

1600 THE ALAMEDA SAN JOSE, CALIFORNIA

FOR SALE

NEWMARK

EXECUTIVE SUMMARY

Newmark, acting as the exclusive advisor, is pleased to offer a unique opportunity to acquire the fee simple interest in 1600 The Alameda in San Jose, California. This well-maintained, two-story office building, constructed in 1980, spans 14,548 square feet and is situated on a spacious 0.71-acre lot. Featuring an elevator and ample underground parking, the property offers excellent functionality. Its prime corner location on the vibrant The Alameda provides convenient access to a wide range of nearby amenities. The building accommodates a variety of flexible leasing options, with multi-tenant office suites ranging from 800 square feet to the potential for full-building occupancy.

PROPERTY SUMMARY

Address	1600 The Alameda, San Jose, California
Total SF	14,548 (7,274 per floor)
Year Built	1980
Lot Size	30,840 (0.71 acres)
Occupancy	74.4%
APN	261-07-030, 261-07-029
Price	\$6,200,000
Price Per SF	\$426
General Plan	Neighborhood Community Commercial (NCC)
Zoning	Planned Development

LOCATION AERIAL



THE OPPORTUNITY

INVESTOR VALUE ADD POTENTIAL

This property offers a value-add investor the opportunity to implement a variety of strategies to increase cash flow and property value.

STRATEGIC LOCATION



- San Jose is the heart of Silicon Valley, with proximity to top tech companies, startups, professional service companies, and innovation hubs.
- Easy access to major highways, public transportation, and San Jose International Airport.

GROWING DEMAND



- San Jose's office market is driven by the thriving tech industry, with a strong demand for office space.
- Limited vacancy rates and rising rents create a favorable environment for investors.

VALUE-ADD OPPORTUNITY



- A vacant office building offers the chance to renovate, reposition, and rebrand the property to attract high-quality tenants.
- Potential to increase cash flow and property value through strategic upgrades and lease negotiations.

LONG-TERM APPRECIATION



- San Jose's strong economy, diverse industry base, and limited office supply contribute to long-term appreciation potential.
- Opportunity to benefit from the growth and development of the surrounding area.

TAX BENEFITS



- Depreciation and interest deductions can provide significant tax benefits to investors.
- Potential to utilize cost segregation and other tax strategies to optimize cash flow.

POTENTIAL FOR REPOSITIONING



- Convert the office building into a unique, creative, or coworking space to attract a diverse range of tenants.
- Explore opportunities for mixed-use development, incorporating retail, residential, or hospitality elements.

OWNER USER OPPORTUNITY

CONTROL AND FLEXIBILITY



- Own and occupy the building, providing control over layout, design, and operations.
- Flexibility to customize the space to meet specific business needs.

LONG-TERM COST SAVINGS



- Avoid rising rents and lease negotiations by owning the building.
- Potential for significant cost savings over the long-term.

TAX BENEFITS



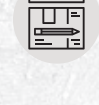
- Deduct mortgage interest, property taxes, and operating expenses from business income.
- Potential to utilize cost segregation and other tax strategies to optimize cash flow.

APPRECIATION AND WEALTH CREATION



- Potential for long-term appreciation in property value, creating wealth for the business and its owners.
- Opportunity to create a valuable asset for the business.

CUSTOMIZATION AND BRANDING



- Design and build out the space to reflect the company's brand and culture.
- Create a unique and impressive workspace that enhances the company's image.

SECURITY AND STABILITY



- Own the building, providing security and stability for the business.
- Avoid the risk of lease terminations or rent increases

POTENTIAL FOR ADDITIONAL INCOME



- Rent out excess space to other tenants, generating additional income.
- Explore opportunities for signage, advertising, or other revenue-generating initiatives.

PRIDE OF OWNERSHIP



- Own a tangible asset that reflects the company's success and achievements.
- Pride of ownership and the ability to create a lasting legacy.

INVESTMENT HIGHLIGHTS



PROXIMITY TO MAJOR TECH COMPANIES

San Jose is home to several major technology companies, including Cisco, Adobe, Apple, Applied Materials, Ebay, Nvidia, Service Now to name a few. Proximity to these influential companies attracts tenants and drives demand for commercial space.



