

336 N. 5th St  
San Jose, CA 95112



OFFERING MEMORANDUM



336 N. 5TH ST  
SAN JOSE, CA 95112

EXCLUSIVELY PRESENTED BY:



License #: 01978236



**Coldwell Banker Realty**

225 S. Cabrillo Hwy, Suite 105B  
Half Moon Bay, CA 94019

Office: (650)726-1100  
[www.mattaragoni.com](http://www.mattaragoni.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)









# INVESTMENT SUMMARY

Prime Investment Opportunity in the Heart of San Jose. Welcome to 336 N 5th St, a centrally located 10-unit multifamily asset in vibrant Downtown San Jose. This property offers a unit mix of eight 1Bd/1Ba units, one 2Bd/1Ba unit, and one studio, catering to a wide range of tenant needs. Situated on a 9,798 SF lot, the property features a gross building area of approximately 5,521 SF. Residents enjoy convenient on-site amenities including covered parking, storage lockers, and laundry facility. Strategically positioned within walking distance to SJSU, Japantown, and the SJ Market Center, this property is surrounded by a dynamic mix of retail, dining, and entertainment options.



# PROPERTY SUMMARY

Offering Price	\$2,999,000.00
Building SqFt	5,521 SqFt
Lot Size (SF)	9,798.00 SqFt
Units	10.00
Bedrooms	10.00
Year Built	1957
Full Bathrooms:	10.00
Parcel ID / APN	249-48-013
Zoning	RM
Levels	2
County	Santa Clara





# PROPERTY HIGHLIGHTS

- Centrally located in Downtown San Jose, excellent walkability and access to retail, dining and entertainment.
- Opportunity exists for rental optimization, value-add or repositioning to increase returns.
- Prime downtown site with strong rental demand from students, professional, and commuters.
- On site amenities including parking, storage and laundry facilities.
- High desirability, institutional proximity, and revitalization signal long-term capital and income gain.









# LOCATION HIGHLIGHTS

- Walking distance to SJSU, Japantown, and San Jose Market Center, increasing appeal to students and professionals.
- Easy access to I-280, SR-87, Highway 101, proximity to Caltrain, Light Rail, and just minutes from San Jose Mineta International Airport.
- Situated in prosperous,, innovation-driven urban market, offering long-term growth potential with ongoing city revitalization.
- Major employers nearby include: Santa Clara County, City of San Jose, Cisco Systems, Adobe Systems, SJSU, Kaiser Permanente, eBay, Paypal, Broadcom, Zoom, TikTok, Google, Qualcomm, IBM, Western Digital, and more.

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# RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	ANNUAL RENT/ SF	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
Unit 1		0	\$0.00	\$13,800.00		MG		-	
Unit 2		0	\$0.00	\$17,340.00		MG		-	
Unit 3		0	\$0.00	\$24,600.00		MG		-	
Unit 4		0	\$0.00	\$26,280.00		MG		-	
Unit 5		0	\$0.00	\$22,200.00		MG		-	
Unit 6		0	\$0.00	\$27,600.00		MG		-	
Unit 7	Vacancy	0	\$0.00	\$0.00					
Unit 8	Vacancy	0	\$0.00	\$0.00					
Unit 9		0	\$0.00	\$22,200.00		MG		-	
Unit 10		0	\$0.00	\$21,000.00		MG		-	
Total Occupied		0	\$175,020.00						
TOTAL		0	\$175,020.00		\$0.00				





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$2,999,000.00
IN PLACE NOI	\$93,848.00
IN PLACE CAP RATE	3.13%
YEAR 1 NOI	\$99,098.60
YEAR 1 CAP RATE	3.30%
YEAR 1 LEVERAGED CASH / CASH RETURN	3.30%

