

**AVAILABLE
FOR SALE**

**COMPASS
COMMERCIAL**



OFFERING MEMORANDUM

**315 N 10TH ST, SAN JOSE
CA 95112**

JALILI
COMMERCIAL GROUP

315 N 10TH ST, SAN JOSE CA 95112

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OFFERING SUMMARY

\$2,200,000.00

Address	315 N 10 th Street
City/State/Zip	San Jose, CA 95112
APN	249-52-076
Building Size	±4,314 SQ FT
Lot Size	6,098
Year Built	1930
Zoning	Commercial / Special Purpose (Church)

HIGHLIGHTS

- Commercial / Special Purpose (Church)
- Large Gathering area (120 seats)
- Gated property line
- Kitchen
- Stage
- Gated Sideyard



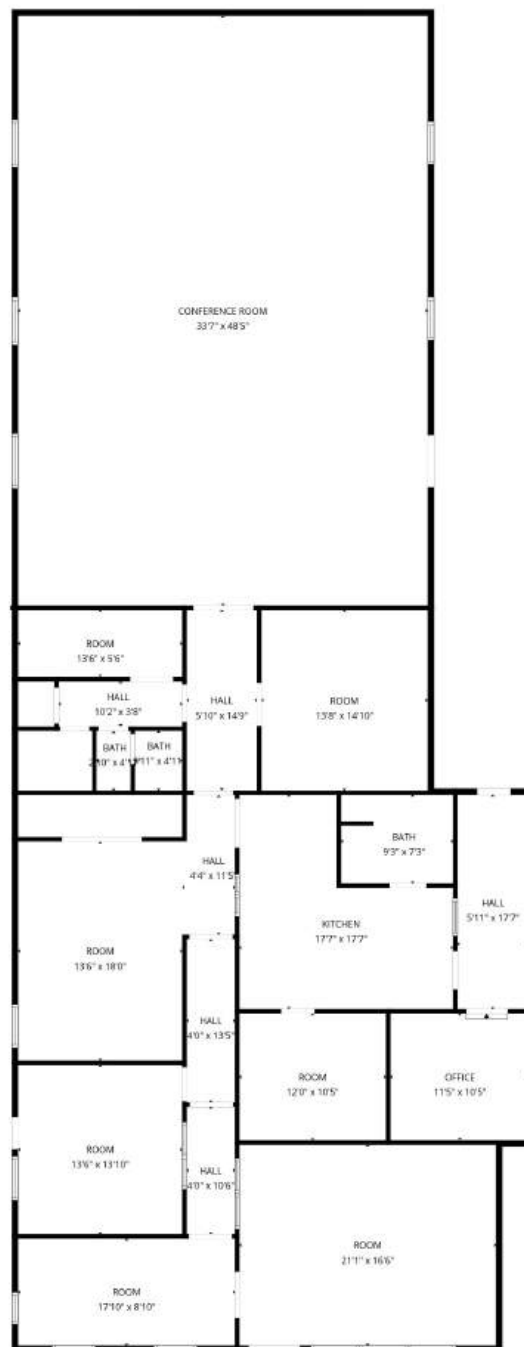
315 N 10th Street, San Jose, CA 95112 is a centrally located commercial property in the heart of Downtown San Jose, just minutes from Japantown, San Jose State University, and the city's core employment and cultural hubs. The property offers approximately 4,314 square feet of building area and is positioned within a dense, urban infill neighborhood that continues to attract investment and redevelopment. Excellent access to Highway 87, I-280, and I-880 enhances regional connectivity, while nearby public transit options further strengthen accessibility for users and tenants.

The surrounding area is experiencing ongoing residential, office, and mixed-use growth, driving increased foot traffic and long-term demand for well-located commercial assets. The property's proximity to downtown amenities, major employers, and expanding housing stock supports stable tenancy and future upside. 315 N 10th Street represents a compelling opportunity for both investors and owner-users seeking a strategically located asset in one of Silicon Valley's most dynamic and supply-constrained submarkets.

SITE PLAN



FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





PROPERTY PHOTOS







120 Seat Assembly Room

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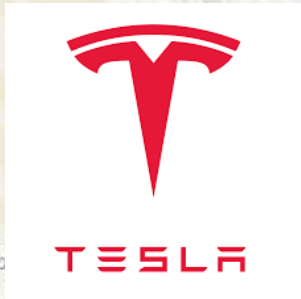


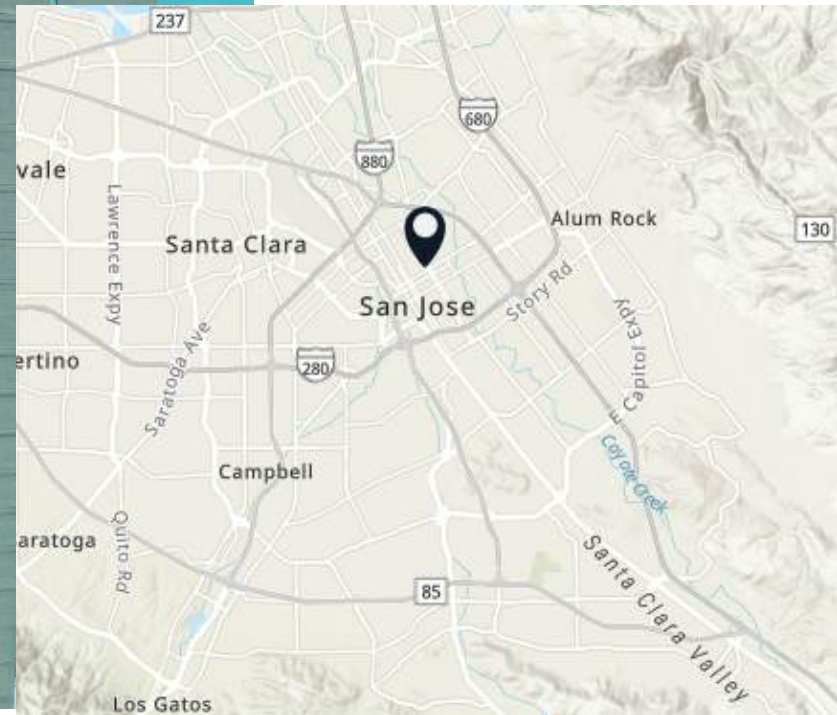
RETAILER MAP

SUBJECT PROPERTY



**WELLS
FARGO**





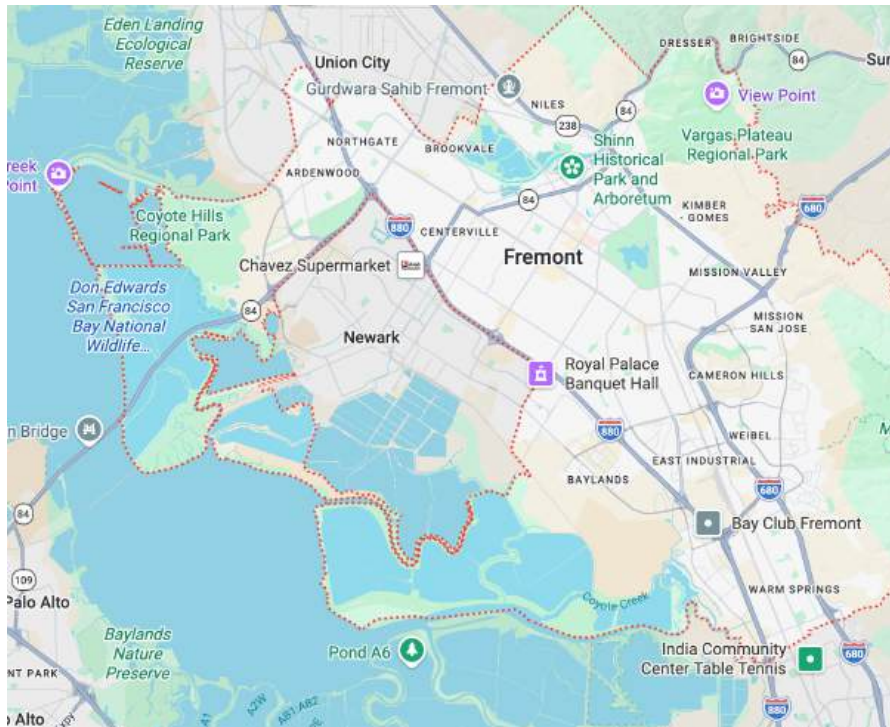
San Jose | CA

San Jose, California is the economic and cultural center of Silicon Valley and the third-largest city in California. Known globally as a hub for innovation and technology, San Jose is home to major employers spanning tech, life sciences, advanced manufacturing, and professional services. The city benefits from a highly educated workforce, strong median household incomes, and a diverse population that contributes to its dynamic business environment. With direct access to major highways, Caltrain, light rail, and Norman Y. Mineta San Jose International Airport, San Jose offers exceptional regional and global connectivity.

Beyond its role as a technology powerhouse, San Jose continues to evolve as a vibrant urban center with significant investment in downtown revitalization, transit-oriented development, and housing. The city features a growing mix of residential, office, retail, and entertainment uses, supported by institutions such as San José State University and a thriving arts and dining scene. Limited land availability, continued job growth, and long-term population demand position San Jose as one of the most resilient and desirable real estate markets in Northern California.

San Jose, California — Demographic Snapshot Category Data

- **Median Age:** 38.1 years (slightly younger for males at ~37.2 years and older for females at ~39.1 years).
- **Gender Distribution:** Approximately 49.1% female and 50.9% male.
- **Median Household Income:** \$141,565 (one of the highest in the U.S. for large cities, driven by the tech industry).
- **Per Capita Income:** Around \$63,253.
- **Poverty Rate:** Approximately 7.85–8%.
- **Foreign-Born Residents:** About 41.6% of the population was born outside the U.S., contributing to its high diversity.



Household Income Range % of Households

Less than \$25,000	~8%
\$25,000 – \$49,999	~9%
\$50,000 – \$74,999	~9%
\$75,000 – \$99,999	~9%
\$100,000 – \$149,999	~17%
\$150,000 – \$199,999	~13%
\$200,000+	~34%





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