THRIVING ECONOMY

Silicon Valley, and by extension San Jose, boasts a robust and diverse economy fueled by innovation and entrepreneurship. The area's vibrant business environment, characterized by a high concentration of technology startups and established corporations, can provide stability and growth opportunities for commercial property owners.



HIGH-QUALITY WORKFORCE

San Jose, the core of Silicon Valley, benefits from its proximity to world-class universities, research institutions, and talent pools. This access to a skilled and innovative workforce can be appealing to businesses looking to establish or expand their operations in the area, increasing the overall demand.



INFRASTRUCTURE AND AMENITIES

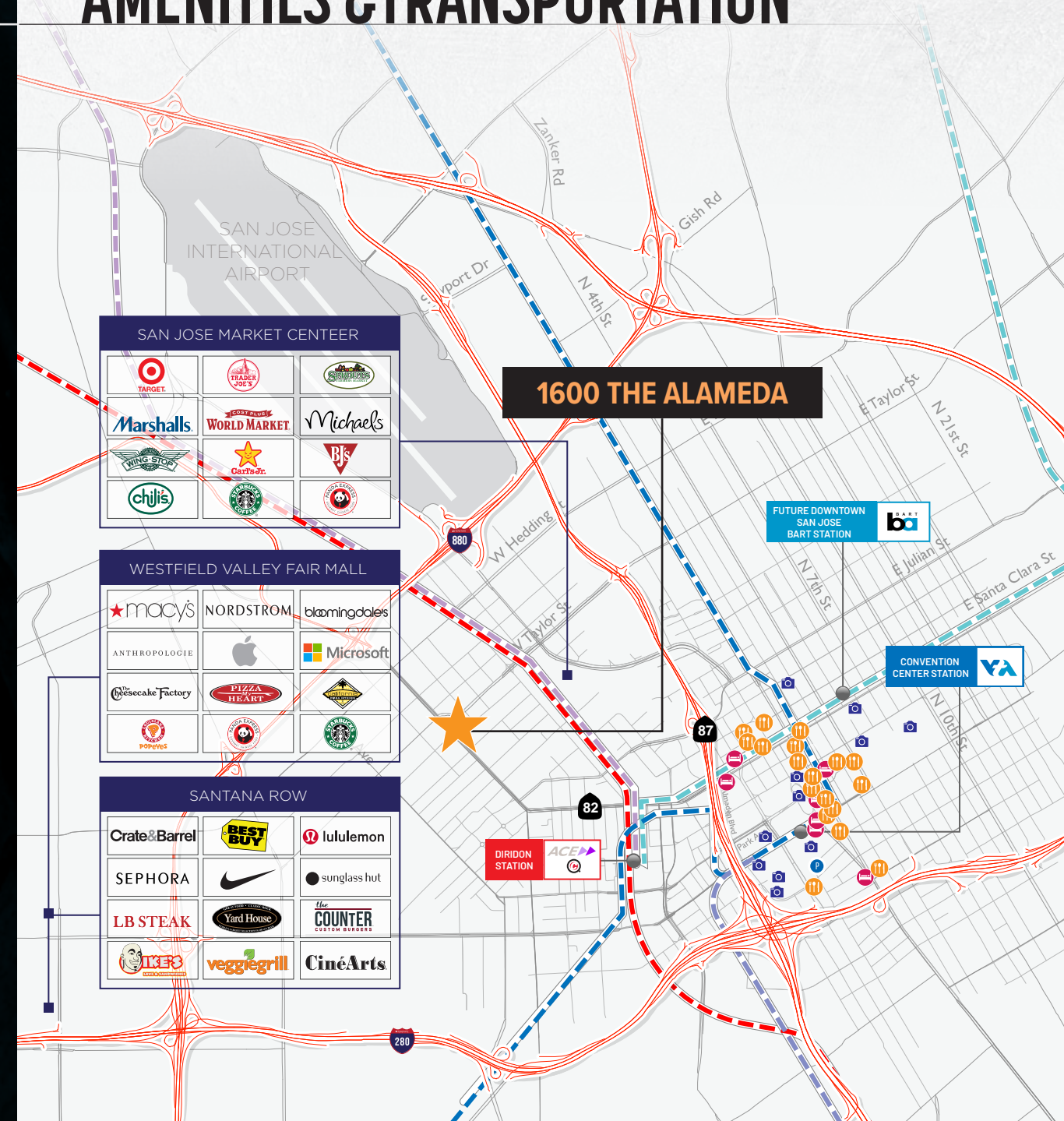
San Jose offers excellent infrastructure, including transportation networks, amenities, and recreational facilities. The city's accessibility, and more specifically, the subject property, via major highways and public transit, coupled with its desirable amenities such as parks, shopping centers, and dining options, make this a wonderful City for tenants and investment.



