

FOR LEASE

384A Umbarger Rd | San Jose, CA 95111

Industrial
Leasing Opportunity

Leasing Brochure



MATTHEWS™

Exclusively Listed By



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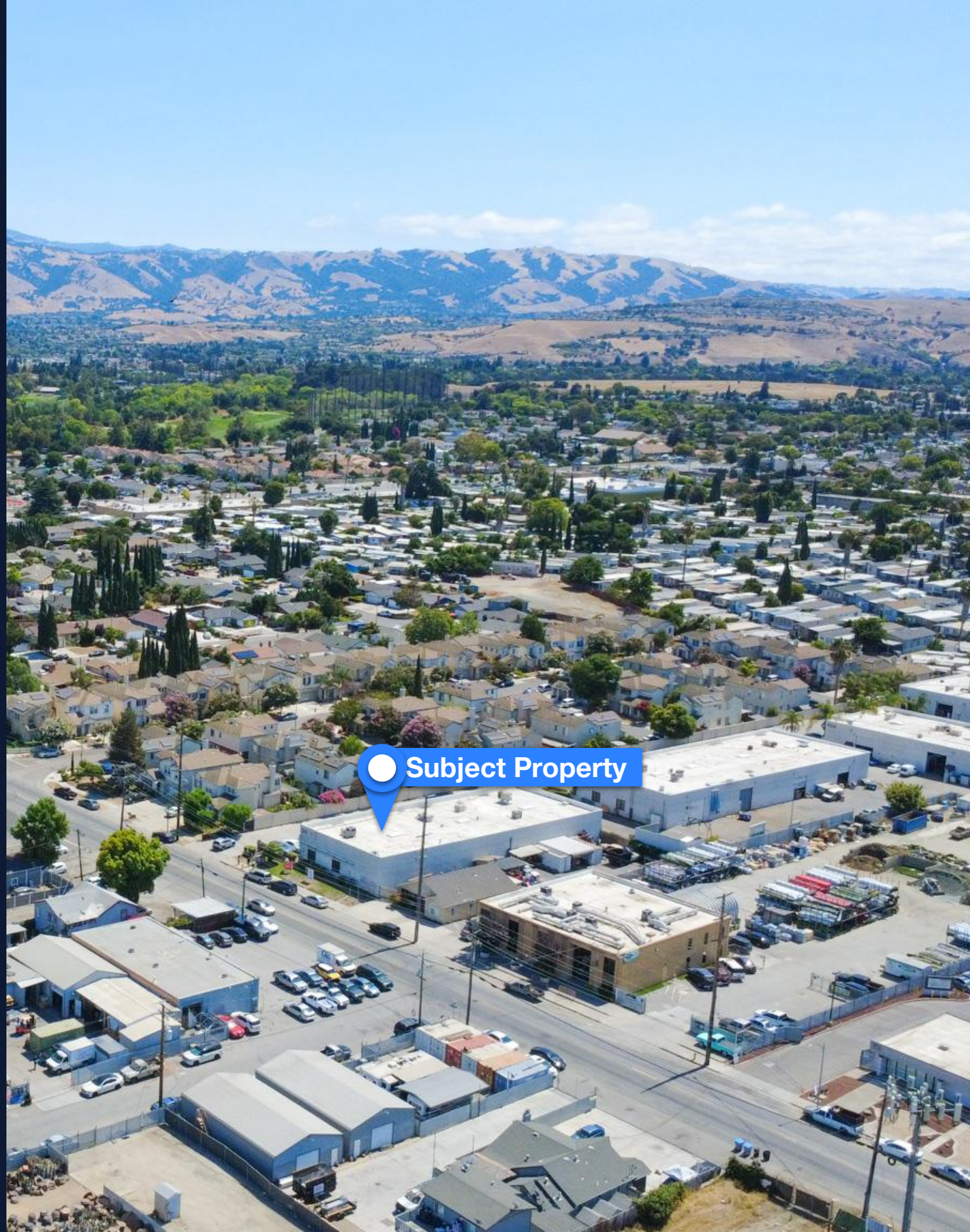
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LEASING HIGHLIGHTS

