

AVAILABLE FOR LEASE

\$2.50 NNN/SF

1101 W San Carlos St.
San Jose, CA 95126

California Partners, Inc.
Commercial Real Estate Brokerage



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Property Overview

1101 W San Carlos Street, San Jose is on a signalized corner of W San Carlos and Lincoln Avenue and located directly in the path of redevelopment. It is in an area primed and already regenerating. This includes several modern upscale apartment and condo complexes.

The Property is near the Diridon Station and Highways 87, 101, 280 and 880 with direct access to downtown San Jose, the San Jose International Airport and the rest of Silicon Valley

It is close to:

- Amenities ~ Restaurants, Theaters, Hotels, Post Office and Etc.
- Health ~ O'Connor Hospital, Urgent Care, Medical/Dental Offices
- Shopping ~ Coleman Shopping Center, Target, Whole Foods, Safeway, Smart and Final, Walgreens & CVS
- Sports Venues ~ SAP Center, California Sports Center
- Parks and Outdoor Recreation ~ Arena Park, Del Monte Park, Municipal Rose Garden, Del Monte Park, O'Connor Park
- San Jose Convention Center, and the core San Jose hotels, restaurants, etc.

Site Address	1101 W San Carlos St. San Jose, CA 95126
Base Rent	\$2.50/SF/Mo NNN - As Is
Term	Up to 2 years
Net Rentable SF	3,680
Lot Size (Acres)	0.40
Year Built	1980
Unit Type	2 Star Retail Freestanding



