

WWW.247ESTJOHNST.COM



**STAND-ALONE MIXED-USE WITH
FENCED YARD FOR SALE**

247 E ST JOHN ST | SAN JOSE, CA 95112

INTERO
REAL ESTATE SERVICES

Commercial

ÀCRE
PARTNERS

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DISCLAIMER:

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OFFERING SUMMARY

AiCRE Partners is pleased to offer the premier opportunity to acquire a 100% fee simple interest in 247 E. St. John Street, San Jose, California (the "Property"), a stand-alone mixed-use asset located in the heart of Downtown San Jose. The Property is ideally situated just two blocks from San Jose City Hall, within walking distance of San José State University, approximately five minutes from Diridon Station, and in the epicenter of numerous active and proposed residential and commercial high-rise developments.

The building is currently 100% occupied on short-term leases, offering immediate income with near-term flexibility. The ground-floor commercial light industrial unit is leased to an established HVAC business and features multiple private offices, ample open warehouse space, and roll-up doors, making it well-suited for a variety of owner-user or industrial service uses. The second-story residential unit consists of a spacious three-bedroom, one-bathroom apartment leased on a month-to-month basis.

This tenancy structure presents a compelling opportunity for an owner-user to occupy all or a portion of the Property—particularly the ground floor—while generating supplemental passive income from the residential unit above. Investors may also benefit from repositioning potential through lease-up, rental adjustments, or future redevelopment, subject to zoning and city approvals.

The Property is offered on an "as-is, where-is" basis.

LIST PRICE

\$2,500,000

SQUARE FOOTAGE

5,500

PARCEL LOT AREA

12,289 SF

EXISTING ZONING

GP: MIXED-USE COMMERCIAL



PROPERTY HIGHLIGHTS



LIST PRICE
\$2,500,000



ADDRESS
247 E ST JOHN ST
SAN JOSE, CA 95112



YEAR BUILT
1928



BUILDING AREA
5,500 SF



LOT AREA
12,289 SF



CATEGORY USE
CONTRACTOR, LIGHT
INDUSTRIAL, WAREHOUSE



EXISTING ZONING
GP: MIXED-USE COMMERCIAL

INVESTMENT HIGHLIGHTS

Strategic Downtown Location - Centrally located near San José City Hall and San José State University, surrounded by major development activity

Vacant Ground Floor with Income Above - Commercial/light industrial space delivered vacant, ideal for owner-user; second-floor apartment leased month-to-month to local college students provides immediate supplemental income

Flexible Mixed-Use Layout - Includes private offices, open warehouse, roll-up doors, and a secure fenced yard – well-suited for service, storage, or creative use

Value-Add or Owner-User Potential - Perfect for an owner-user or investor to lease up, reposition, or redevelop, subject to city approvals

Urban Infill Location - Located in the heart of Downtown San José, the property benefits from an established urban setting with walkable access to civic buildings, employment centers, dining, and public transit, supporting long-term relevance and demand

Proximity to Transit & Connectivity - Near major transit infrastructure including VTA light rail, bus routes, and regional transportation corridors, enhancing accessibility for employees, tenants, and customers throughout the South Bay

Strong Downtown Demand Drivers - Immediate proximity to San José State University, government offices, and downtown employment supports consistent demand for housing, services, storage, and flexible commercial space

Rare Small-Footprint Mixed-Use Offering - Small-scale mixed-use properties with yard space in Downtown San José are increasingly scarce, creating strong appeal for owner-users and investors seeking infill assets with optionality

High-Barrier-to-Entry Market - Downtown San José's constrained land supply, entitlement complexity, and high construction costs create a strong barrier to new competing supply, supporting long-term asset value

Silicon Valley Market Fundamentals - Located within the Silicon Valley ecosystem, the property benefits from one of the nation's most supply-constrained and economically diverse real estate markets





