

AVAILABLE  
FOR SALE

COMPASS  
COMMERCIAL



OFFERING MEMORANDUM

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

**JALILI**  
COMMERCIAL GROUP

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# 315 N 10TH ST, SAN JOSE CA 95112

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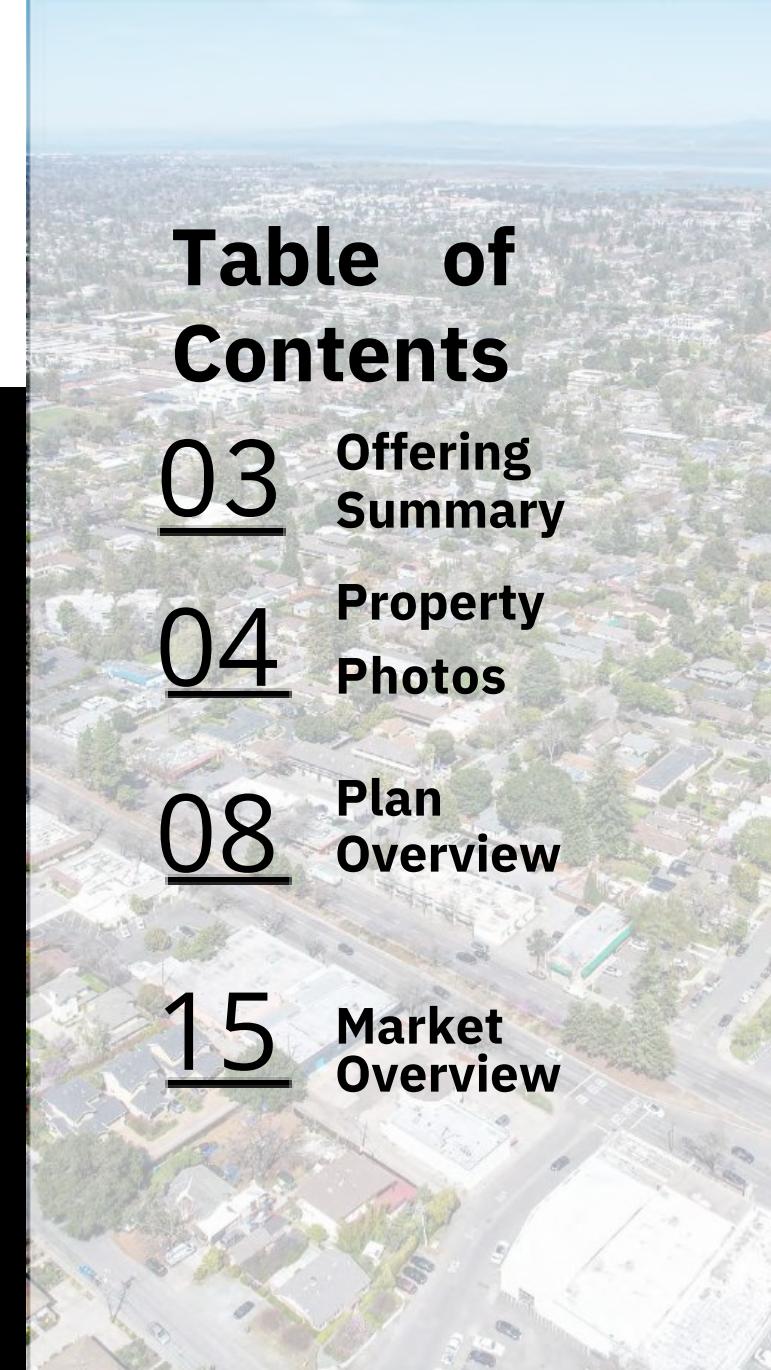
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Overview



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## OFFERING SUMMARY



**\$2,200,000.00**

<b>Address</b>	315 N 10 <sup>th</sup> Street
<b>City/State/Zip</b>	San Jose, CA 95112
<b>APN</b>	249-52-076
<b>Building Size</b>	±4,314 SQ FT
<b>Lot Size</b>	6,098
<b>Year Built</b>	1930
<b>Zoning</b>	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



