

1940

1940

SAN JOSE, CA 95126

1940 The Alameda

FOR SALE OR LEASE

~ 6,300 SF AVAILABLE

Professional Office Building Midtown San Jose

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EXECUTIVE SUMMARY

| 1940 The Alameda

BUILDING SIZE | 6,338 SF

PARCEL SIZE | 8,712 SF

SALE PRICE | \$2,300,000

Calco Commercial is pleased to present 1940 The Alameda, a well-maintained, two-story office building centrally located on the Alameda in San Jose.

Positioned in one of San Jose's most desirable neighborhoods this building provides office space suitable for local and growing businesses to thrive in Midtown San Jose.

Investors and owner-users are provided the unique opportunity to own a stand-alone building in an evolving Silicon Valley location. This building suits a wide range of uses and benefits from the expanding technological developments revolutionizing Silicon Valley.



INVESTMENT HIGHLIGHTS

| 1940 The Alameda

RARE OPPORTUNITY

Desirable location on The Alameda

TENANT POTENTIALS

Can accommodate various professional and creative office uses. All units are currently vacant.

IDEAL ACQUISITION

Owner-User and/or Value-add investor

LOCATION

Walkable/bikeable from two Caltrain stations, and public bus routes along The Alameda. Close proximity to San Jose Mineta International Airport, with direct access to I-880 on-ramp, and near Santa Clara University.



BUILDING DESCRIPTION

| 1940 The Alameda

YEAR BUILT | 1962

OF FLOORS | Two (2) Floors

BUILDING ACCESS | Multiple separate ground-floor entrances. Private entrances for the ground floor and second floor.

HVAC | Full heating and cooling system

BUILDING ATTRIBUTES

- Multiple private offices
- Kitchenettes on both floors
- 4 restrooms
- The ground floor and second floor can be separated.



TERMS

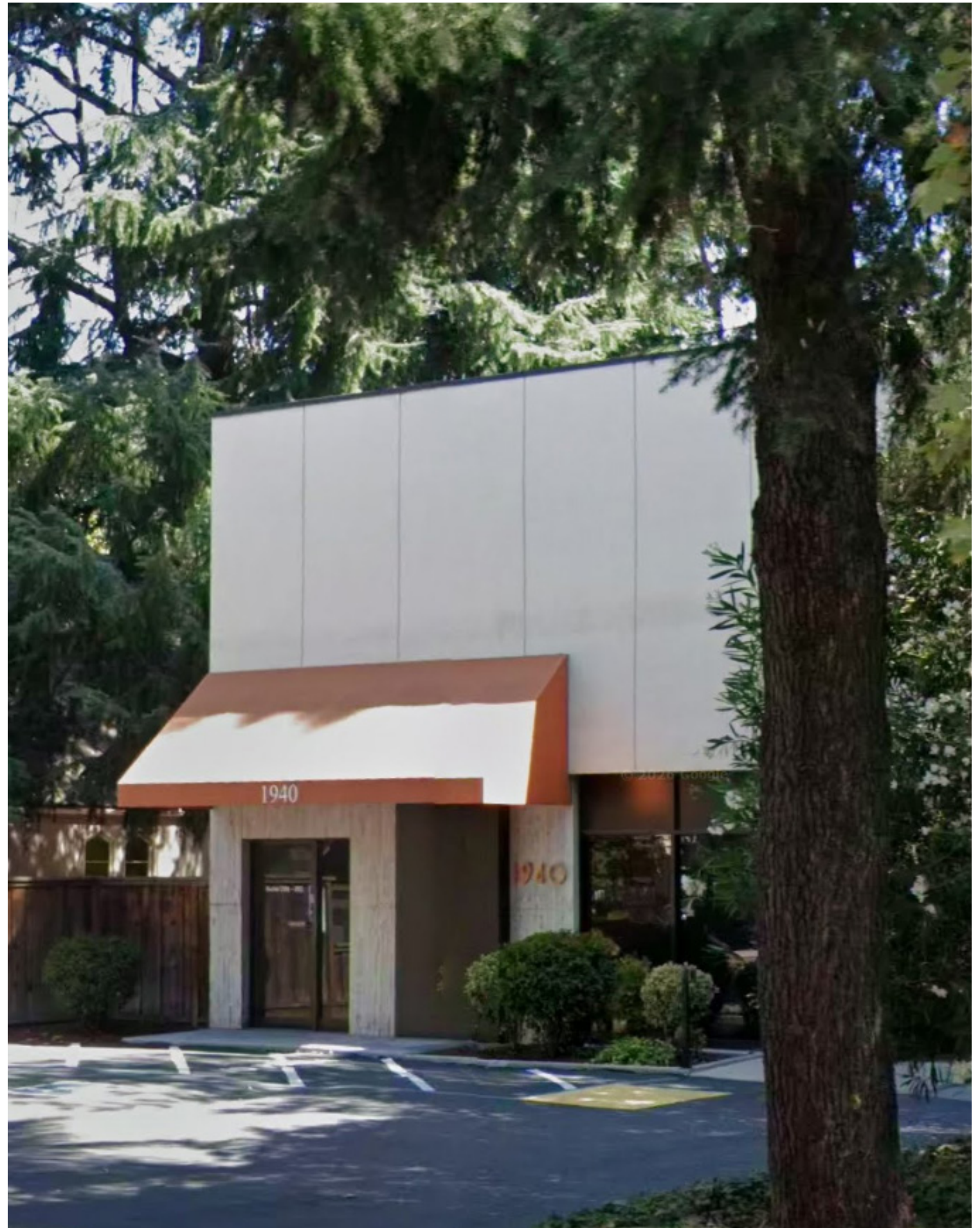
| 1940 The Alameda

OFFERING TERMS

1940 The Alameda is being offered for sale with an asking price of \$2,300,000. All prospective buyers should assume the subject property will be delivered on an “As-is, Where-is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Calco Commercial, Inc.