LONG-TERM GROWTH POTENTIAL

As a leading technology and professional service hub, San Jose is positioned for long-term economic growth and development. The opportunity to own in a location with strong fundamentals and a thriving innovation ecosystem bodes well for long term investment.

AMENITIES & TRANSPORTATION

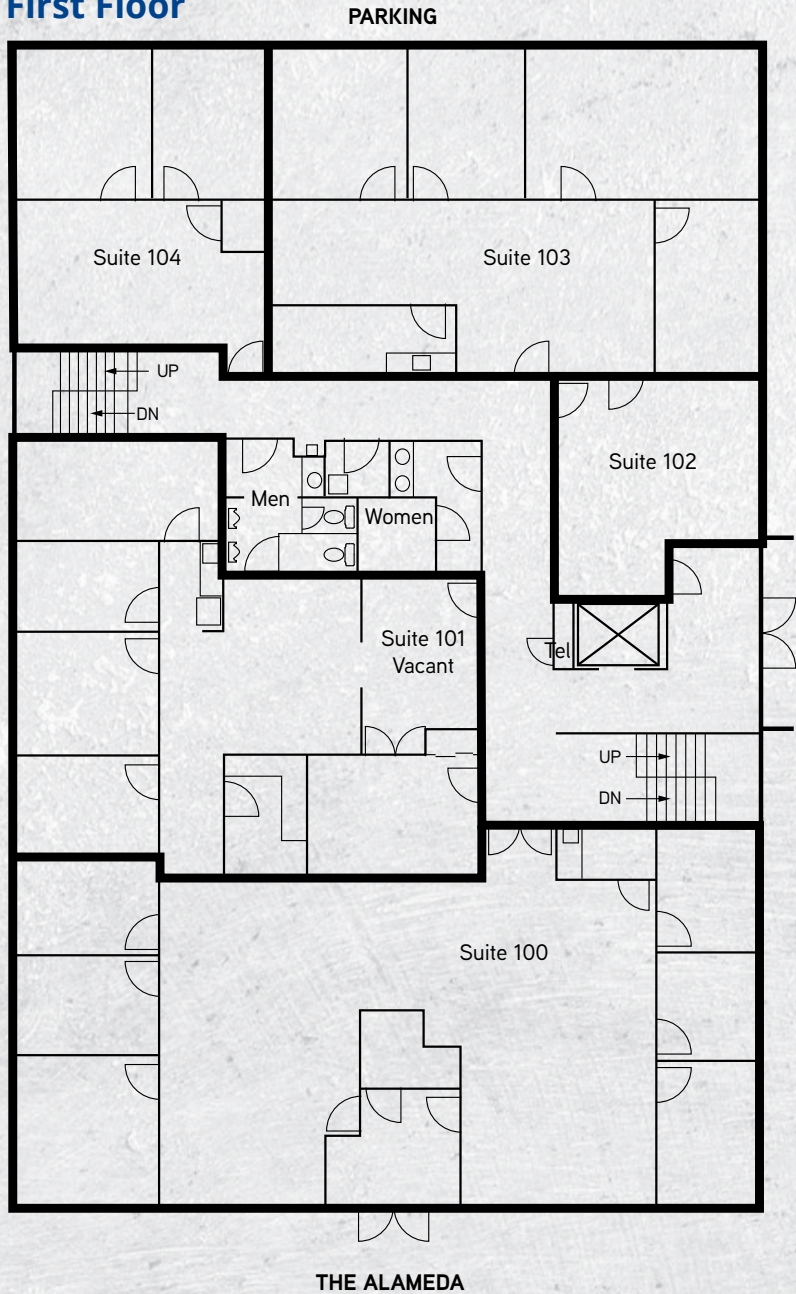


RENT ROLL

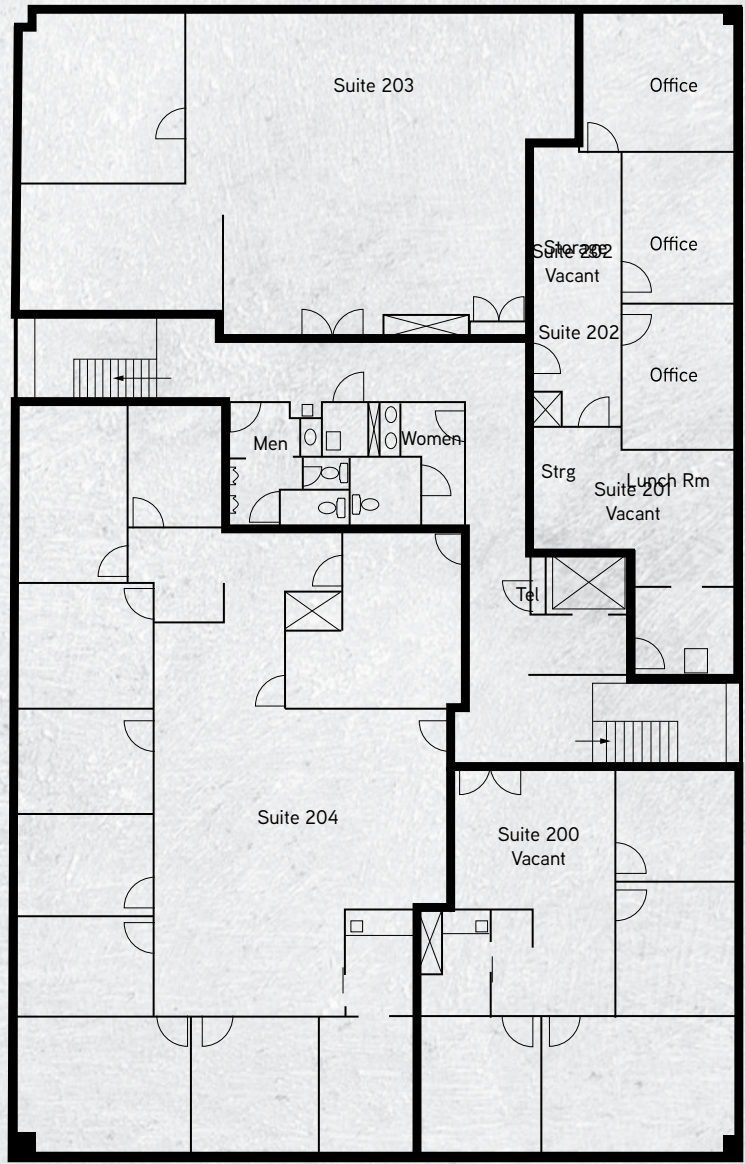
TENANT NAME	UNIT #*	"LEASE EXPIRES"	OPTIONS	"NEXT INER."	"SECURITY DEPOSIT"	"SQ. FEET"	RENT	PSF	PKG. RENT
Lawrence Accountancy Corp.	100	m-to-m	none	none	10,145.97	2,557	4,575.00	1.79	70.00
Vacant	101					1,725	4,312.50	2.50	
Carolina Cuellar	102	4/30/27	none	5/1/25	1,158.00	389	1,193.00	3.07	
Vacant	103					1,525	3,812.50	2.50	
S.V. Psychological and Consulting Services, Inc.	104	6/30/25	none	none	1,957.36	738	2,261.93	3.06	35.00
K Family Law	200	11/30/26	1x1.5 yr.	9/1/25	3,000.00	1,212	3,054.24	2.52	40.00
Vacant	201					476	1,188.75	2.50	
Pemik Law	202	5/31/25	none	none	2,000.00	826	2,000.00	2.42	
Jack Healey Insurance Agency	203	2/28/27	none	3/1/25	4,530.26	1,941	5,045.00	2.60	105.00
Global Mobility Tax, LLP	204	10/31/25	none	none	0.00	3,162	6,324.00	2.00	
TOTALS AS OCCUPIED		74.4%			22,791.59	10,825	24,453.17	2.79	250.00
TOTALS VACANT		25.6%				3,726	9,313.75	2.50	
TOTALS AT 100% OCCUPIED		100.0%				14,550	33,766.92	2.72	