 ST JOHN ST

 N 5TH ST

 N 6TH ST

FLOOR PLANS

2ND FLOOR APT 1,369 SF

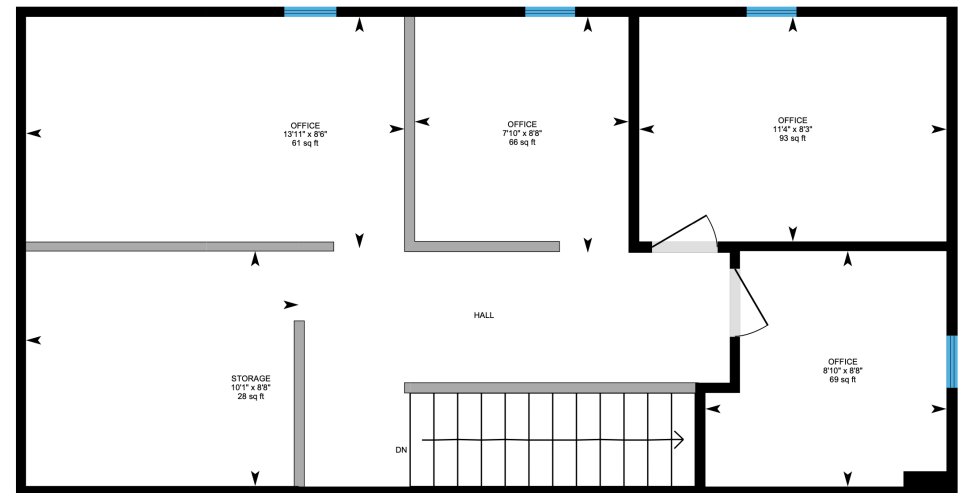


FLOOR PLANS



GROUND FLOOR WAREHOUSE
3,804 SF

WAREHOUSE OFFICES
627 SF







NEARBY AMENITIES



AREA OVERVIEW

SAN JOSÉ, CALIFORNIA

San José serves as the economic, cultural, and administrative center of Silicon Valley and is the largest city in Northern California. As the county seat of Santa Clara County, the city anchors one of the nation's most dynamic and innovation-driven regional economies. Downtown San José functions as a growing urban core, supported by government institutions, San José State University, major employers, and an expanding mix of residential, office, entertainment, and mixed-use development that drives consistent daily activity and long-term demand.

The city benefits from strong demographic and income fundamentals, with a highly educated workforce and household incomes well above national averages. San José's population base has remained resilient, supported by sustained job growth in technology, professional services, healthcare, and education. Ongoing public and private investment in downtown infrastructure, transit-oriented development, and housing continues to reinforce the area's role as a live-work-play environment within the broader Bay Area.

San José is exceptionally well connected, with access to regional transportation infrastructure including Interstate 280, Interstate 880, U.S. Route 101, VTA light rail, Caltrain, and Norman Y. Mineta San José International Airport. This connectivity supports commuter flow throughout Silicon Valley and provides efficient access to major employment hubs in Santa Clara, Sunnyvale, Cupertino, and Palo Alto.

The local economy is anchored by a diverse and globally significant employment base led by technology and innovation firms, alongside strong representation in education, healthcare, government, and advanced manufacturing. San José State University plays a critical role in the downtown ecosystem, enrolling tens of thousands of students and supplying a steady pipeline of talent, consumer activity, and housing demand. Combined with constrained land availability, high barriers to new development, and long-term population and employment drivers, San José remains one of the most supply-restricted and economically resilient real estate markets in the United States.



360K

TRADE AREA POP.

4.1%

UNEMPLOYMENT RATE

\$134,008

MEDIAN HOUSEHOLD INCOME

676,171

5-MILE POP.



DEMOGRAPHICS



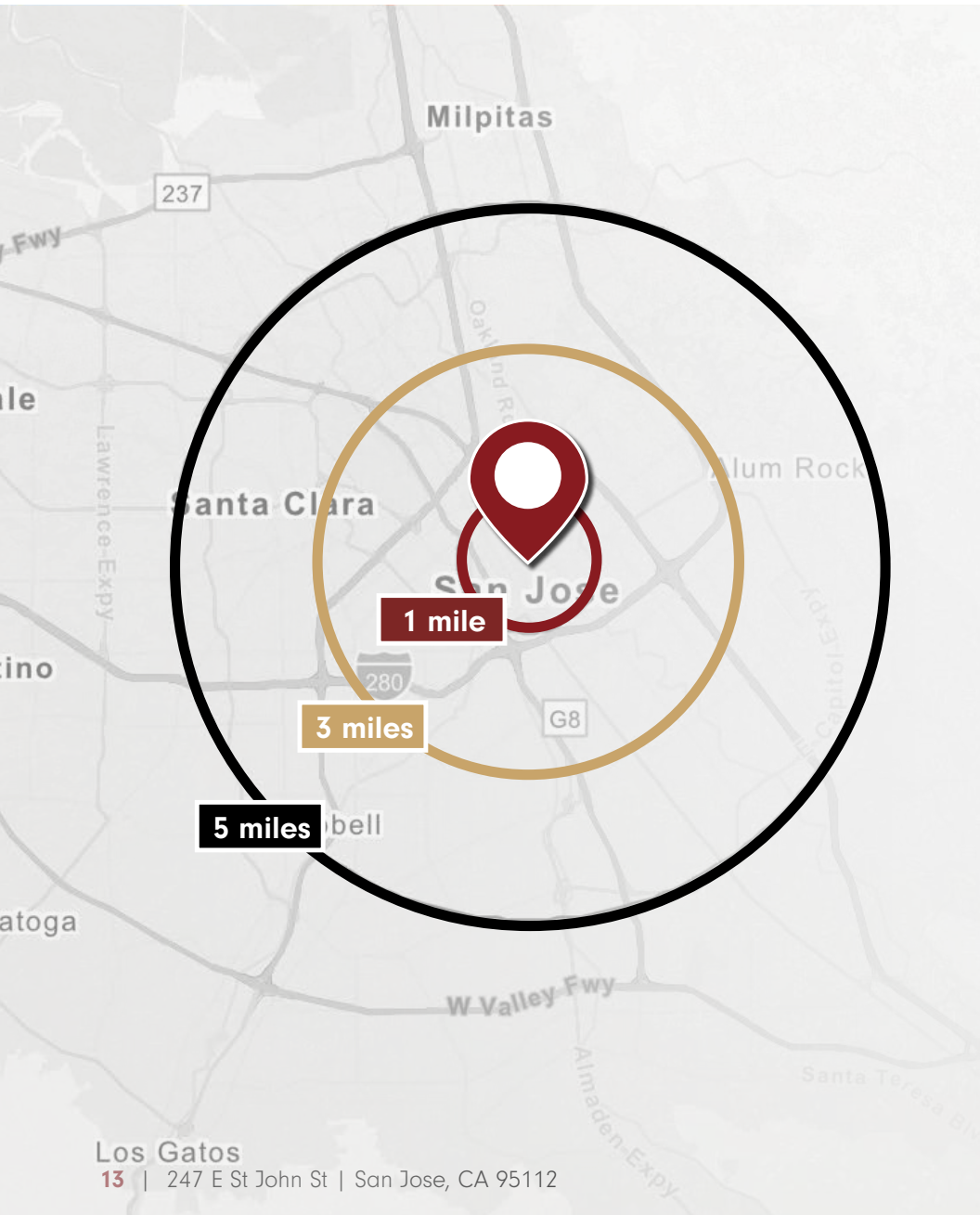
676,171
5-MILE POPULATION



\$184,569
5-MILE AVG. HH INCOME



3,000+ VPD
E St John St



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	47,365	265,237	676,171
Households	18,516	90,171	226,212
Average Household Size	2.26	2.78	2.90
Median Age	33.3	36.0	37.5
Median Household Income	\$108,157	\$114,546	\$134,008
Average Household Income	\$154,041	\$162,637	\$184,569

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	50,263	269,539	678,395
Households	20,191	93,452	230,514
Average Household Size	2.21	2.73	2.86
Median Age	34.9	37.5	38.8
Median Household Income	\$122,008	\$130,266	\$153,932
Average Household Income	\$167,602	\$178,121	\$203,199

TRAFFIC COUNTS	
E St John St	3,000+ VPD
N 6th St	2,000+ VPD

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