Property Photos



Property Photos



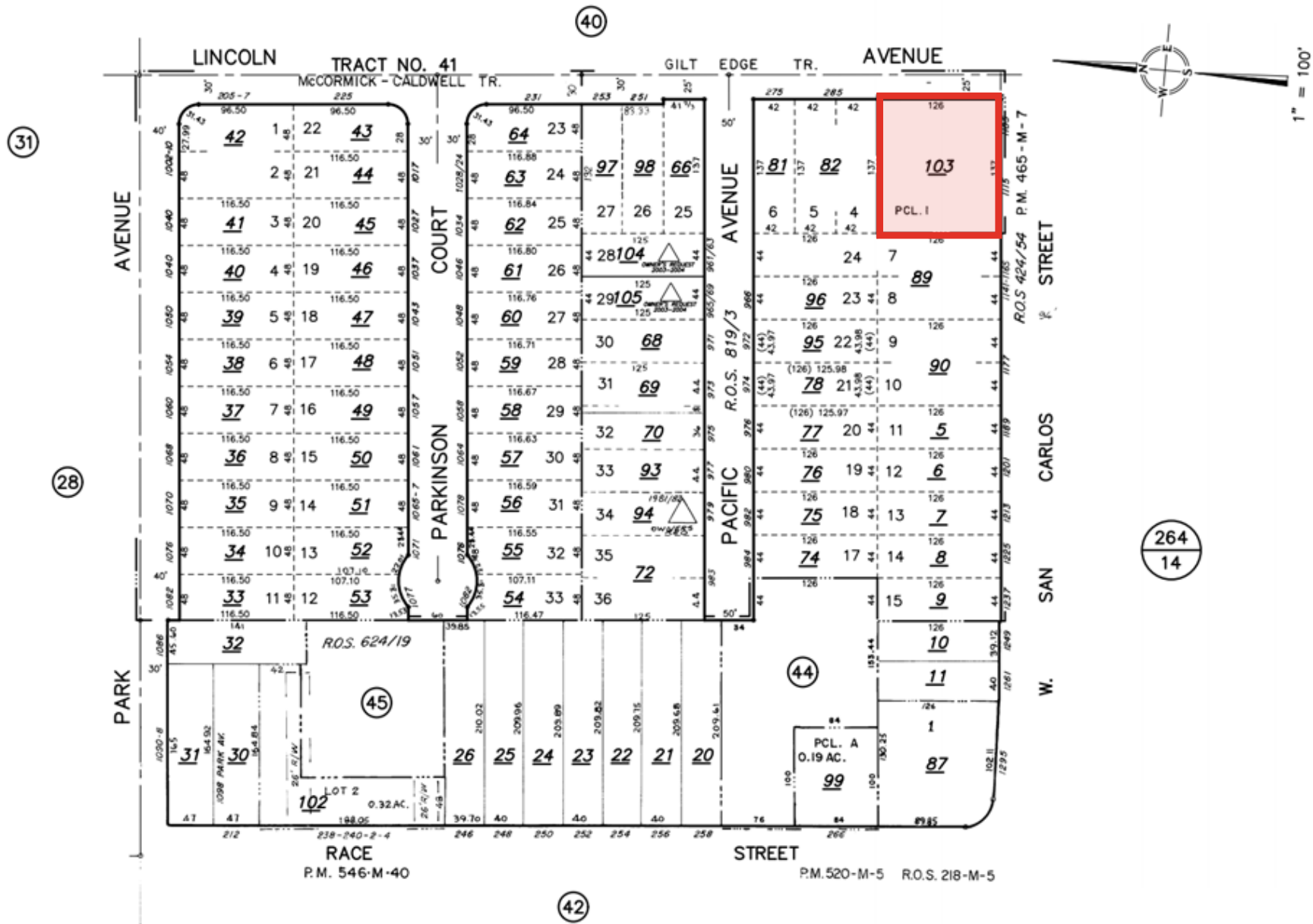
Property Photos



Property Photos



Parcel Map



Nearby Developments



Norman Y Mineta San Jose International Airport

San Jose Municipal Golf Course

Santa Clara University

SAP Arena at San Jose

San Jose Diridon Station

Parkview Family Apartments

DOWNTOWN SAN JOSE

Abraham Lincoln High School

Park Avenue Senior Apartments

808 Apartments

New Apartment Development

Patina at Midtown Apartments



Fruitdale Station Apartments

San Jose City College

Villas Willow Glen

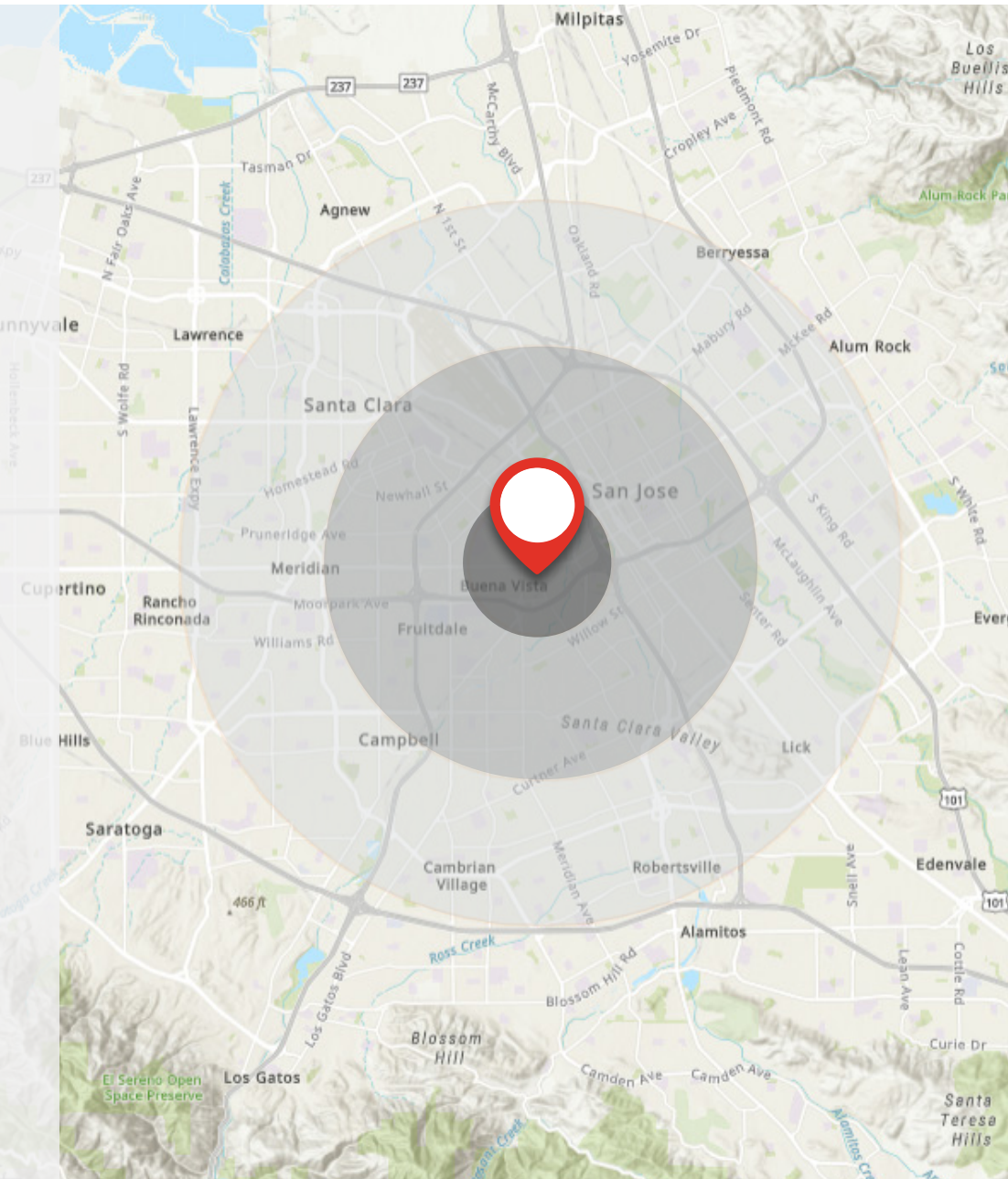
Retail Map



Demographics

2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	32,617	242,231	675,618
Households	12,851	91,155	231,054
Families	7,019	51,246	152,732
Avg Household Size	2.52	2.53	2.86
Owner Occupied Housing Units	4,119	34,707	106,497
Renter Occupied Housing Units	8,733	56,448	124,556
Median Age	36.1	35.5	36.3
Median Household Income	\$105,957	\$97,094	\$102,810
Average Household Income	\$148,837	\$140,856	\$141,350

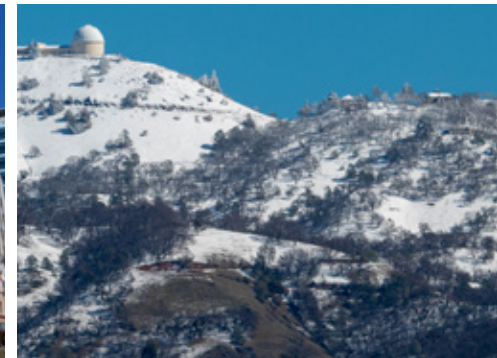
2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	33,944	254,310	698,034
Households	13,376	96,259	239,277
Families	7,332	54,108	158,083
Avg Household Size	2.52	2.52	2.86
Owner Occupied Housing Units	4,191	35,427	109,228
Renter Occupied Housing Units	9,185	60,832	130,049
Median Age	36.5	36.1	37.0
Median Household Income	\$125,436	\$112,544	\$117,163
Average Household Income	\$169,271	\$160,057	\$159,964



Location Overview

San Jose is the largest city in Northern California by both population and area. With a 2020 population of 1,013,240, it is the third-most populous city in California (after Los Angeles and San Diego) and the tenth-most populous in the United States. Located in the center of the Santa Clara Valley, on the southern shore of San Francisco Bay, San Jose covers an area of 179.97 sq mi. San Jose is the county seat of Santa Clara County, the most