FLOOR PLAN

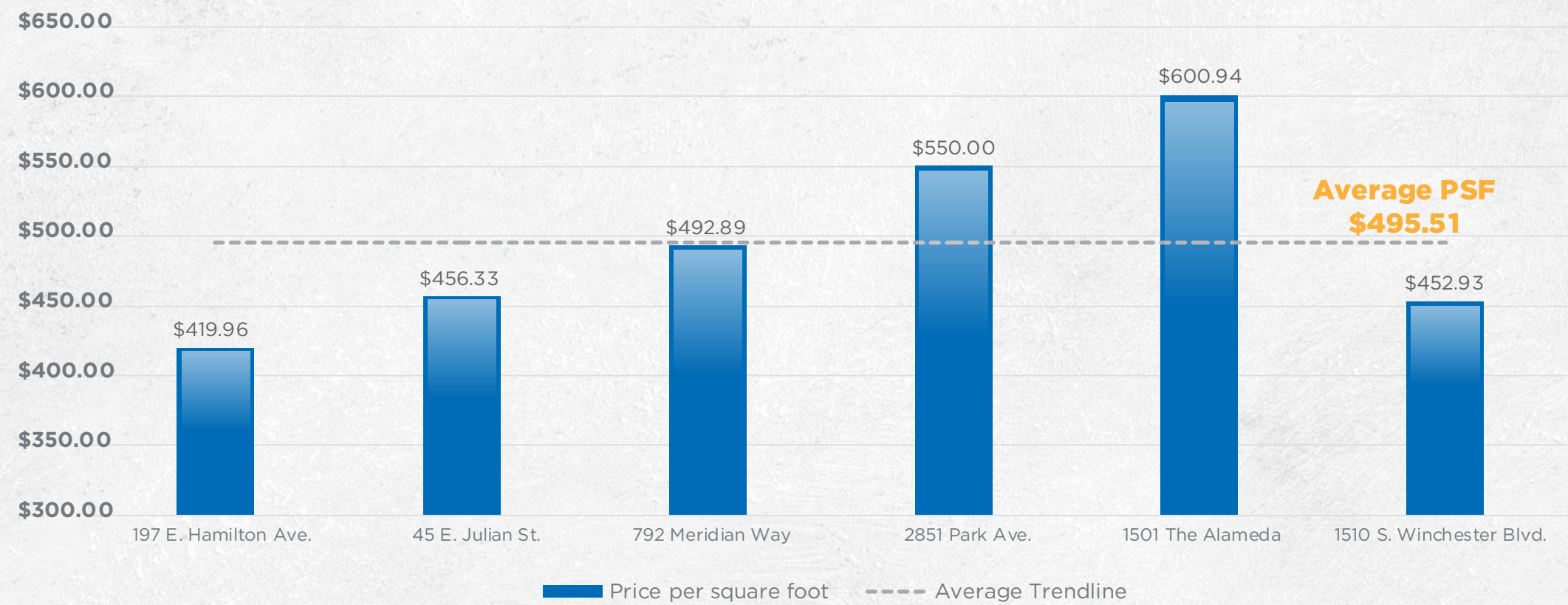
First Floor



Second Floor



SALE COMPS



197 E Hamilton Ave Campbell Ave
12,144 SF
Sold on 10/3/2024
\$5,100,000
\$419.96 PSF



45 E Julian St San Jose
5,095 SF
Sold on 3/22/2024
\$2,325,000
\$456.33 PSF



792 Meridian Way San Jose
7,811 SF
Sold on 2/21/2023
\$3,850,000
\$492.89 PSF



2851 Park Ave Santa Clara
8,000 SF
Sold on 4/2/2024
\$4,400,000
\$550.00 PSF



1501 The Alameda San Jose
6,989 SF
Sold on 12/4/2023
\$4,200,000
\$600.94 PSF



1510 S Winchester Blvd San Jose
7,617 SF
Sold on 12/29/2023
\$3,450,000
\$452.93 PSF

PARCEL MAP



1600 THE ALAMEDA

SAN JOSE, CALIFORNIA

INVESTMENT CONTACT

Jesse Millman

Senior Managing Director
Capital Markets
408.982.8459

jesse.millman@nmrk.com
CA RE Lic. #01734742

John Yandle

Executive Managing Director
408.398.1815

john.yandle@nmrk.com
CA RE Lic. #00884818

NEWMARK

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client. 8477313575 | 03/25