



815 CHESTNUT ST

615 EMORY ST

LEASED INVESTMENT OPPORTUNITY

# 615 EMORY ST & 815 CHESTNUT ST

SAN JOSE, CA 95110

**CBRE**



# EXECUTIVE SUMMARY

## The Offering

CBRE Silicon Valley Private Capital Group is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in 615 Emory St and 815 Chestnut St (“The Properties”), a rare multi-tenant industrial opportunity located in San Jose, California just south of San Jose Mineta International Airport. Positioned ideally for investors, the property is fully stabilized with three existing tenants. Equipped with Light Industrial zoning and easy access to I-880 and Highway 87, the asset provides an unprecedented acquisition opportunity with tremendous upside in the core of Silicon Valley. The offering is being made on an “as-is, where-is” basis.

## Property Highlights

 **Multi-tenant Industrial**

 **Strong Existing Net Operating Income**

 **Diverse Tenant Base**

 **San Jose International Airport Adjacent**

 **Multi-property Offering**

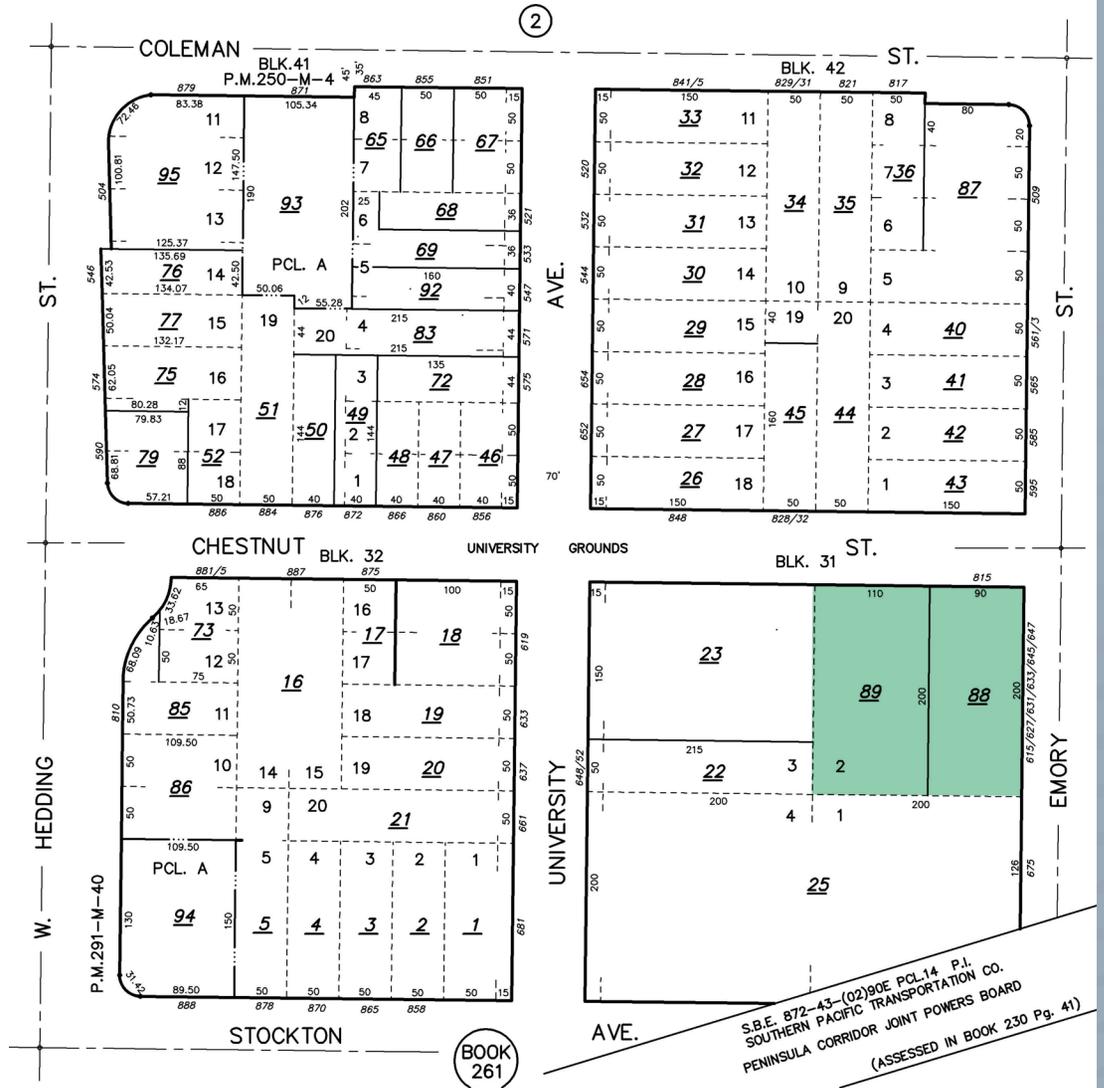
# PROPERTY DESCRIPTION

## PROPERTY OVERVIEW

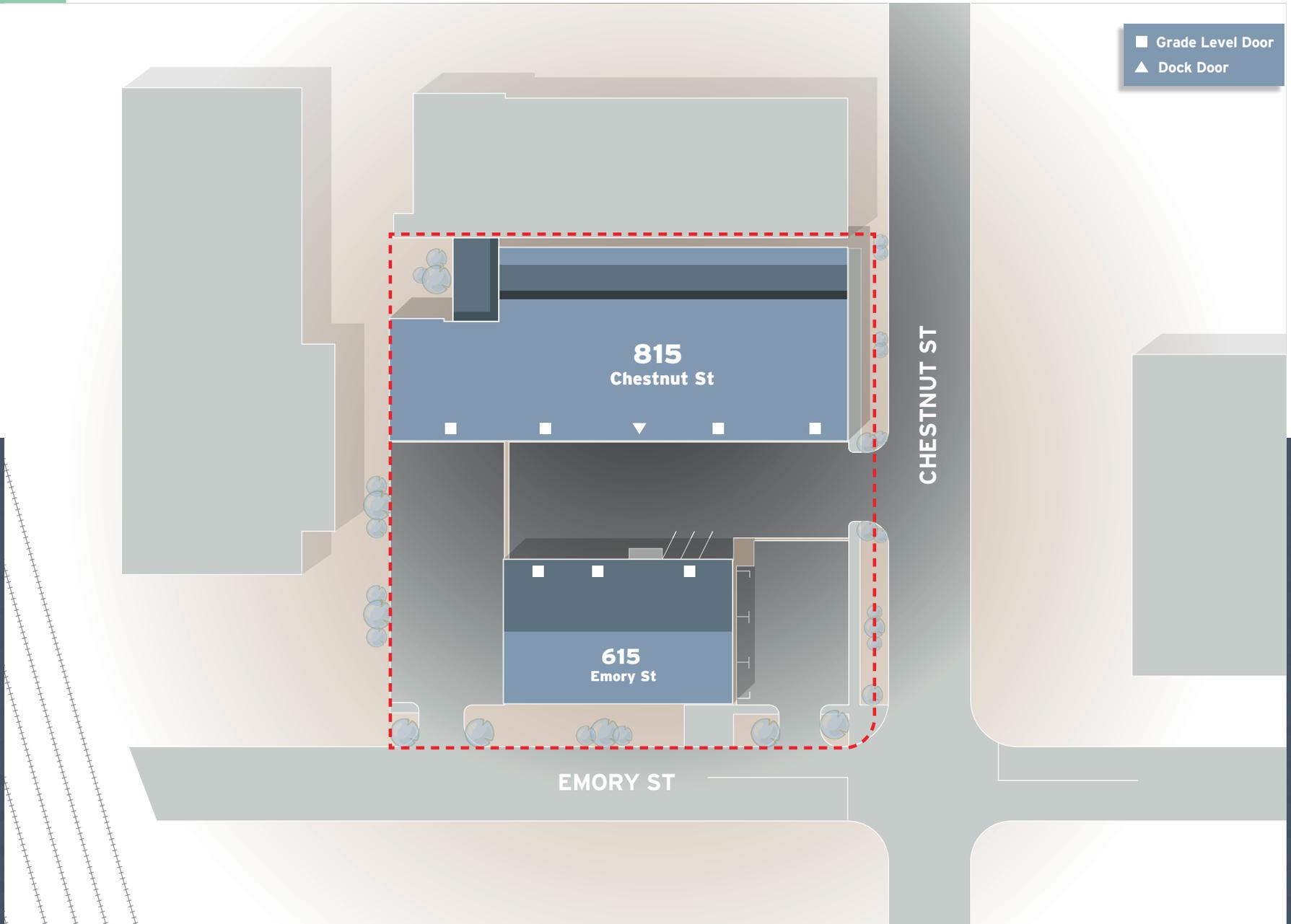
Address	615 Emory St, San Jose
Parcel	259-01-088
Square Footage	5,760 SF
Lot Size	±0.41 AC
Year Built	1967
FAR	0.32
Number of Tenants	One (1)
Stories	Single
Zoning/GP	LI

Address	815 Chestnut St, San Jose
Square Footage	14,612 SF
Lot Size	±0.51 AC
Year Built	1944
FAR	0.66
Number of Tenants	Two (2)
Stories	Single
Zoning/GP	LI

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