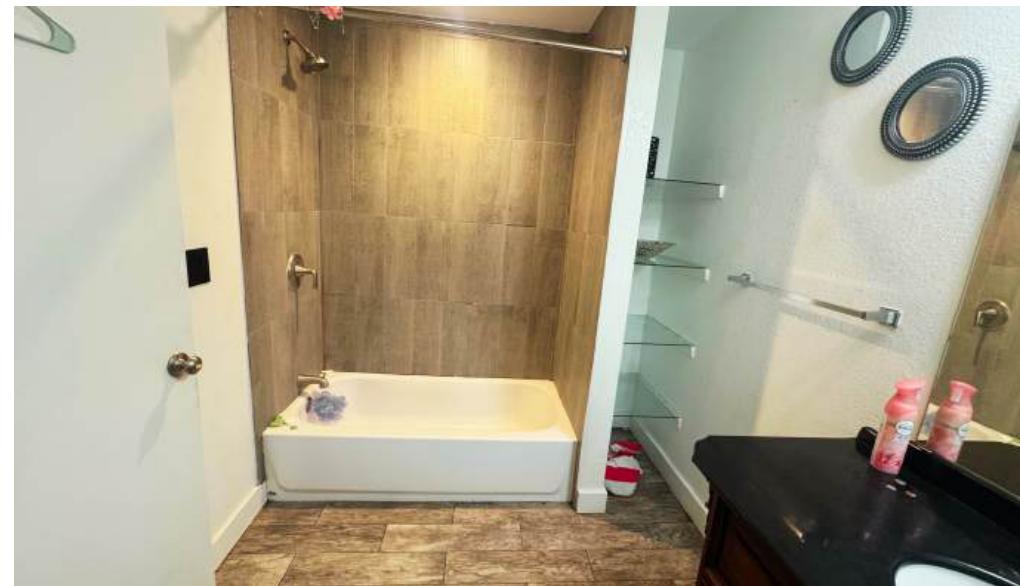
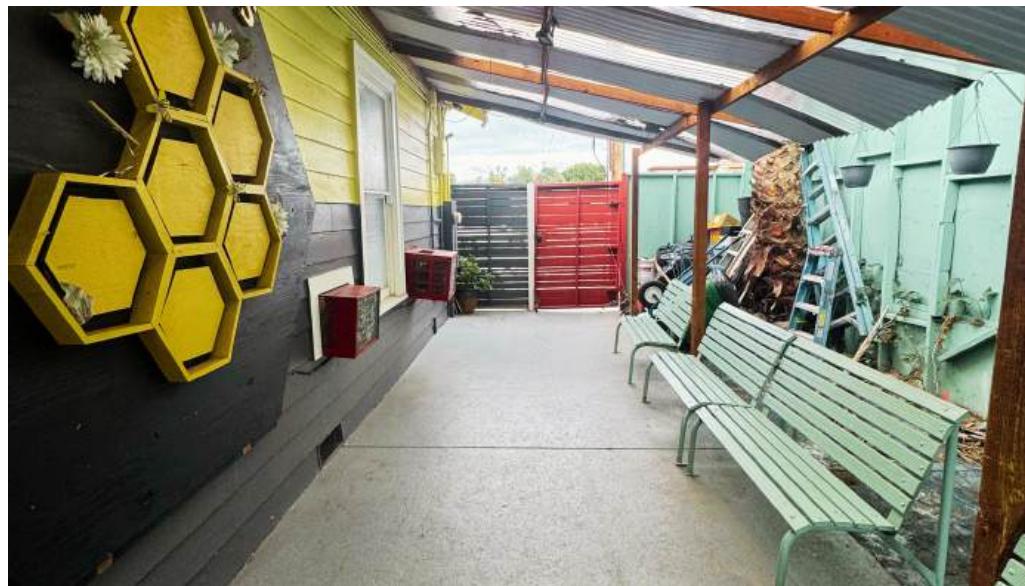
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# FLOORPLAN



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

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## PROPERTY PHOTOS







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120 Seat Assembly Room



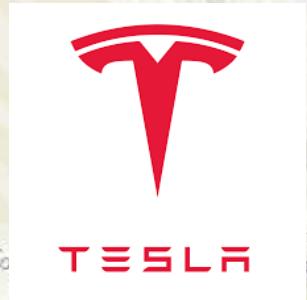
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TESLA