LEASING OVERVIEW

| 1940 The Alameda

SPACE

2 Floors leased together or separately.

Ground Floor: 2,828 SF

2nd Floor: 3,510 SF

ASKING RENT

Contact Broker

BUILDING ATTRIBUTES

- Two separate floors of professional office space
- Two restrooms per floor
- A kitchenette on each level
- Convenient location near I-880, Mineta San Jose International Airport, public transportation and Santa Clara University.
- On-site parking is available in the front and rear
- Mixture of open and private office space



GALLERY

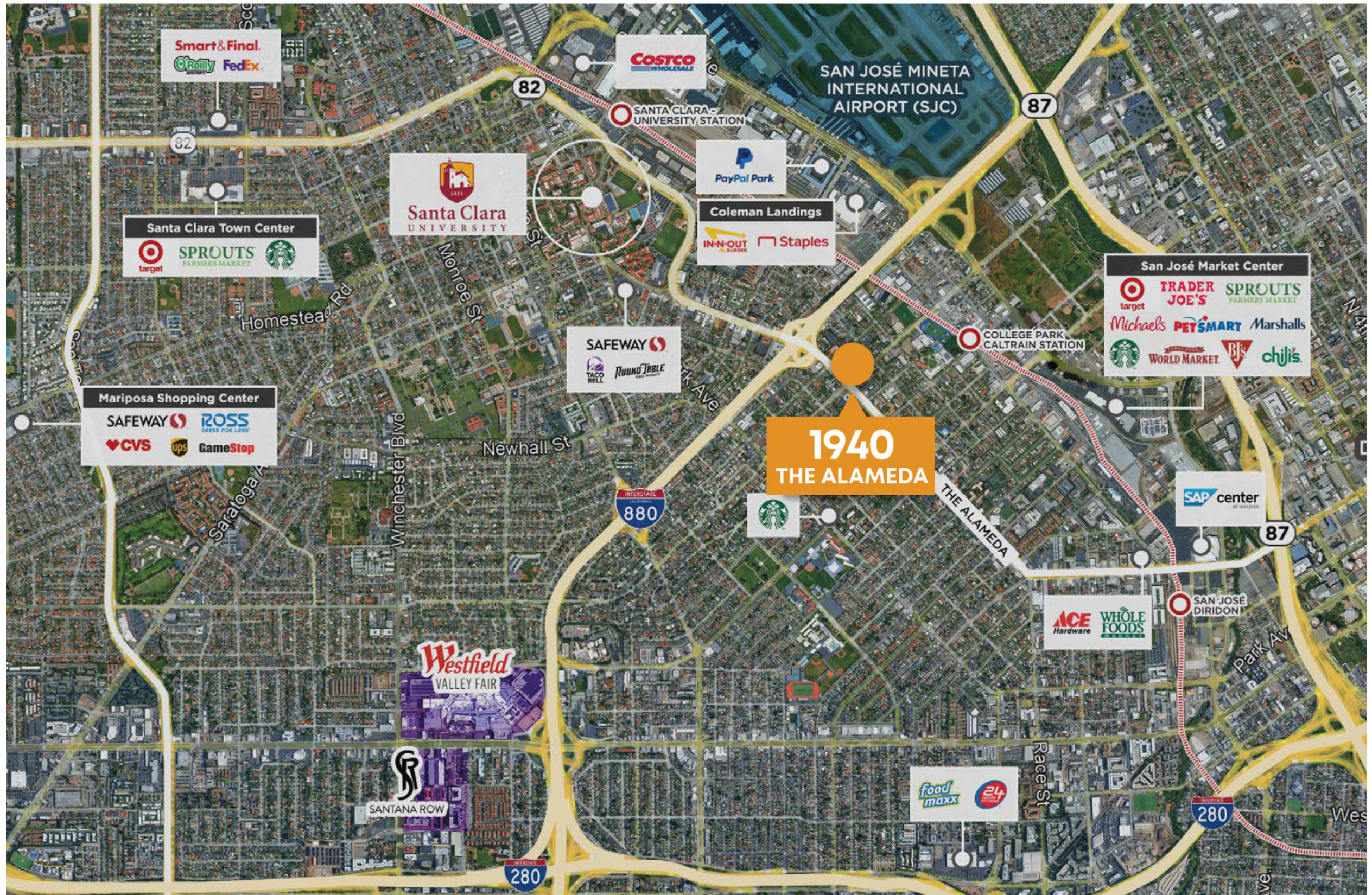
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AI GENERATED FURNITURE

AMENITIES

| 1940 The Alameda



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**PIONEERING REAL ESTATE
SOLUTIONS WITH
PROVEN EXPERTISE****MARIO PREVITALI**

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Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.