



PRUDENTIAL
REAL ESTATE

24K+ RETAIL & OFFICE SPACE FOR SALE! OFFERED AT \$8.50M



www.prudentiare.com | info@prudentiare.com



**100 S 2ND STREET
SAN JOSE, CA 95113**

Table of Contents

Front Cover	01
Contents	02
Disclaimer	03
The Property	04
Property Offer	05
Property Highlights	06
Property Information	07
Demographics	
Location Proximity	08
Aerial Map	09
Site Plan	10
Floor Plan	11
Transportation	12
Walkable Amenities	13
Nearby Neighborhood	14
Contact Details	15



Prudentia Real Estate, a California limited liability company operates a commercial real estate business and is a California corporation. Prudentia Real Estate and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, Prudentia Real Estate has not verified it and neither Owner(s) nor Prudentia Real Estate make any guarantee, warranty, or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

**100 S 2ND STREET
SAN JOSE, CA 95113**

Prudentia Real Estate

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with Prudentia Real Estate and/or Owner(s) and its and their respective officers, brokers, agents, affiliates, or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates, and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions, and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size, or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents, and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections, and reach your own conclusions regarding the suitability of the Property for investment.

Prudentia Real Estate and its Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. Prudentia Real Estate and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose, or non-infringement of the intellectual property relating to this Memorandum. In no event shall Prudentia Real Estate or Owner(s), and its and their respective officers, brokers, agents, affiliates, or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages. By accepting receipt of this Memorandum, You agree to the following:

(a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to Prudentia Real Estate upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Prudentia Real Estate or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or Prudentia Real Estate. Neither Prudentia Real Estate nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent, or another person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of the such agreement to Prudentia Real Estate via email at info@prudentiare.com

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property is considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

www.prudentiare.com | info@prudentiare.com

Prudential Real Estate, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

**100 S 2ND STREET
SAN JOSE, CA 95113**

The Property



PRUDENTIAL
REAL ESTATE

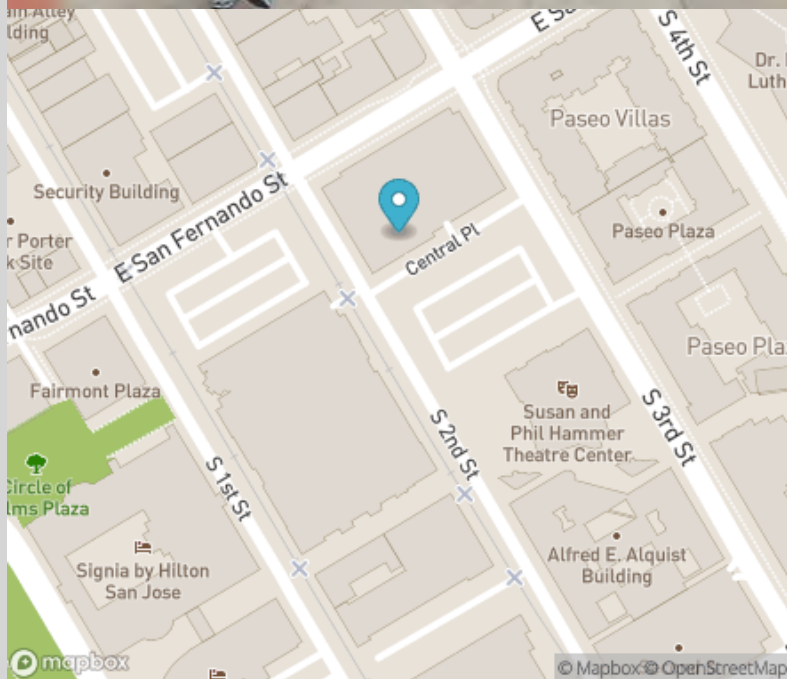




**100 S 2ND STREET
SAN JOSE, CA 95113**

Property Offer

Address:	100 S 2nd Street, San Jose California
Neighborhood:	Downtown San Jose
Class:	Retail
Year Built:	2008
Square Footage:	24,090 SF
Traffic Count:	South 2nd Street 5,593 ADT San Fernando Street 10,029 ADT



About the Property

This 2nd Generation grocery space in downtown San Jose has a total of 24,090 square feet and is being offered at \$8.5M. The Property was occupied by The Market by Safeway and has been providing a bustling neighborhood market with close proximity to San Jose State University and City Hall.