affluent county in California and one of the most affluent counties in the United States. San Jose is the main component of the San Jose–Sunnyvale–Santa Clara Metropolitan Statistical Area, with an estimated population of around 2 million residents in 2018. It is also the most populous city in both the San Francisco Bay Area and the San Jose-San Francisco-Oakland Combined Statistical Area, which contain 7.7 million and 8.7 million people respectively.

San Jose is notable as a center of innovation, for its affluence, Mediterranean climate, and extremely high cost of living. As of June 2021, the San Jose metropolitan area has the highest percentage of million-dollar (or more) homes in the United States. Its connection to the booming high tech industry phenomenon known as Silicon Valley sparked Mayor Tom McEnery to adopt for the city the motto of “Capital of Silicon Valley” in 1988. San Jose is one of the wealthiest major cities in the United States and the world, and has the third-highest GDP per capita in the world (after Zürich, Switzerland and Oslo, Norway), according to the Brookings Institution. The San Jose Metropolitan Area has the most millionaires and the most billionaires in the United States per capita. With a median home price of \$1,085,000, San Jose has the most expensive housing market in the country and the fifth most expensive housing market in the world, according to the 2017 Demographia International Housing Affordability Survey. Major global tech companies including Cisco Systems, eBay, Adobe Inc., PayPal, Broadcom, Samsung, Acer, Hewlett Packard Enterprise, and Zoom maintain their headquarters in San Jose. The CSA San Jose shares with San Francisco was the country’s third-largest urban economy as of 2018, with a GDP of \$1.03 trillion. Of the 500+ primary statistical areas in the U.S., this CSA had among the highest GDP per capita in 2018, at \$106,757.



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