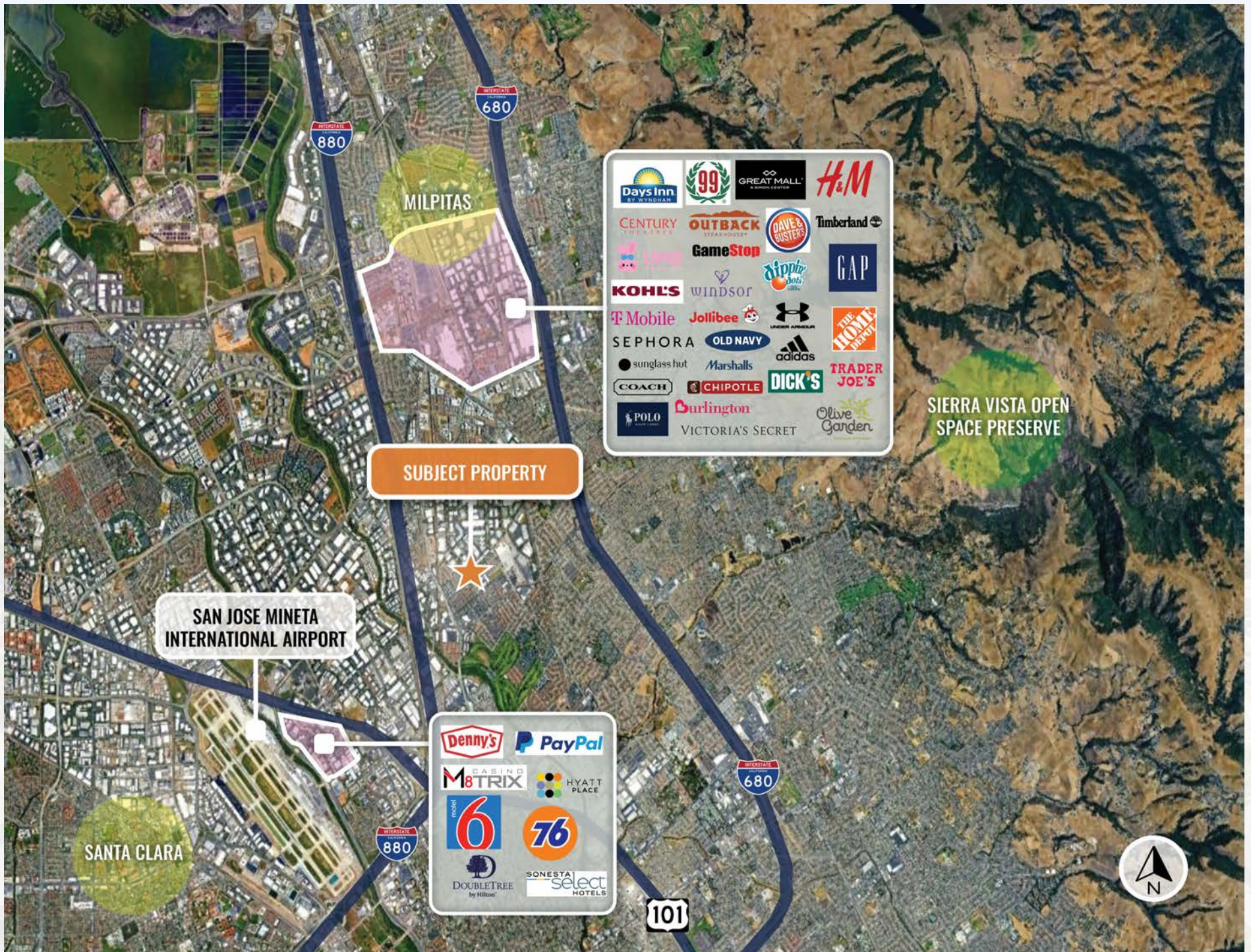
INCUBE LABS
& RANI THERAPEUTICS

RINGWOOD AVENUE









Days Inn by Wyndham	99	GREAT MALL A BIRCH CENTER	H&M
CENTURY STAPLES	OUTBACK STEAKHOUSE	DAVE & BUSTERS	Timberland
GameStop	WINDSOR	GAP	
KOHL'S	Jollibee	adidas	TRADER JOE'S
SEPHORA	OLD NAVY	DICK'S	
sunglass hut	Marshalls	TRADER JOE'S	
COACH	CHIPOTLE	Olive Garden	
POLO	Burlington	VICTORIA'S SECRET	

