
1510

Oakland Road

R&D/RETAIL BUILDING FOR SALE

SAN JOSE | CA 95112



OFFERING
MEMORANDUM



DOLLINGER PROPERTIES

CBRE

Table of Contents

01

EXECUTIVE
SUMMARY

02

MARKET
INFORMATION

03

MAPS

04

SITE PLAN



Executive Summary

1510 Oakland Rd, San Jose, CA is a high-quality R&D/Industrial building with retail exposure totaling ±27,428 square feet in North San Jose. This is a unique opportunity to acquire a 100% leased investment occupied by six diversified tenants, providing steady cash flow with staggered rollover.

This property has immediate access to the 101, 880 and 680 freeways. Barriers to entry for new construction are high due to scarcity of land & increasing construction costs. This strategically located project has experienced strong historical occupancy and is for sale far below replacement cost.



Property Summary



ADDRESS

1510 Oakland Road



SQUARE FOOTAGE

±27,428



OCCUPANCY

100%



ACREAGE

1.81



LOADING

5 Grade Level Doors



YEAR BUILT

1985



CEILING HEIGHT

±9'-10' (Office)
±15' (Warehouse)

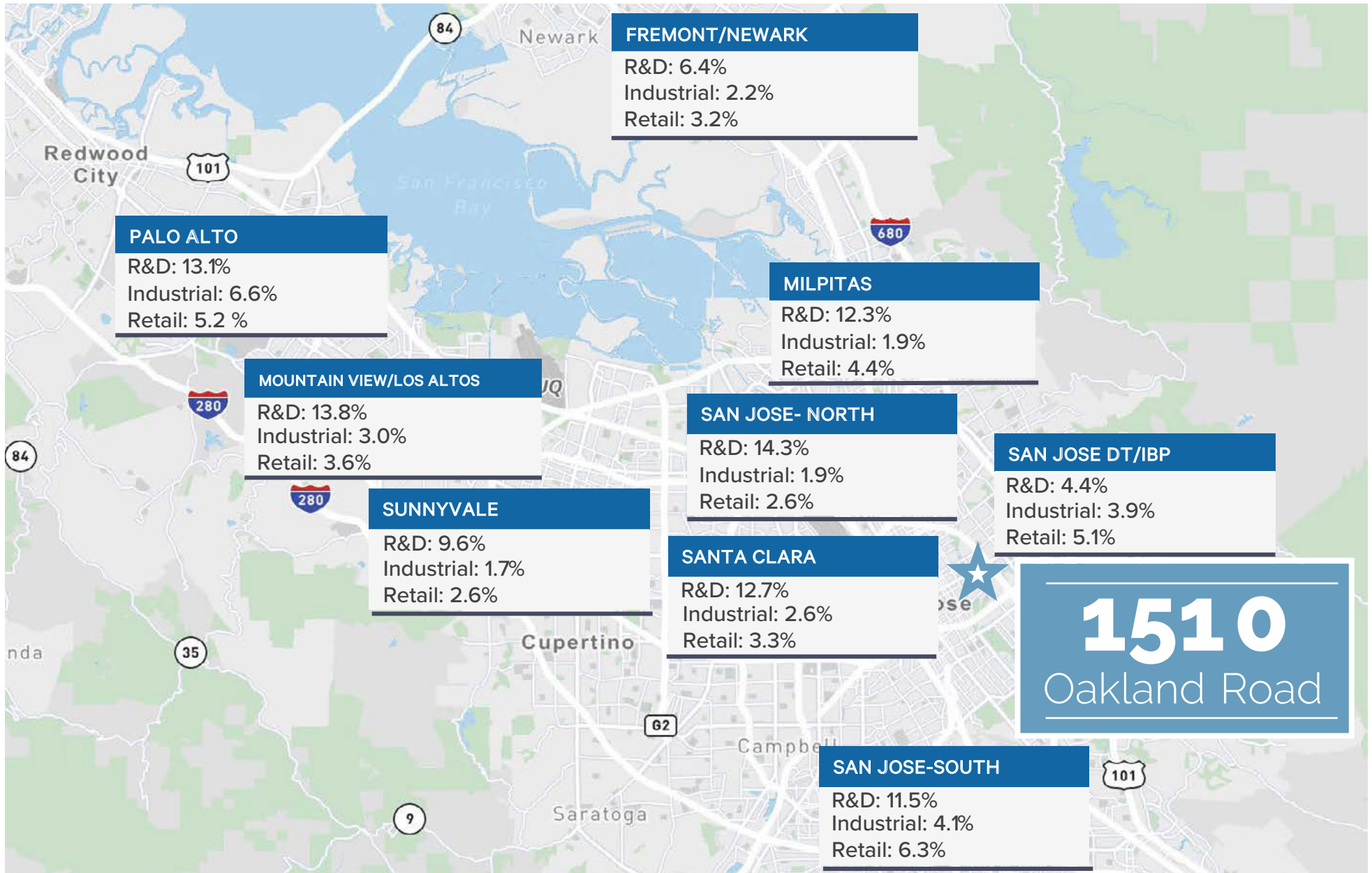


ZONING

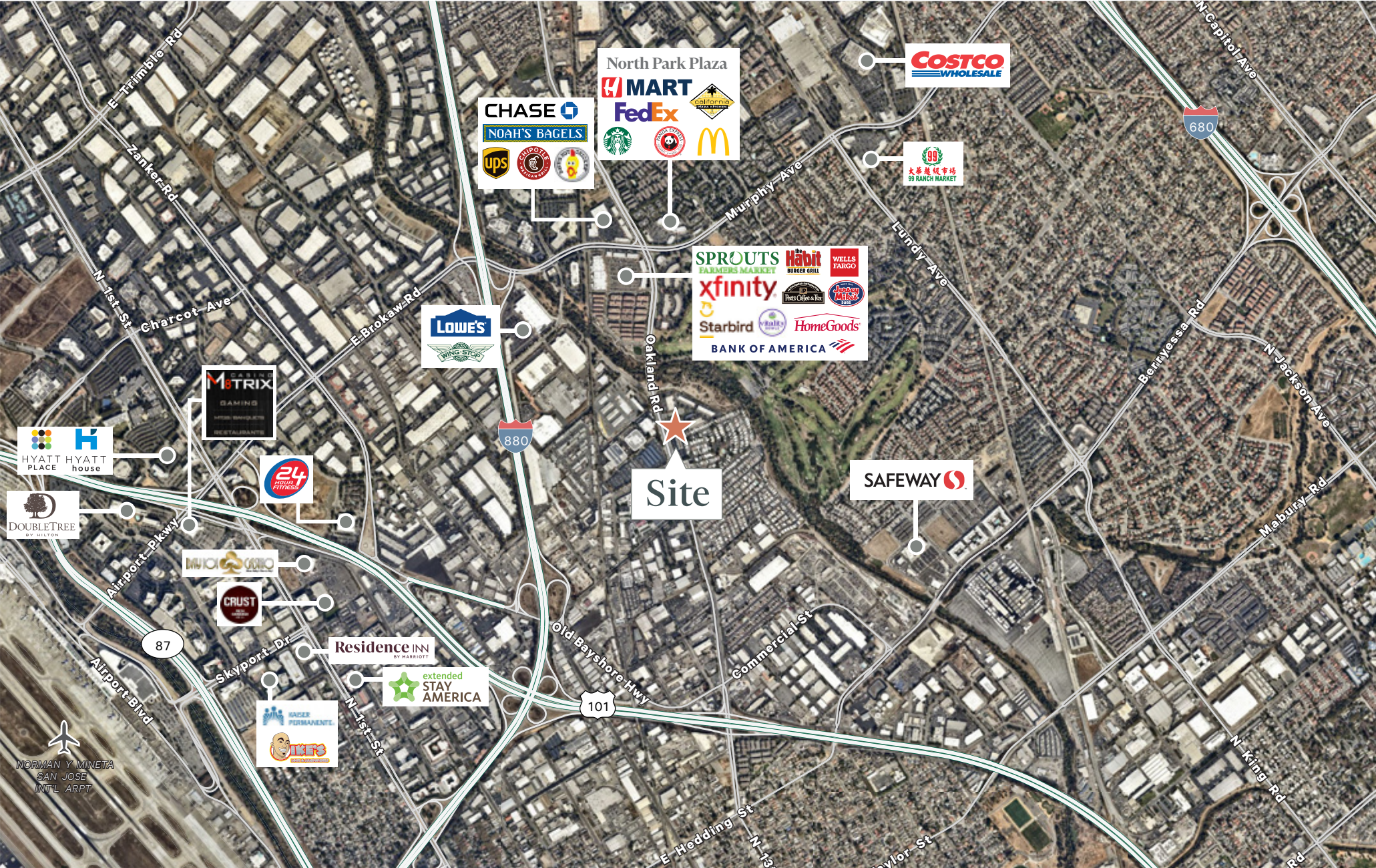
CIC

Market Information

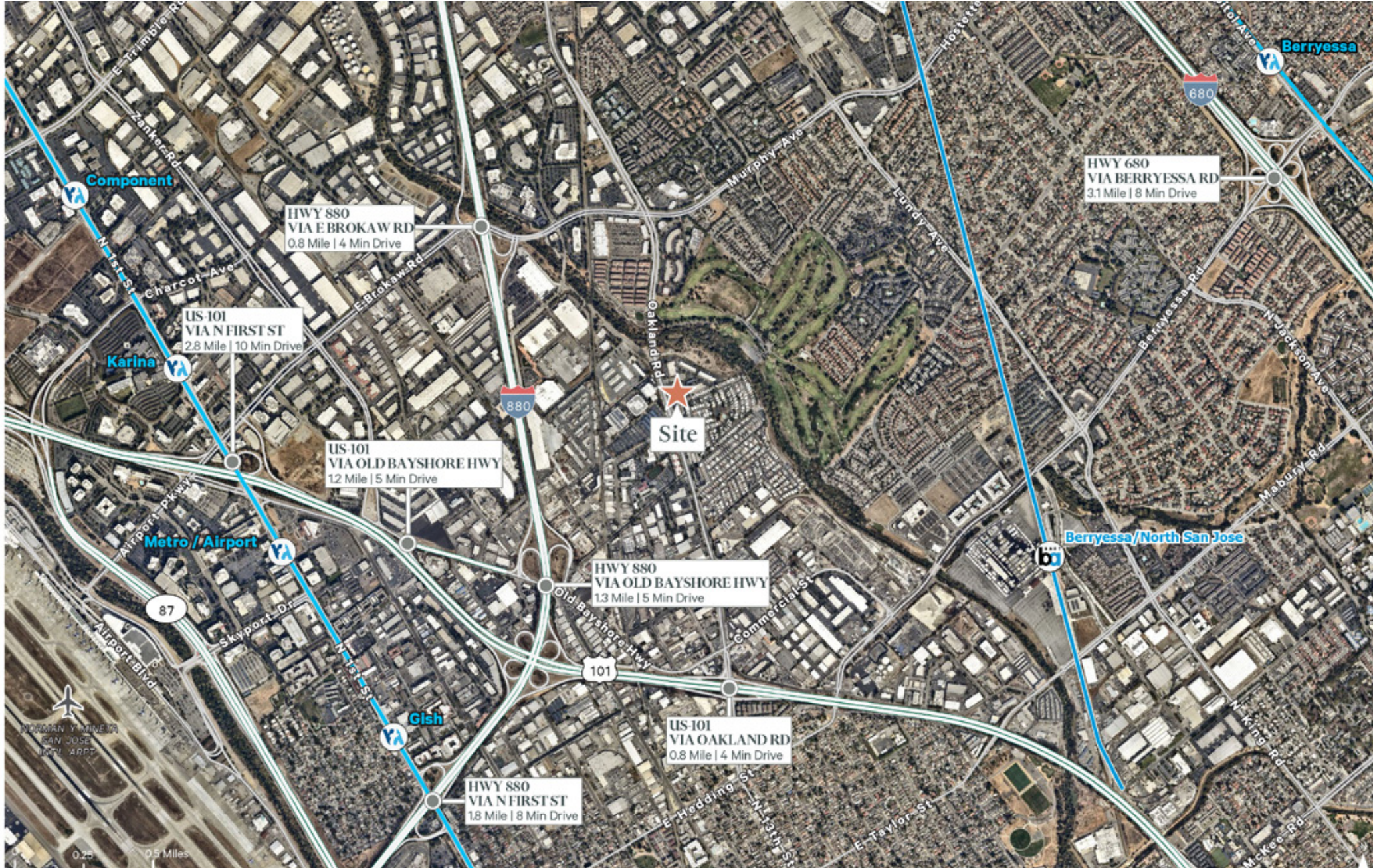
R&D, INDUSTRIAL & RETAIL VACANCY MARKET STATS



Amenity Map



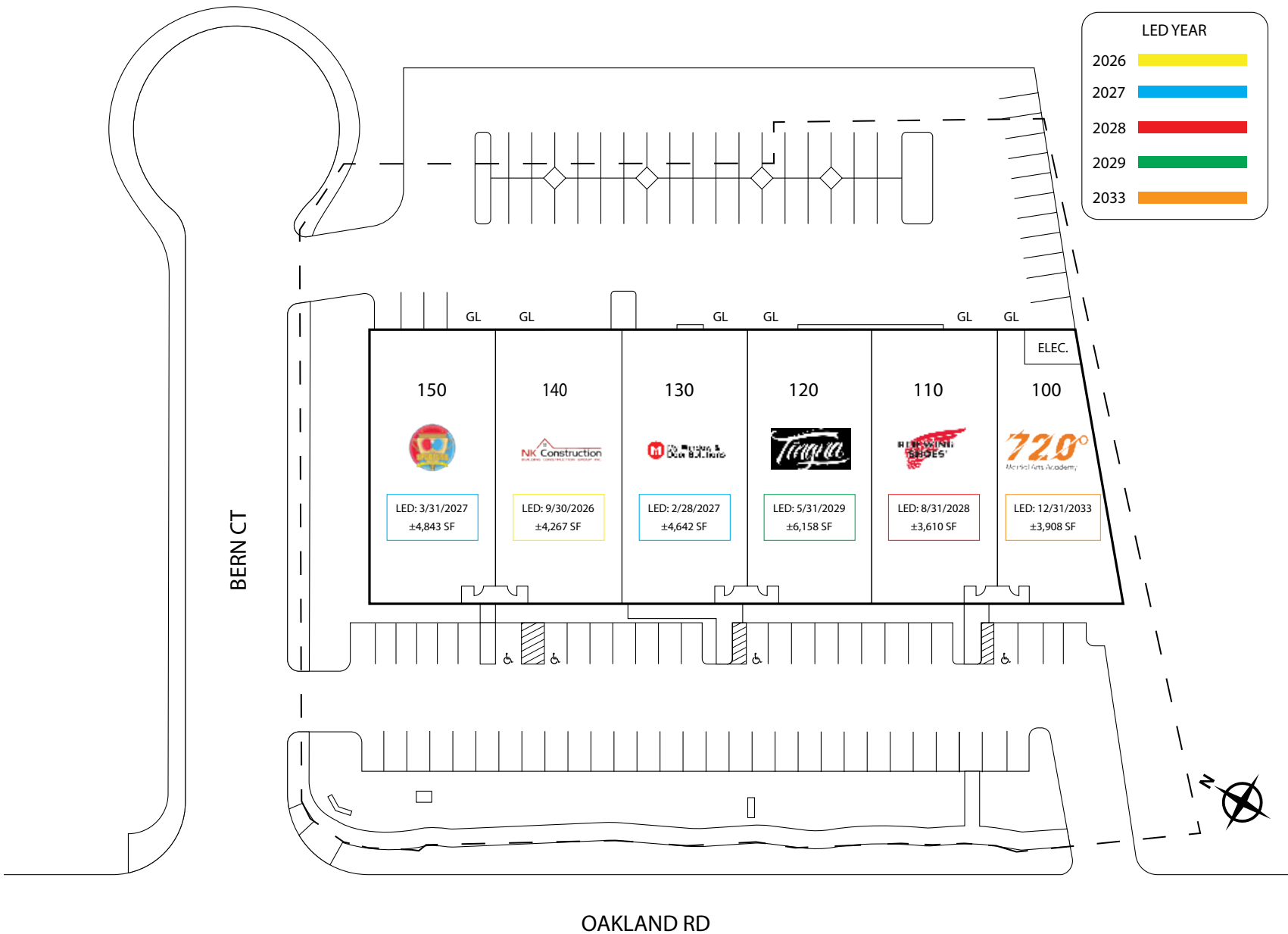
Transportation Map



Site Plan

LED YEAR

- 2026
- 2027
- 2028
- 2029
- 2033



AFFILIATED BUSINESS DISCLOSURE

© 2024 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

1510

Oakland Road

SAN JOSE | CA 95112

INVESTMENT CONTACTS

Thomas Taylor

Executive Vice President
Lic. 00944083
+1 408 828 1898
thomas.taylor@cbre.com

Matthew Taylor

Executive Vice President
Lic. 01897355
+1 408 221 1735
matthew.taylor@cbre.com

Robbie Taylor

Senior Vice President
Lic. 01946325
+1 408 218 0525
robbie.taylor@cbre.com

Lauren Mewes

Associate
Lic. 02091092
+1 408 334 8733
lauren.mewes@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE