



OFFERING MEMORANDUM | PRIME RETAIL / OFFICE OPPORTUNITY

OCCUPY OR INVEST | $\pm 1,678$ SF

651 S. WINCHESTER BLVD | SAN JOSE, CALIFORNIA



JONATHAN G. HANHAN
Group Leader & EVP
408.909.0998
Lic. No. CA 01800203
hanhan@compass.com

GREG M. GAMA
Senior Associate
408.878.5545
Lic. No. CA 02129224
hanhan@compass.com

COMPASS

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I. Investment Summary

II. Property Overview

III. Zoning

IV. Location



6 5 1 S . W I N C H E S T E R B L V D

Investment Summary

S A N J O S E , C A L I F O R N I A



651 S. Winchester Boulevard | San Jose, California

±1,678 SF

GROSS BUILDING AREA

±7,938 SF

LAND AREA

Delivered Vacant

OCCUPANCY

\$1,850,000

OFFERED AT

1948

YEAR BUILT

**Retail, Office,
Medical**

ZONED USES

**Commercial
Neighborhood (CN)**

ZONING

Executive Summary

651 S Winchester Blvd presents a compelling owner-user and investment opportunity in a highly supply-constrained San Jose submarket. The property benefits from wide zoning that supports a broad range of commercial uses, including office, retail, and medical, allowing buyers to occupy, reposition, or adapt the asset over time as market demand evolves. The existing car dealership configuration further enhances flexibility, while limited infill availability in Silicon Valley supports long-term value appreciation.





HAPPY HOLLOW ZOO



San Jose



PAYPAL PARK



SANTANA ROW

MAGGIANO'S
LITTLE ITALY



LB STEAK



PIZZA ANTICA

EL JARDIN

BLUE BOTTLE COFFEE

FOGO DE CHÃO

BARRY'S

VUORI



Crate&Barrel

WESTFIELD VALLEY FAIR MALL

MASTRO'S RESTAURANTS



鼎泰豐

EATALY

SHAKE SHACK



VERSACE



NORDSTROM



PRADA

bloomingdales



SANTA CLARA VALLEY MEDICAL CENTER

Fruitdale



HIGHWAY 280
174,343+ VPD

651 S WINCHESTER BLVD

WINCHESTER MYSTERY HOUSE



S. WINCHESTER BLVD & RIDDLE ROAD
36,000+ VPD



corepower YOGA

DUNKIN'

Property Highlights

- **Flexible Use Opportunity** – Suitable for retail, office, or medical users, or continued use as an automotive dealership. Wide zoning provides long-term adaptability for owner-users and investors.
- **High-Visibility Location** – Prominent frontage along S Winchester Blvd with strong daily traffic exposure.
- **Prime Silicon Valley Trade Area** – Minutes from Santana Row, Valley Fair, Downtown San Jose, and major tech employment hubs.
- **Excellent Access** – Convenient connectivity to I-280, I-880, and key arterial roadways.
- **Strong Long-Term Value** – Surrounded by dense residential neighborhoods and established retail amenities supporting sustained demand.
- **Ample Land & Yard Space** – Good amount of land area, parking and yard space
- **Office Layout** – 4 private offices, reception, storage, breakroom/kitchen, two restrooms, and ±10 on-site parking spaces.



INTERIOR PHOTOS



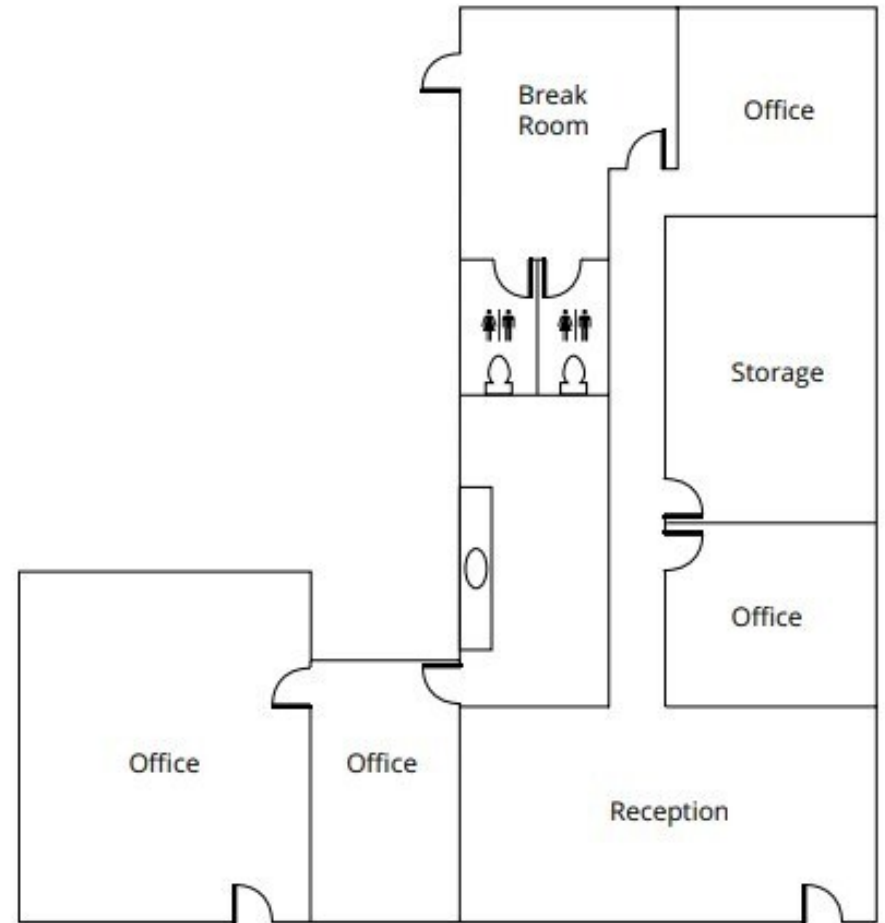
651 S. WINCHESTER BLVD

Property Overview

SAN JOSE, CALIFORNIA

Floor Plan

Launch Virtual Tour



AERIAL VIEW



INTERIOR PHOTOS - OFFICE



6 5 1 S . W I N C H E S T E R B L V D

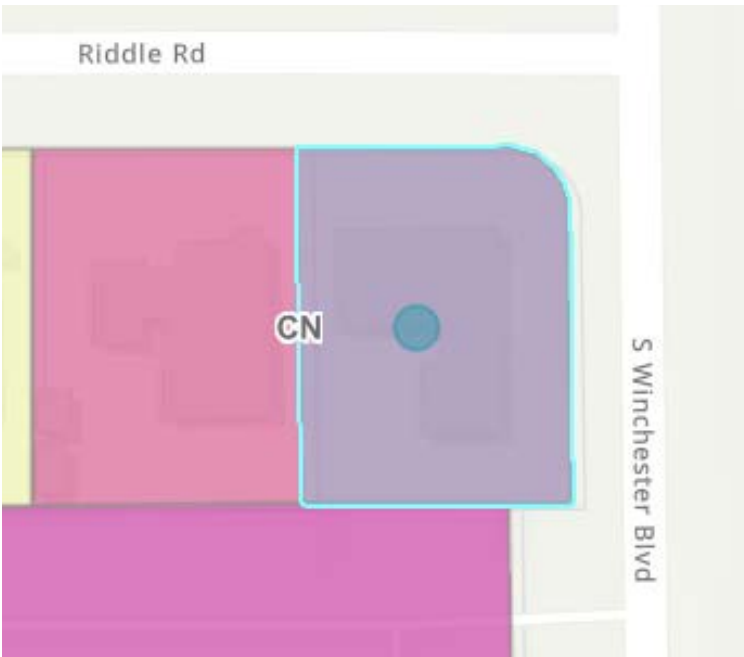
Zoning Overview

S A N J O S E , C A L I F O R N I A

Zoning

The **Commercial Neighborhood** zone supports a broad range of uses:

- General Retail
- Food Services
- Education & Training
- Office Use
- General Services
- Entertainment & Rec.
- Health & Veterinary
- Assembly
- Residential
- Transportation & Utilities
- Agriculture



P - Permitted
C - Conditional Use Permit
S - Special Use Permit
A - Administrative approval
P/A - Permitted/Administrative
R GP - Restricted - General Plan

Use	CN
General Retail	
Alcohol, off-sale - beer and/or wine only	C
Alcohol, off-sale - full range of alcoholic beverages	C
Alcohol, off-sale - as incidental to a winery, brewery, or distillery	S
Food, beverages, and groceries	P
Nursery, plant	P
Outdoor vending	A
Outdoor vending, fresh fruits, and vegetables	P
Pawn shop/broker	C
Retail art studio	P
Retail bakery	P
Retail sales, goods, and merchandise	P
Seasonal sales	P
Agriculture	
Aquaculture, aquaponics, and hydroponics	S
Certified farmers' market	S
Certified farmers' market, small	P
Neighborhood agriculture	P
Drive-Through Uses	
Drive-through uses in conjunction with any use	C
Education and Training	
Child day care center located on an existing School Site or as an incident to a permitted on-site	P
Day care center	S
Instructional art studios	P
Private instruction, personal enrichment	P
School, elementary and secondary (public or private)	C
School, driving (class C & M license)	P
School, post-secondary	P
School, trade and vocational	C

Zoning

Use	CN
Entertainment and Recreation	
Arcade, amusement game	P
Health club, gymnasium	P
Performing arts rehearsal space	P
Poolroom/billiards establishment	P
Private club or lodge	C
Recreation, commercial indoor	P
Recreation, commercial outdoor	C
Stadium, 2,000 seats or fewer	C
Stadium, more than 2,000 seats	CC
Theater, indoor	S
Food Services	
Banquet facility	S
Caterer	P
Commercial kitchen	P
Drinking establishments	C
Drinking establishments interior to a full-service hotel or motel that includes 75 or more guest rooms	P
Public eating establishments	P
Public eating establishment or retail establishment with incidental outdoor dining	P
Public eating establishment in conjunction with a winery, brewery, or distillery	P
Taproom or tasting room with off-sale of alcohol	A
General Services	
Bail bond establishment - outside main jail area	P
Bail bond establishment - within main jail area	P
Bed and breakfast Inn	P
Dry cleaner	P
Hotel or motel	P
Single room occupancy (SRO) hotel	C
Laundromat	P
Maintenance and repair, small household appliances	P
Messenger services	P
Mortuary and funeral Services	P
Personal services	P
Photo processing and developing	P
Printing and publishing	P
Social service agency	S
Transportation & Utilities	
Common carrier depot	S
Community television antenna systems	C
Off-site, alternating use and alternative parking arrangements	S
Parking establishment, off-street	C
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C
Wireless communication antenna	C
Wireless communication antenna, slimline monopole	S
Wireless communication antenna, building mounted	P
Vehicle Related Issues	
Accessory installation, passenger vehicles and pick-up trucks	C
Auto dealer, wholesale - no on-site storage	P
Car wash, detailing	C
Fuel service station or charge station, no incidental service or repair	C
Fuel service station or charge station with incidental service and repair	C
Glass sales, installation, and tinting	C
Leasing (rental) passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles	C
Sale, brokerage, or lease, commercial vehicles	C
Sale or brokerage, passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	S
Sale, vehicle parts	P
Tires, batteries, lube, oil change, smog check station, air conditioning servicing of passenger vehicles and pick-up trucks	C

Use	CN
Health and Veterinary	
Animal boarding, indoor	P
Animal grooming	P
Emergency ambulance service	C
Hospital/in-patient facility	C
Medical cannabis dispensary	R
Cannabis retail storefront	R
Medical cannabis collective dispensary site only	R
Office, medical	P
Veterinary clinic	P
Historic Reuse	
Historic landmark structure reuse	S
Offices and Financial Services	
Automatic teller machine	P
Business support	P
Financial services	P
Office, general business	P
Payday lending establishment	R
Retail bank	P
Public, Quasi-Public and Assembly Uses	
Cemetery	C
Church/religious assembly	S
Museums, libraries, parks, playgrounds, or community centers (publicly operated)	P
Museums, libraries, parks, playgrounds, or community centers (privately operated)	C
Recycling Uses	
Reverse vending machine	A
Small collection facility	A
Residential	
Emergency residential shelter within Airport Influence Area	S
Emergency residential shelter outside of Airport Influence Area (more than 150 beds)	S
Emergency residential shelter outside of Airport Influence Area (150 beds or fewer)	P
Hotel supportive housing	C
Live/work uses	S
Low barrier navigation center	P
Mixed use residential/commercial outside Neighborhood Business District Overlay	C
Mixed use residential/commercial within Neighborhood Business District Overlay	P
Residential care facility for seven or more persons	C
Residential service facility for seven or more persons	C
Single room occupancy, living unit	C
Utilities, Electrical Power Generation	
Co-generation facility	S
Fuel cells	P
Private electrical power generation facility	C
Solar photovoltaic system	P
Stand-by/backup facilities that do not exceed noise or air standards	A
Stand-by/backup facilities that do exceed noise or air standards	C
Temporary stand-by/backup	P

651 S. WINCHESTER BLVD

Location Overview

SAN JOSE, CALIFORNIA

Location Overview



NEIGHBORHOOD

Located along the highly trafficked S Winchester Blvd corridor, the property offers excellent visibility and connectivity to I-280, I-880, and major arterial roadways. Proximity to Santana Row, Valley Fair, Downtown San Jose, and major technology employment centers places the asset within a dense, affluent trade area, making it a strong long-term investment and an attractive location for owner-users seeking both operational presence and real estate upside.

The West San Jose market continues to experience steady demand driven by limited infill supply, strong demographics, and proximity to major employment centers and lifestyle amenities. San Jose's central location within Silicon Valley provides convenient access to Mineta San Jose International Airport, regional transit corridors, and the broader Bay Area consumer base, making the area attractive to businesses seeking visibility, accessibility, and an amenity-rich environment.

Demographics

Anchored by Silicon Valley, the West San Jose market benefits from a highly educated workforce, strong household incomes, and proximity to major technology and employment centers. The area's central infill location near premier retail and lifestyle amenities enhances its appeal to a wide range of commercial and service-oriented users. Limited land availability and sustained tenant demand have supported stable leasing fundamentals, reinforcing West San Jose's position as a highly desirable submarket within the Bay Area.

Demographics Report

Population	1 Mile	3 Miles	5 Miles
Total Population	24,480	248,210	579,202
Average Age	40	39	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,837	94,853	212,950
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$184,967	\$197,805	\$214,620
Average House Value	\$1,459,957	\$1,506,340	\$1,541,126

Demographics data derived from AlphaMap



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