SUBJECT PROPERTY

SAN JOSE MINETA
INTERNATIONAL AIRPORT

Denny's	PayPal
M8TRIX CASINO	HYATT PLACE
6	76
DOUBLE TREE by Hilton	SONESTA select HOTELS

SAN JOSE

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



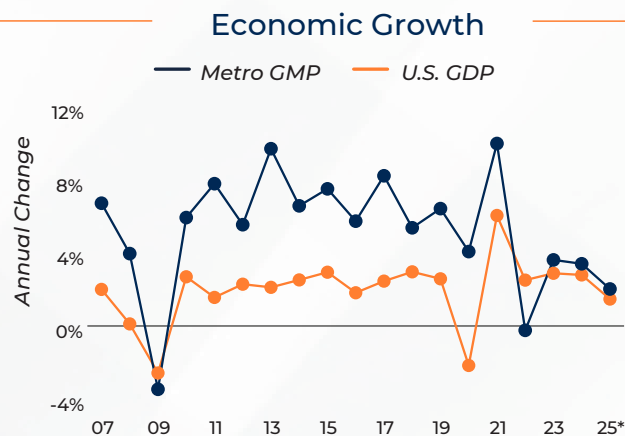
HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.



ECONOMY

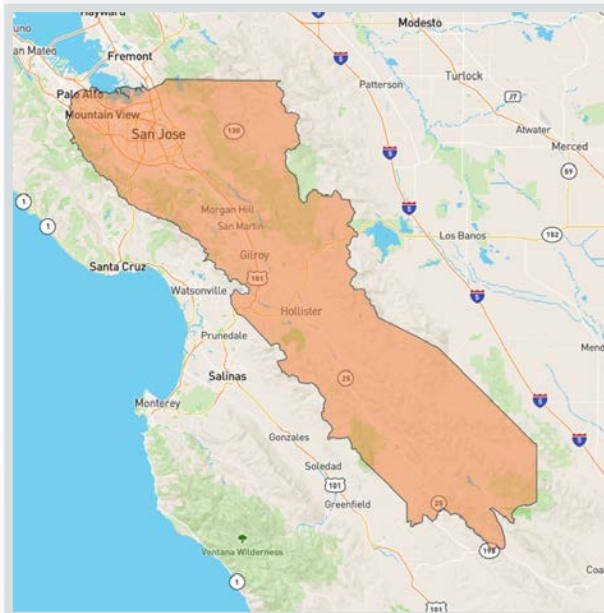
- The San Jose employment base contains nearly 1.2 million work-ers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third high-est in the country in the most recent census, and separate projec-tions rank the metro first in the nation in 2025.



* Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 house-holds will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reason-able driving distance from California's wine country, made famous by Sonoma and Napa counties.



SPORTS

Football | **MLB** | San Francisco
49ers Hockey | **NHL** | San Jose
Sharks Soccer | **MLS** |
San Jose Earthquakes



EDUCATION

- San Francisco State University
- University of San Francisco
- University of California, San Francisco
- City College of San Francisco



ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
- Silicon Valley Symphony
- San Jose Museum of Art
- The Tech Interactive

QUICK FACTS



POPULATION

2M

Growth 2025-2029*
1.5%



HOUSEHOLDS

691K

Growth 2025-2029*
1.6%

MEDIAN HOUSEHOLD
INCOME



MEDIAN AGE

39

U.S. Median:
39



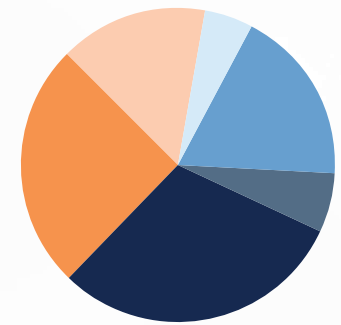
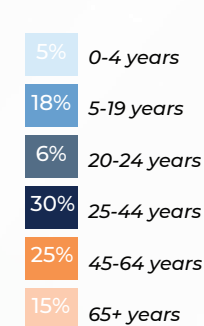
\$159,000