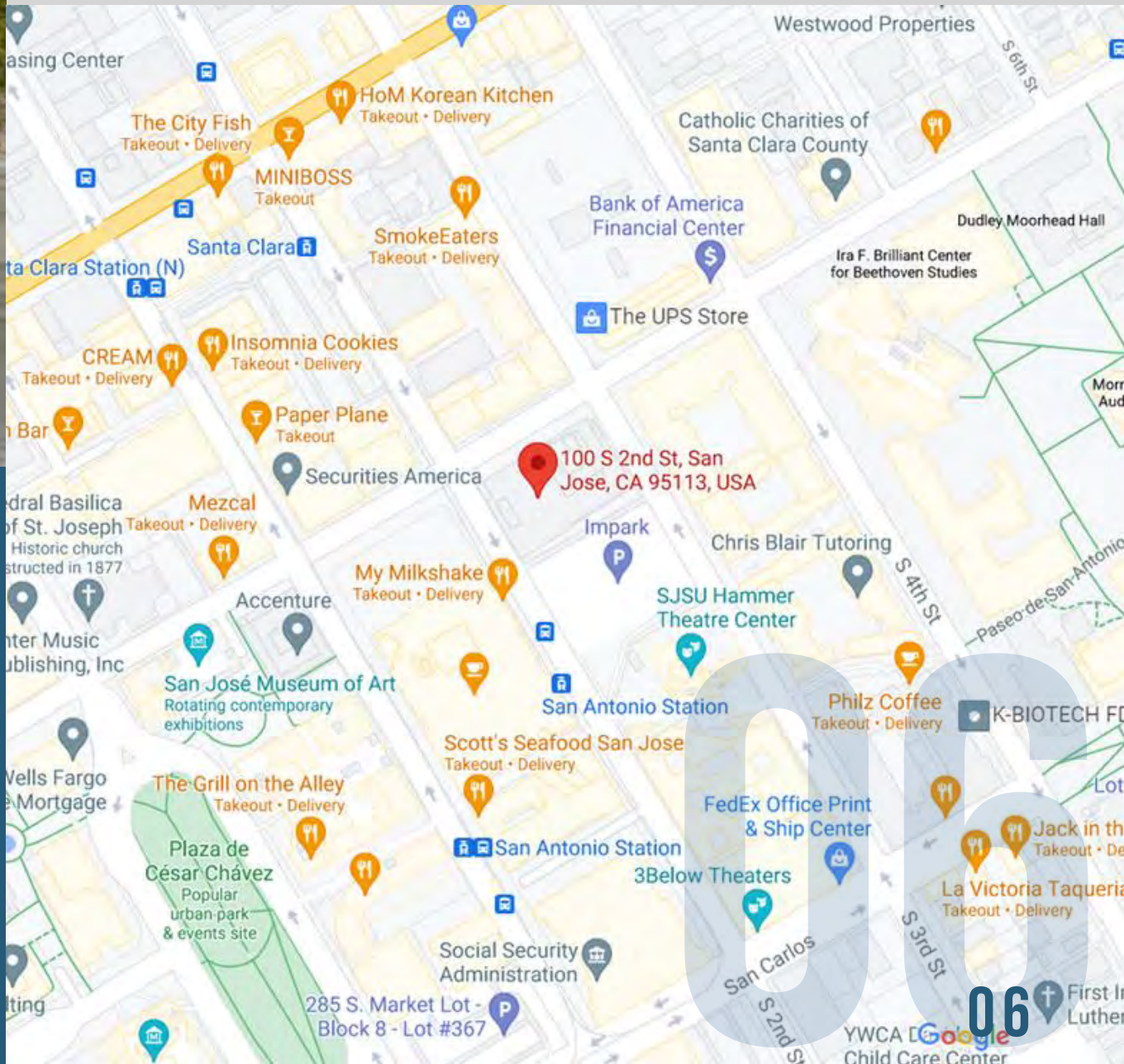
On the first floor of a 23-floor Residential Condo Complex with a captive of 197 residential units and with 100 to 150 Parking Spaces available in the attached underground parking garage.

www.prudentiare.com | info@prudentiare.com



Property Highlights

- 📍 Prime Downtown San Jose Location
- 📍 Excellent Demographics
- 📍 Established and Strong Consumer Base
- 📍 Ease of Accessibility



**100 S 2ND STREET
SAN JOSE, CA 95113**

Offering

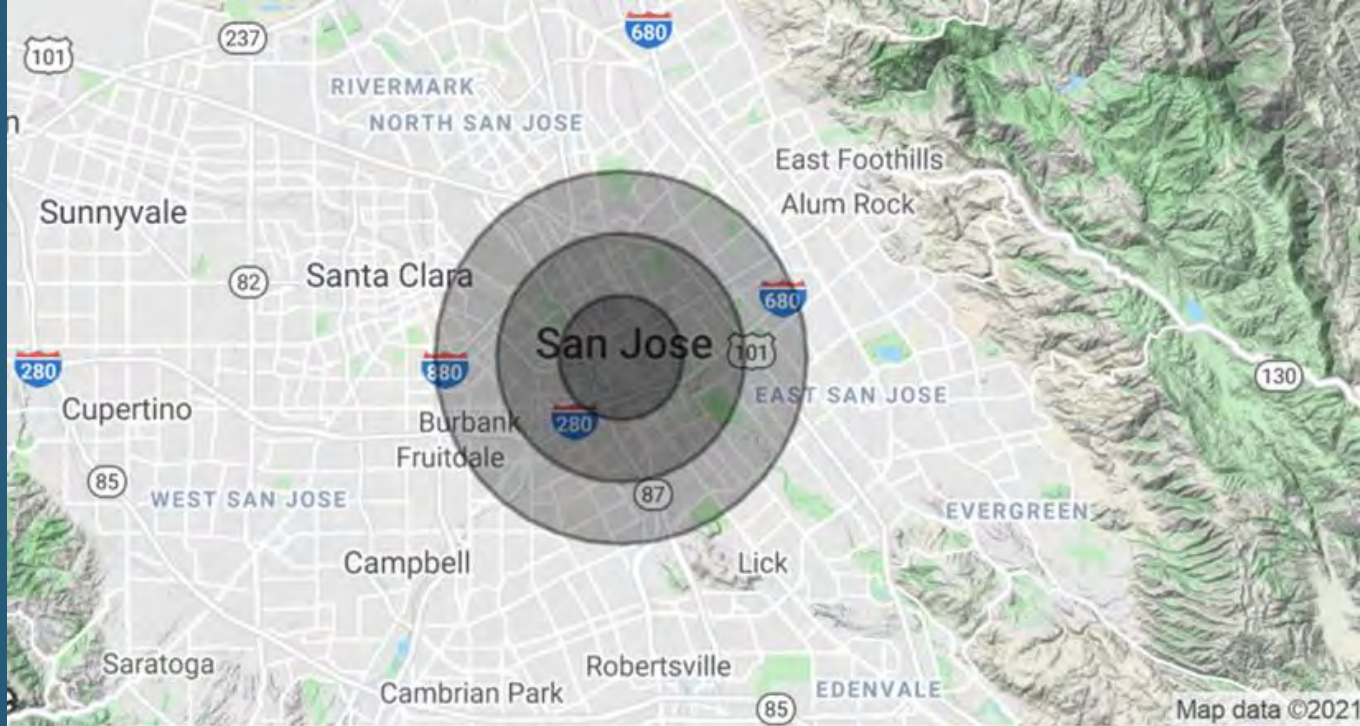
Square Footage 24,090 SF
Price \$8,500,000

www.prudentiare.com | info@prudentiare.com

**100 S 2ND STREET
SAN JOSE, CA 95113**

Property Information

Suite	Tenant	Size (SF)	Type
Total	Available	~24,000 SF	NNN
C100	Available	~7,500 SF	NNN
C82	Available	~3,700 SF	NNN
C79	Available	~5,200 SF	NNN
C78	Available	~5,000 SF	NNN
C69	Available	~2,600 SF	NNN

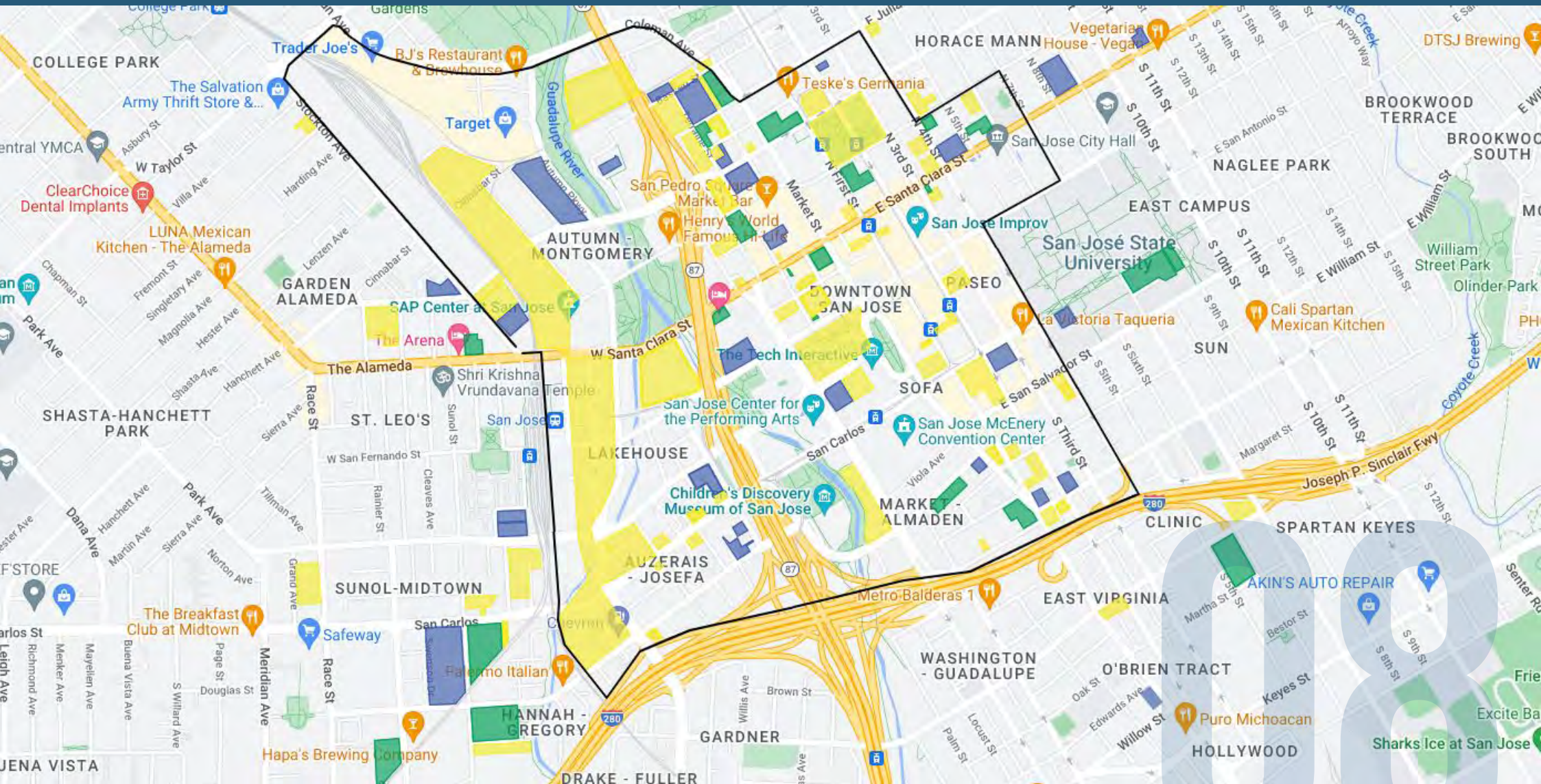


DEMOGRAPHIC MAP AND REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	32,997	111,060	220,558
Average Age	30.7	31.8	32.6
Average Age (Male)	29.8	31.4	32.2
Average Age (Female)	31.7	32.0	33.0
Household & Income	1 Mile	2 Miles	3 Miles
Total Household	12,460	38,765	75,739
# of persons per HH	2.6	2.9	2.9
Average HH income	\$68,193	\$76,668	\$79,376
Average house value	\$596,403	\$572,048	\$569,402

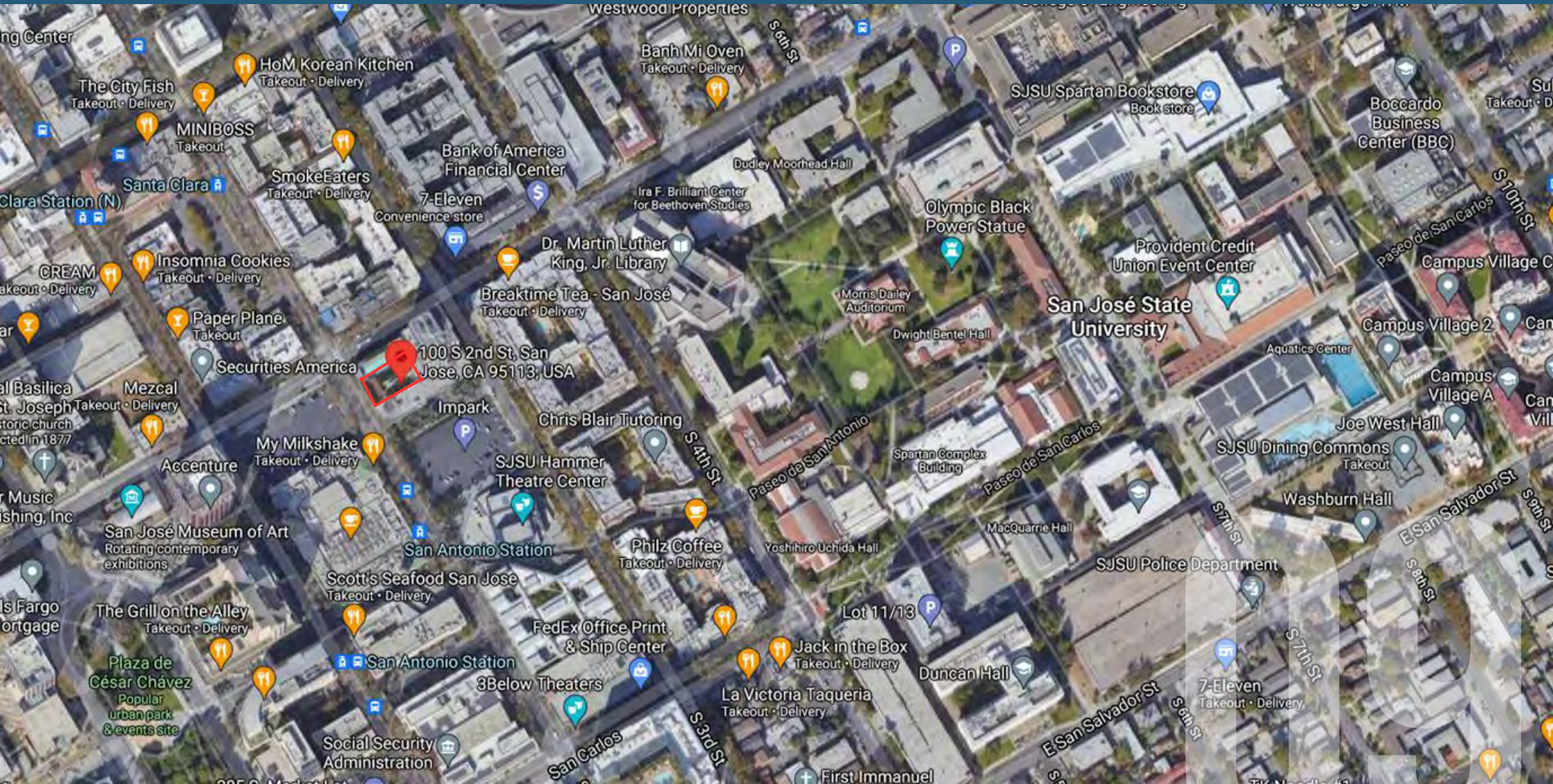
100 S 2ND STREET SAN JOSE, CA 95113

Location Proximity



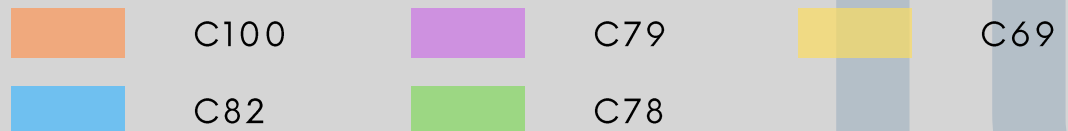