\$1.83 Modified Gross
Tenant responsible for utilities and insurance
Lease Rate

Property Highlights

- ±3,069 SF front-unit industrial condo featuring lobby entrance, one roll-up door, and five dedicated front parking spaces.
- Located within an IP (Industrial Park) zoned business park, permitting a variety of industrial, warehouse, flex/R&D, and contractor uses (tenant to verify).
- Excellent regional connectivity with immediate access to Monterey Highway (CA-82), US-101, and Highway 87, providing convenient access throughout Silicon Valley.
- Strategically positioned near major Silicon Valley employment and industrial corridors, offering exceptional accessibility for employees, customers, and distribution.
- Functional interior improvements include a full kitchen with new cabinets, utilities, microwave, and refrigerator, plus a full bathroom with shower.
- Fully sprinklered and located within a secure business park with automatic gated access, exterior security roll-up doors at the office entrance, and a private enclosed trash area.
- Competitive industrial gross lease rate of \$1.83 Modified Gross.





THE PINK ELEPHANT WAY...



San Jose Central Service Yard
City government office

Walmart
Neighborhood Market

bentek
BENEFITS TECHNOLOGY
Headquarters
±240 Employees

amazon
Warehouse
±450 Employees

JumpSport
Manufacturer
±50 Employees



ACE
RELOCATION SYSTEMS
BAY AREA
PACEsupply
CORP.
Employee Owned & Operated since 1994.

Wool Industrial Park
±700 Total Employees

Tully Business Center
±900 Total Employees
Small industrial, warehouse,
R&D, and office tenants



Public Storage

COSTCO
WHOLESALE

Subject Property

bay area self storage
storage made simple

BD
BD Biosciences
Manufacturer
±1,500 Employees

CALVAC
PAVING
Asphalt / Concrete

Caribbee's
Mobile Home Park

Western Trailer Park
Mobile Home Park

TROJAN
STORAGE

UNITED STATES
POSTAL SERVICE

101

±228,000 VPD

87

±133,000 VPD

384A Umbarger Rd
San Jose, CA 95111

Lease Rate \$1.45 PSF

CAMs \$0.38

Year Built 1984

Building SF ±3,069 SF

Parking Spaces 5

Zoning IP (Industrial Park)

Roll Up Door 1 (14')

Power 240V, 3-Phase, 240A



PROPERTY PHOTOS



SAN JOSE, CA

Market Demographics



362,106

Total Population (5-mi)

\$206,662

Median HH Income (5-mi)

127,400

Manufacturing Jobs

43.6M SF

Industrial Inventory

522,185

Employed Population

91.4%

Commute by Car

#1

Manufacturing Hub in
Northern California

#1 GDP

Per Capita
(Major U.S. Metro)

Local Market Overview

Located in the heart of Silicon Valley, San Jose is a dynamic economic and industrial hub anchored by a high-income workforce, world-leading innovation ecosystem, and strong demographic fundamentals. With nearly one million residents, the city ranks among the most affluent and educated urban markets in the United States, supporting sustained demand across advanced manufacturing, R&D, and high-tech industrial uses. San Jose's labor base is driven by technology professionals, engineers, and skilled operators, contributing to median household incomes well above national averages and reinforcing long-term market stability.

The region benefits from a unique blend of urban infrastructure and suburban livability, complemented by extensive transportation networks, top-tier educational institutions, and proximity to major employment centers. Its central Bay Area location provides exceptional connectivity to San Francisco, Oakland, and key coastal business districts, supported by regional transit systems, major freeway corridors, and San Jose Mineta International Airport. Limited land availability, strong population growth, and robust corporate investment continue to drive demand for infill industrial, logistics, and flex space, positioning San Jose as a premier industrial market within Silicon Valley.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	24,426	245,084	660,361

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,974	74,073	213,740

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$134,228	\$183,829	\$195,082

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.