## SUBJECT PROPERTY



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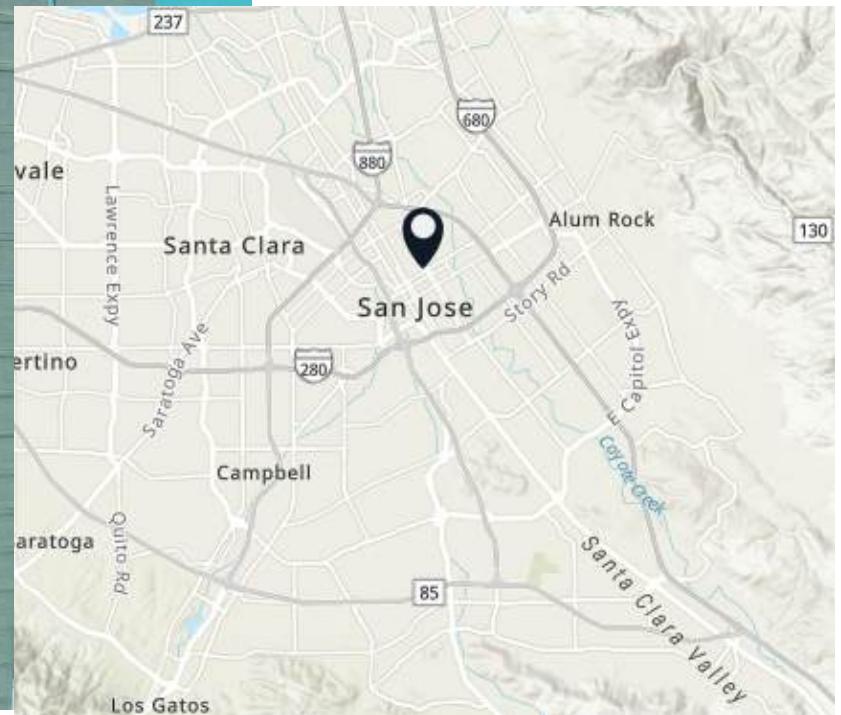
**WELLS  
FARGO**

# RETAILER MAP

Regional  
Medical Center  
of San Jose

14

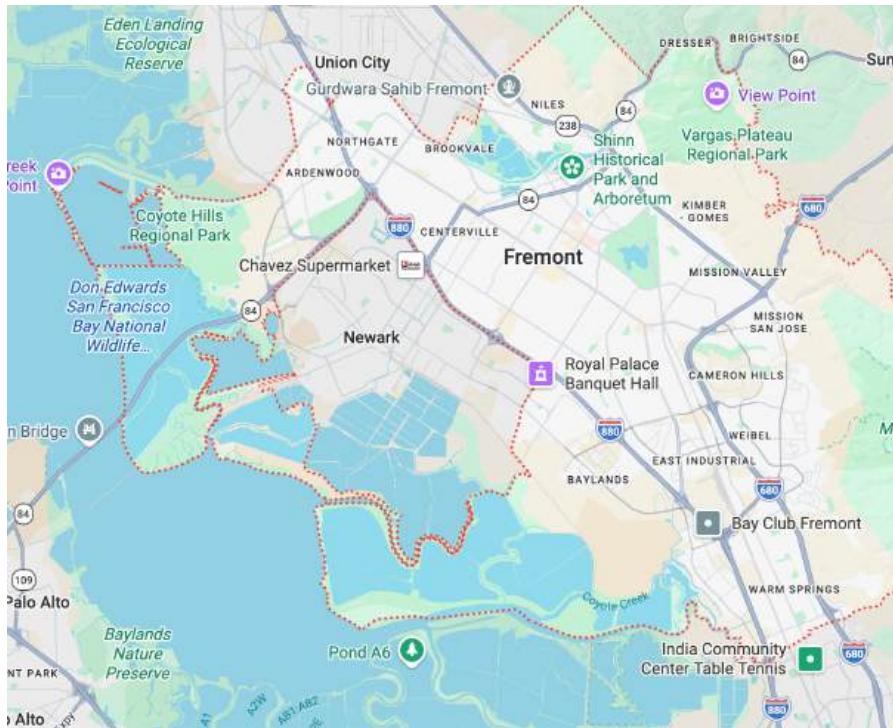
Buena Vista  
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## San Jose | CA

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.



## 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%

## 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.





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A wide-angle photograph of the Chicago skyline at sunset. The sky is filled with scattered clouds, transitioning from a warm orange and yellow near the horizon to a darker blue at the top. The city's skyscrapers are silhouetted against the bright sky, with the Willis Tower (formerly Sears Tower) and the John Hancock Center clearly visible. The Chicago River and its bridges are visible in the foreground.

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CHURCH SALES | LEASING | INVESTING

A nighttime photograph of the Chicago skyline, showing the city's skyscrapers illuminated against a dark sky. The Willis Tower is prominent on the left, and the John Hancock Center is visible on the right. The city lights reflect off the water of the Chicago River in the foreground.

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