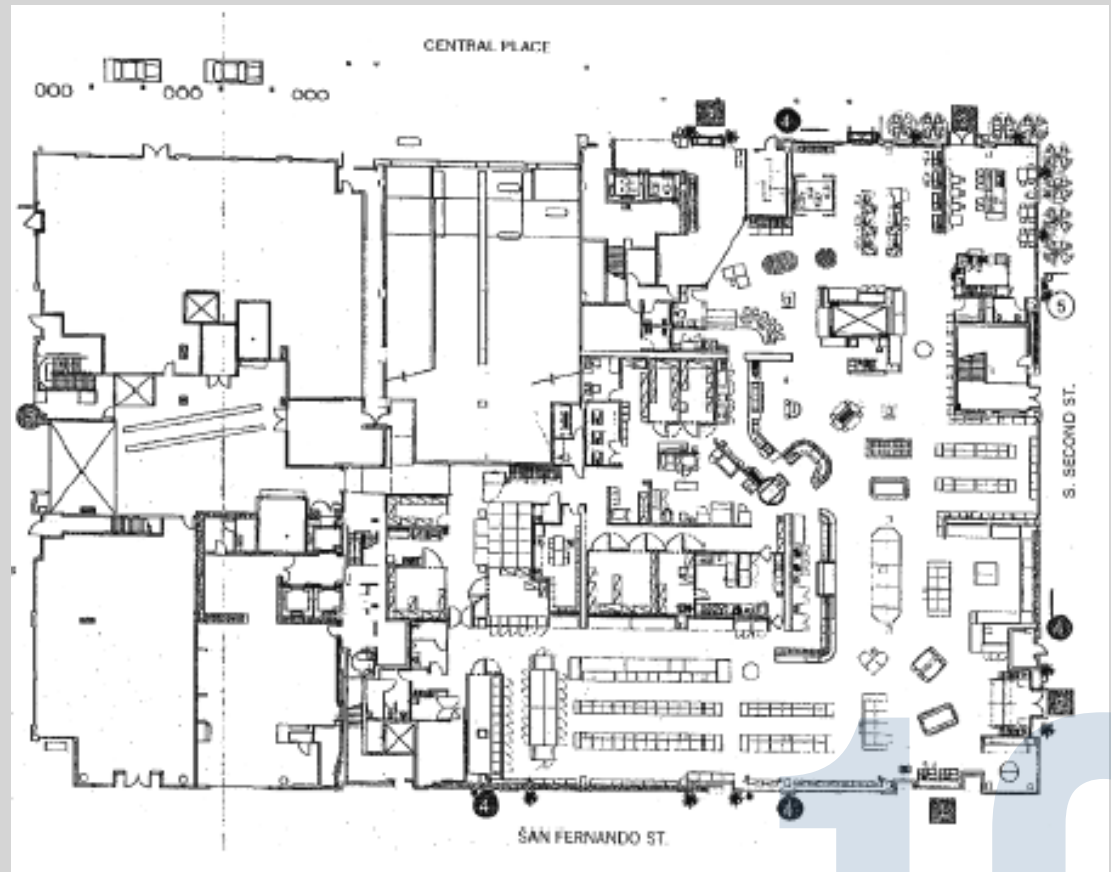
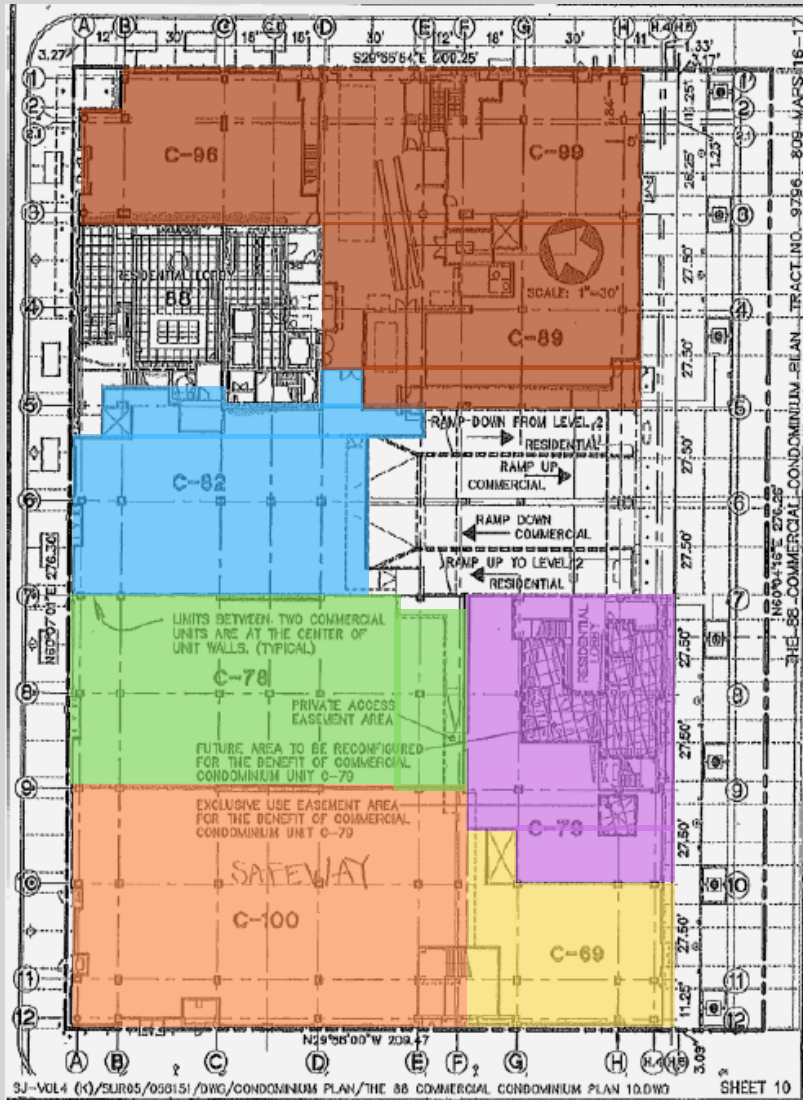
100 S 2ND STREET SAN JOSE, CA 95113