# SITE PLAN





# SAN JOSE OVERVIEW

The City of San Jose is the economic, cultural, and political center of Silicon Valley. Located in the center of the Santa Clara Valley, on the southern shore of the San Francisco Bay, San Jose covers an area of 179.97 square miles. San Jose sits within Santa Clara County, one of the most affluent counties in the United States. The Downtown core of San Jose is the most active submarket, which is currently experiencing a major urban transformation that will serve the City's needs for decades to come. In addition to the proposed commercial developments, there are 3,700 new housing units in planning or under construction along with the Google Village project's proposed 3,000-5,000 housing units. The surge in economic and population growth will be supported by a transportation infrastructure expansion of the Bay Area Rapid Transit (BART) stations into Downtown San Jose. This will ultimately connect to the local VTA and Caltrain stations, allowing the labor force to access the entire Bay Area via public transit.



# TRANSPORTATION OVERVIEW



The subject property is conveniently located close to the San Jose Mineta International Airport and walking distance to the College Park CalTrain station. The VTA Light Rail has direct access to Downtown San Jose and conveniently connects riders to CalTrain's Diridon Station. Caltrain serves as the primary mass transit system throughout the San Francisco Peninsula and the Silicon Valley as it serves a total of twenty-two stations spanning from Gilroy to San Francisco. In addition, I-880 runs adjacent to the property perpendicular to the Caltrain rail line, offering immediate vehicular access to the East Bay. Freeways are also easily accessible as US-101 is located +2.3 miles from the property.





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