U.S. Median:
\$76,100

* Forecast

2025 POPULATION BY AGE

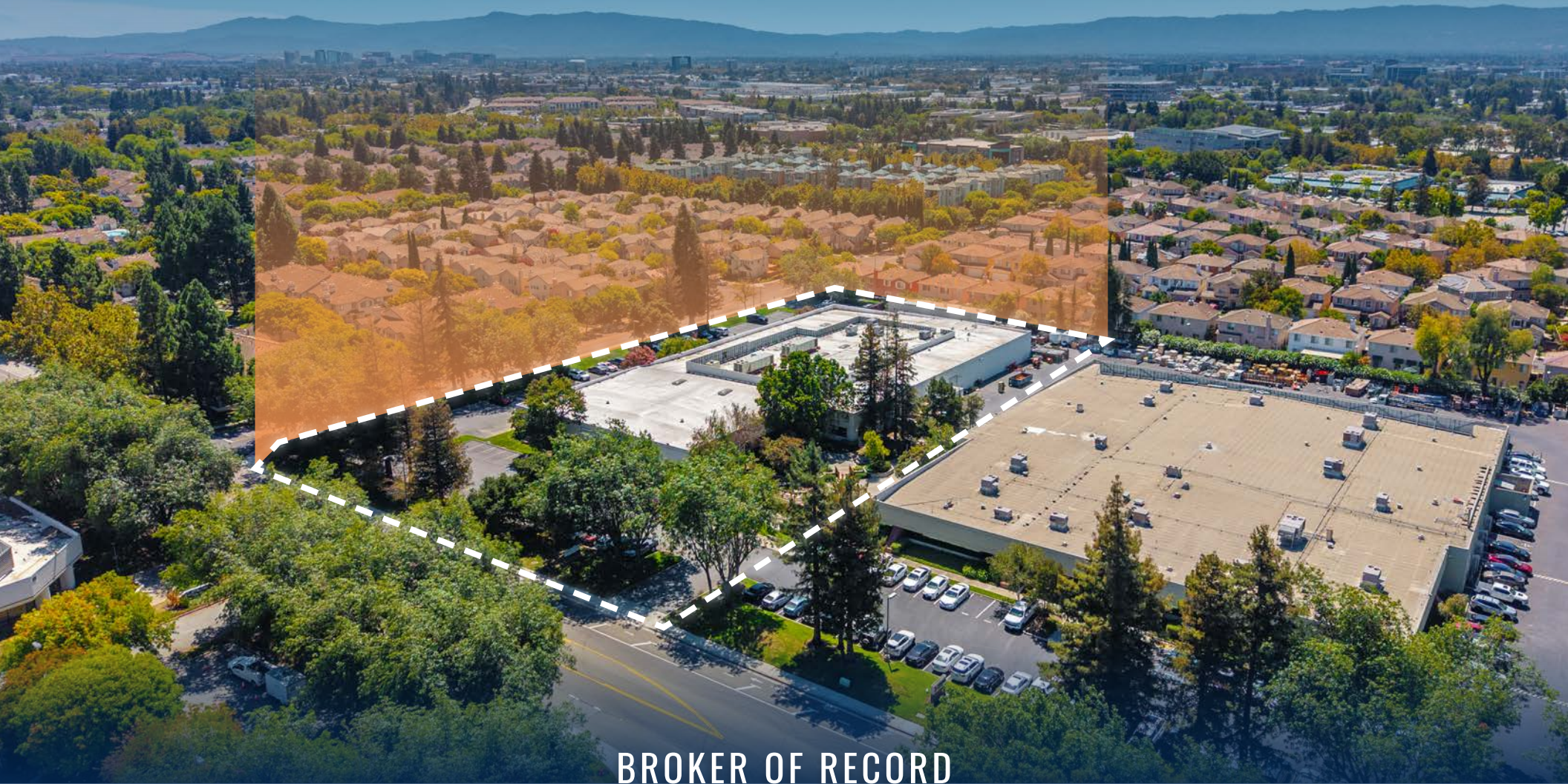
Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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TONY SOLOMON

License # 01238010
23975 Park Sorrento
Suite 400
Calabasas, CA 91302