Aerial Map



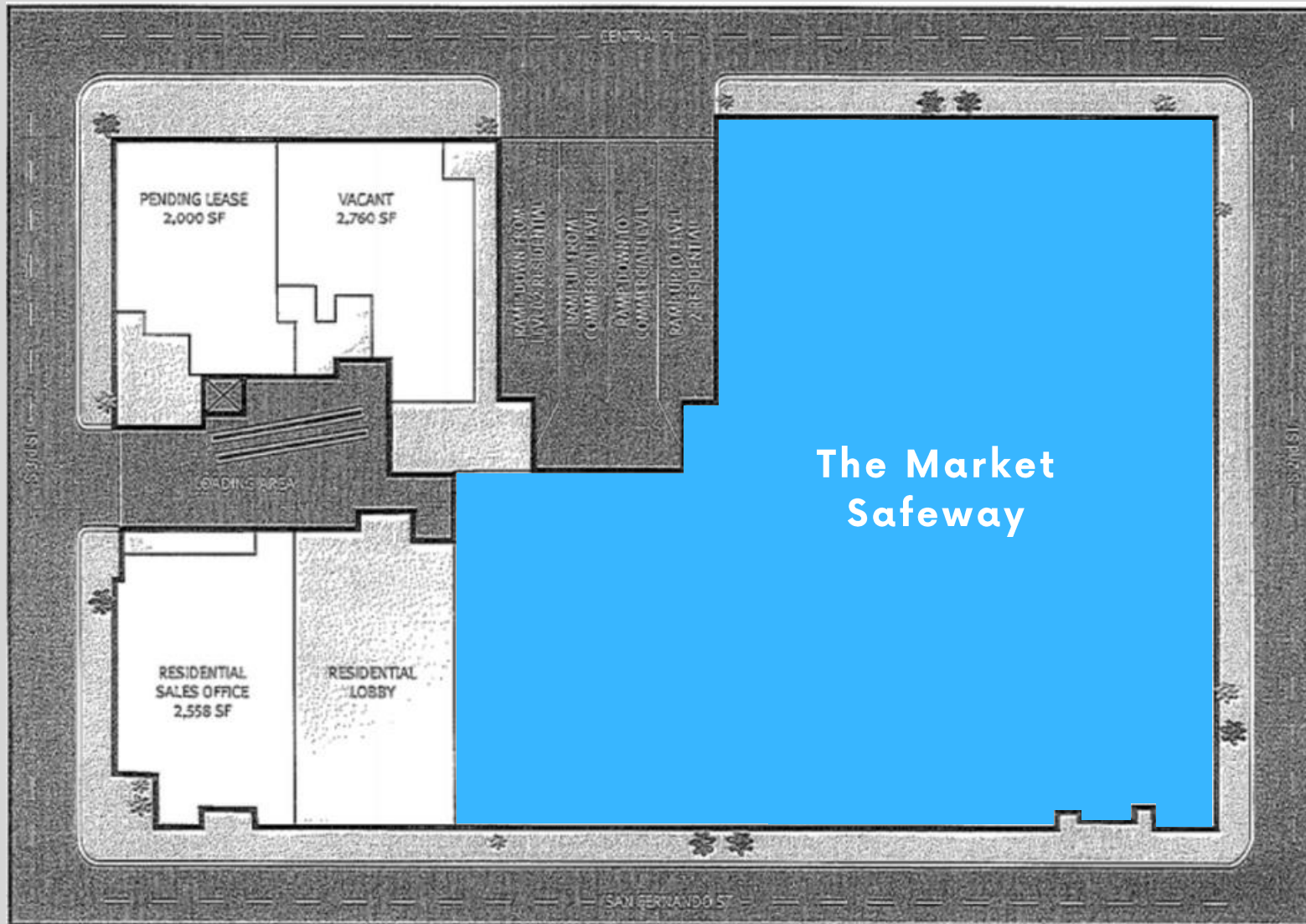
100 S 2ND STREET SAN JOSE, CA 95113

Site Plan



100 S 2ND STREET
SAN JOSE, CA 95113

Floor Plan



100 S 2ND STREET
SAN JOSE, CA 95113

Transportation

- Transit/Subway
- Commuter Rail

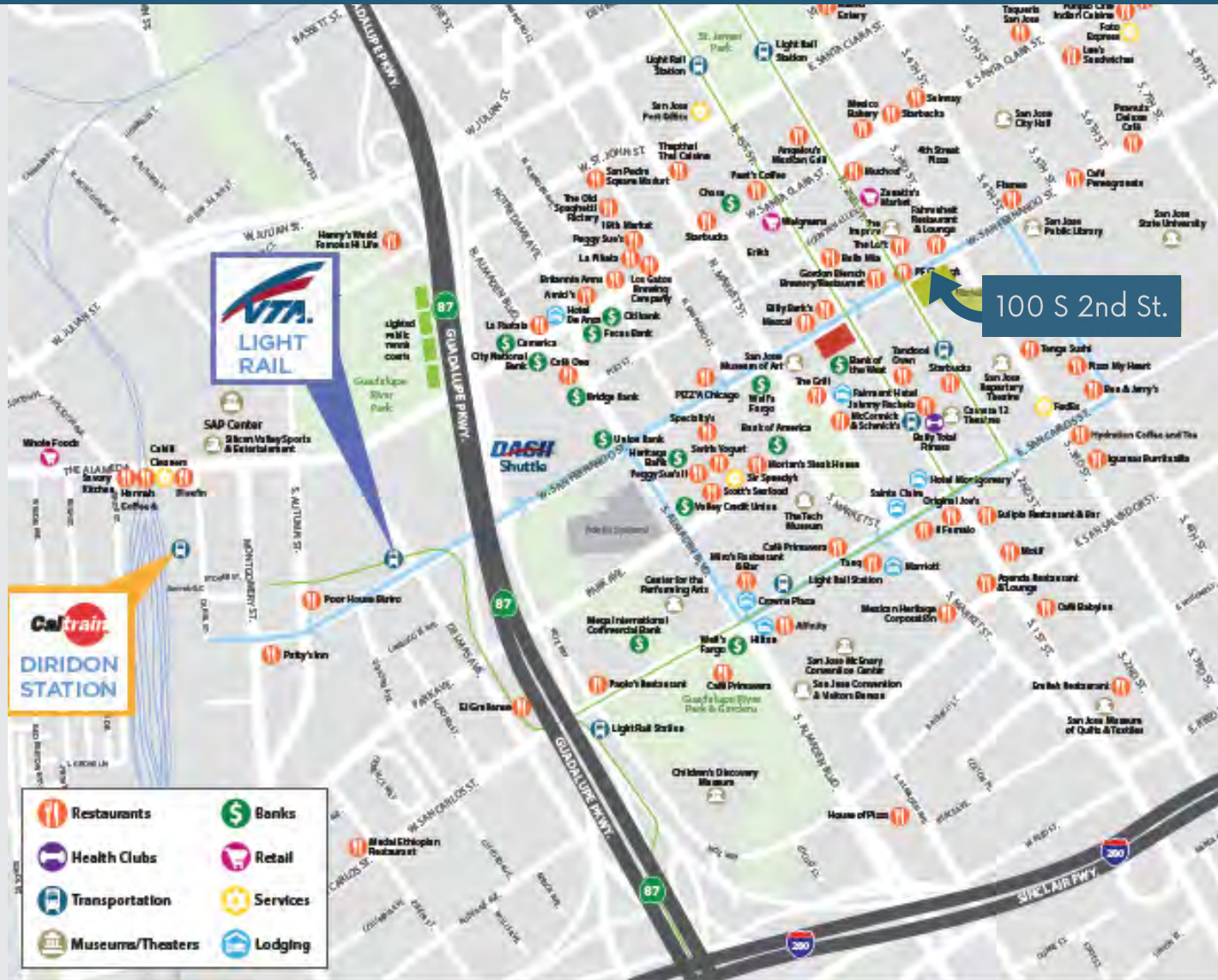


Transit/Subway: 1 min drive to Paseo de San Antonio Station southbound
Commuter Rail: 3 min drive to San Jose Diridon Commuter Rail (Caltrain)
Airport: 8 min drive to San José International Airport
Walk Score: Walker's Paradise (97)
Transit Score: Good Transit (62)

www.prudentiare.com | info@prudentiare.com

100 S 2ND STREET
SAN JOSE, CA 95113

Walkable Amenities



100 S 2ND STREET
SAN JOSE, CA 95113

Nearby Neighborhood

- San Jose State University
- San Jose City Hall
- Museum of San Jose
- San Antonio Stations



100 S 2nd Street
San Jose, CA 95113

GERALD LAU

DRE No: 01210820
gerald@prudentiare.com

FOR MORE INFORMATION

Ph: 408-638-6888 | Asst.: 650-276-9649
Fax: 650-434-5688

MAIN OFFICE

533 Airport Blvd. Ste 400
Burlingame, CA 94010

Prudentia Real Estate, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

www.prudentiare.com | info@prudentiare.com



PRUDENTIA
REAL ESTATE

15
15