## GENERAL INFORMATION

ANALYSIS PERIOD	5
ANALYSIS START DATE	08/11/2025
INCOME GROWTH RATE	3.00%
MARKET RENT/SF	\$0.00

## ADDITIONAL INCOME BREAKDOWN

LAUNDRY	\$1,156.00
TOTAL ADDITIONAL INCOME	\$1,156.00

## EXPENSE BREAKDOWN

GENERAL EXPENSES	
MAINTENANCE	\$3,316.00
UTILITIES	\$11,539.00
TRASH	\$2,772.00
LANDSCAPING	\$2,400.00
OTHER EXPENSES	\$18,500.00
TOTAL GENERAL EXPENSES	\$38,527.00
PROPERTY TAX	\$39,801.00
PROPERTY INSURANCE	\$4,000.00
TOTAL EXPENSES	\$82,328.00



# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$175,020.00	\$180,270.60	\$185,678.72	\$191,249.08	\$196,986.55	\$202,896.15
SCHEDULED BASE RENTAL REVENUE	\$175,020.00	\$180,270.60	\$185,678.72	\$191,249.08	\$196,986.55	\$202,896.15
ADDITIONAL INCOME	\$1,156.00	\$1,156.00	\$1,156.00	\$1,156.00	\$1,156.00	\$1,156.00
TOTAL POTENTIAL GROSS REVENUE	\$176,176.00	\$181,426.60	\$186,834.72	\$192,405.08	\$198,142.55	\$204,052.15
EFFECTIVE GROSS REVENUE	\$176,176.00	\$181,426.60	\$186,834.72	\$192,405.08	\$198,142.55	\$204,052.15
OPERATING EXPENSES						
PROPERTY TAX	\$39,801.00	\$39,801.00	\$39,801.00	\$39,801.00	\$39,801.00	\$39,801.00
INSURANCE	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
GENERAL EXPENSES	\$38,527.00	\$38,527.00	\$38,527.00	\$38,527.00	\$38,527.00	\$38,527.00
TOTAL OPERATING EXPENSES	\$82,328.00	\$82,328.00	\$82,328.00	\$82,328.00	\$82,328.00	\$82,328.00
NET OPERATING INCOME	\$93,848.00	\$99,098.60	\$104,506.72	\$110,077.08	\$115,814.55	\$121,724.15
CAP RATE	3.13%	3.30%	3.48%	3.67%	3.86%	4.06%



# SALES COMPARABLES

**673 N. 5th St**  
**San Jose, California 95112**



PRICE	\$1,781,750.00
SALE DATE	01/16/2025
CAP RATE%	4.84
BUILDING SIZE	4,080 SQFT
LOT SIZE	6,534 SQFT
NUMBER OF UNITS	6.00

**544 N 4th St**  
**San Jose, California 95112**



PRICE	\$5,595,000.00
SALE DATE	08/12/2025
CAP RATE%	5.14
BUILDING SIZE	10,956 SQFT
LOT SIZE	15,751 SQFT
NUMBER OF UNITS	18.00

**420 S 7th St**  
**San Jose, California 95112**



PRICE	\$1,870,000.00
SALE DATE	02/14/2025
CAP RATE%	6.01
BUILDING SIZE	4,122 SQFT
LOT SIZE	6,212 SQFT
NUMBER OF UNITS	6.00



# SALES COMPARABLES

**1360 Palm St  
San Jose, California 95110**



PRICE	\$2,165,000.00
SALE DATE	03/27/2025
CAP RATE%	6.06
BUILDING SIZE	5,540 SQFT
LOT SIZE	11,761 SQFT
NUMBER OF UNITS	10.00

**385 E San Fernando St  
San Jose, California 95112**



PRICE	\$1,570,000.00
SALE DATE	04/07/2025
CAP RATE%	5.51
BUILDING SIZE	5,020 SQFT
LOT SIZE	5,850 SQFT
NUMBER OF UNITS	6.00

**143 N 8th St  
San Jose, California 95112**



PRICE	\$2,975,000.00
SALE DATE	04/17/2025
CAP RATE%	6.06
BUILDING SIZE	7,167 SQFT
LOT SIZE	9,453 SQFT
NUMBER OF UNITS	9.00



# SALES COMPARABLES

**256 N 3rd St**  
**San Jose, California 95112**



PRICE	\$1,989,000.00
SALE DATE	04/14/2025
CAP RATE%	5.30
BUILDING SIZE	5,200 SQFT
LOT SIZE	7,405 SQFT
NUMBER OF UNITS	6.00

**56 N 9th St**  
**San Jose, California 95112**



PRICE	\$2,250,000.00
SALE DATE	04/18/2025
BUILDING SIZE	8,110 SQFT
LOT SIZE	9,115 SQFT
NUMBER OF UNITS	6.00

**265-271 N 6th St**  
**San Jose, California 95112**



PRICE	\$2,830,000.00
SALE DATE	04/18/2025
CAP RATE%	5.60
BUILDING SIZE	5,724 SQFT
LOT SIZE	12,632 SQFT
NUMBER OF UNITS	12.00

# SALES COMPARABLES

**1136 Brace Ave**  
**San Jose, California 95125**



PRICE	\$5,000,000.00
SALE DATE	05/01/2025
CAP RATE%	5.48
BUILDING SIZE	14,457 SQFT
LOT SIZE	24,394 SQFT
NUMBER OF UNITS	15.00

**510 Chiechi Ave**  
**San Jose, California 95126**



PRICE	\$2,450,000.00
SALE DATE	05/12/2025
CAP RATE%	6.50
BUILDING SIZE	7,564 SQFT
LOT SIZE	10,454 SQFT
NUMBER OF UNITS	10.00

**92 S 5th St**  
**San Jose, California 95112**



PRICE	\$1,445,000.00
SALE DATE	06/10/2025
CAP RATE%	5.60
BUILDING SIZE	3,780 SQFT
LOT SIZE	6,984 SQFT
NUMBER OF UNITS	7.00



# SALES COMPARABLES

**232 N 3rd St**  
**San Jose, California 95112**



PRICE	\$2,400,000.00
SALE DATE	06/13/2025
CAP RATE%	6.25
BUILDING SIZE	5,512 SQFT
LOT SIZE	6,098 SQFT
NUMBER OF UNITS	10.00

**59 S 5th St**  
**San Jose, California 95112**



PRICE	\$3,600,000.00
SALE DATE	07/02/2025
CAP RATE%	6.00
BUILDING SIZE	10,706 SQFT
LOT SIZE	9,509 SQFT
NUMBER OF UNITS	16.00

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,497	221,750	584,892
2010 Population	35,542	230,626	612,878
2025 Population	44,889	257,519	674,550
2030 Population	47,092	261,786	677,009
2025-2030 Growth Rate	0.96 %	0.33 %	0.07 %
2025 Daytime Population	74,969	315,325	748,832

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,635	65,639	179,004
2010 Total Households	12,805	73,854	195,747
2025 Total Households	17,313	88,481	227,564
2030 Total Households	18,660	91,703	231,903
2025 Average Household Size	2.29	2.75	2.88
2025 Owner Occupied Housing	4,240	31,198	101,557
2030 Owner Occupied Housing	4,530	32,043	103,129
2025 Renter Occupied Housing	13,073	57,283	126,007
2030 Renter Occupied Housing	14,129	59,660	128,774
2025 Vacant Housing	2,090	6,261	13,166
2025 Total Housing	19,403	94,742	240,730

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,711	6,631	12,844
\$15000-24999	827	3,841	7,918
\$25000-34999	836	3,674	8,254
\$35000-49999	998	5,560	12,426
\$50000-74999	1,561	9,282	21,981
\$75000-99999	1,825	9,417	22,022
\$100000-149999	2,518	14,239	36,900
\$150000-199999	2,170	10,559	29,286
\$200000 or greater	4,866	25,277	75,934
Median HH Income	\$ 114,781	\$ 116,456	\$ 135,735
Average HH Income	\$ 160,308	\$ 164,136	\$ 185,951

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**  
**PLEASE CONTACT THE COLDWELL BANKER REALTY ADVISOR FOR MORE DETAILS.**

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