

**2874 ALUM ROCK AVENUE
SAN JOSE, CALIFORNIA 95127**



PRIME INVESTMENT OPPORTUNITY IN ALUM ROCK

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

PROPERTY SUMMARY

2874 ALUM ROCK AVENUE SAN JOSE, CALIFORNIA 95127

Price	\$2,950,000
Assessors Parcel Number	484-20-039
Land Use	Commercial Stores, Retail Outlet
Lot Size	20,300 SF / 0.47 Acres
Building SQFT	3,486
Zoning	CN-Commercial Neighborhood
Approx. Year Built	1963

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 2874 Alum Rock Avenue, a multi-tenant retail strip center positioned along a highly visible corridor in San Jose. With direct frontage on Alum Rock Avenue, the property benefits from strong exposure and steady daily traffic. Ideally located adjacent to newly delivered high-density multifamily housing and a diverse mix of established retail amenities.



PROPERTY SUMMARY

HIGHLIGHTS

- ±3,480 SF Multi-Tenant Retail Building
- Fully Leased with Opportunity for an Owner-User
- High Visibility Along a Major Retail Corridor with Strong Traffic Counts
- Updated Sewer Lines
- Extremely Well Maintained
- ADA Compliant
- Proximity to Major Retail Hubs Such as Eastridge Center and Alum Rock Village



PROPERTY PHOTOS



PROPERTY PHOTOS



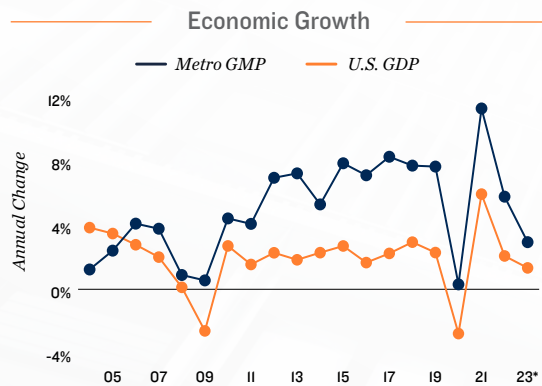
EMPLOYER MAP



MARKET OVERVIEW

ECONOMY

- Local Fortune 500 companies feature a diverse array of firms, including Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and PG&E Corporation.
- Tourism is a strong economic driver, typically drawing more than 20 million visitors annually. This sector has shown continuous improvement in the wake of the health crisis.
- The area benefits from its proximity to Silicon Valley, attracting tech companies, along with highly-educated workers and resources at local universities.

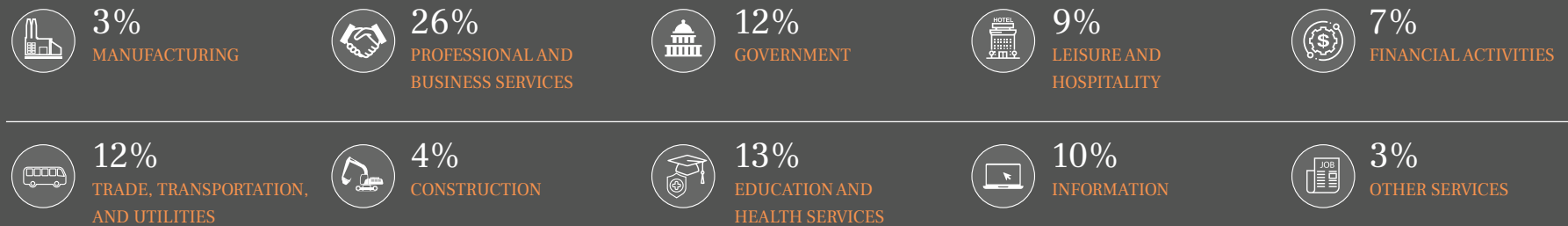


MAJOR AREA EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- isa
- Gilead Sciences
- Deloitte



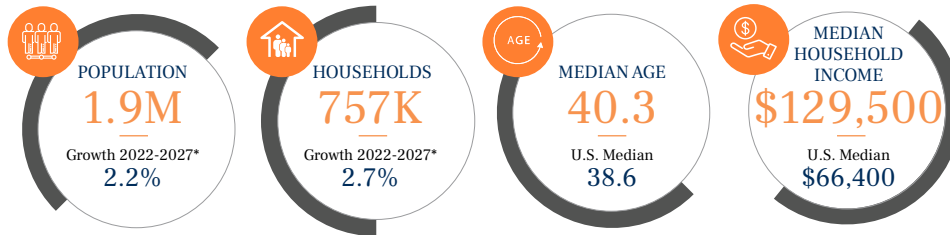
SHARE OF 2022 TOTAL EMPLOYMENT



MARKET OVERVIEW

DEMOGRAPHICS

- Over 42,000 people are expected to be added through 2027. In the same period, roughly 21,000 households will be formed, generating demand for housing.
- Home prices well above the U.S. median result in a homeownership rate of 53 percent, which is well below the national rate, providing a strong rental market.
- Approximately 20 percent of the local population over the age of 25 holds a graduate or professional degree, well in excess of the national rate of 12 percent.



2022 POPULATION BY AGE



QUALITY OF LIFE

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and professional sports teams. It also acts as the administrative, financial, cultural and services hub for the Western U.S. San Francisco's cost-of-living is one of the most expensive in the nation, due in part to the tight housing market and soaring cost of goods and services. The Bay Area has one of the highest discretionary income levels in the U.S., as a result of the metro's educated workers and its large concentration of jobs in well-paying industries. Cultural and recreational opportunities abound, including a theater district, symphony, opera and more than 20 museums.

SPORTS

- Baseball | **MLB** | SAN FRANCISCO GIANTS
- Basketball | **NBA** | GOLDEN STATE WARRIORS

EDUCATION

- SAN FRANCISCO STATE UNIVERSITY
- UNIVERSITY OF SAN FRANCISCO
- UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
- CITY COLLEGE OF SAN FRANCISCO

ARTS & ENTERTAINMENT

- GOLDEN GATE PARK
- THE WALT DISNEY FAMILY MUSEUM
- EXPLORATORIUM
- SAN FRANCISCO MUSEUM OF MODERN ART

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



EXCLUSIVELY LISTED BY

ERIC CARRILLO

Investment Associate

C: (650) 656-5299 | O: (650) 391-1742

eric.carrillo@marcusmillichap.com

License: CA 02111808

YURI SERGUNIN, CCIM

First Vice President Investments

C: (650) 701-5590 | O: (650) 391-1764

yuri.sergunin@marcusmillichap.com

License: CA 01908322

JJ TAUGHINBAUGH

Senior Vice President Investments

C: (408) 348-8821 | O: (650) 391-1807

jj.taughinbaugh@marcusmillichap.com

License: CA 01413305

WWW.MARCUSMILLICHAP.COM // OFFICES NATIONWIDE AND THROUGH CANADA

ACTIVITY ID: ZAH0010178