

FOR SALE - OFFICE CONDOS

97 E. Saint James Street, San Jose

Owner User or Investment Opportunity

Both Units
Sold Together
or Separate

Unit #101: $\pm 1,171$ SF - New Price \$375,000

Unit #102: $\pm 1,281$ SF - New Price \$410,000



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UNIT # 101 & UNIT #102 CAN BE SOLD TOGETHER OR SEPARATELY

Unit #101

Unit #102

Investment Highlights

Unit #101-\$375,000 (\$320/SF)

- Highly improved office condo
- Kitchen/breakroom
- 1 Conference room
- 2 Private office with front lobby open area
- Drop ceiling height throughout entire unit
- Move in ready condition
- Highly desirable office/condo building
- Ground floor unit
- Units #101 & #102 can be sold together or separately

Unit #102-\$410,000 (\$320/SF)

- Highly improved office condo
- 1 Conference room
- 3 Private offices
- Large reception area
- Signalized corner location
- Ground floor unit
- Move in ready condition
- 32 residential units above
- Secure and dedicated parking spaces for each condo unit



Asking Price

Unit #101:\$375,000
Unit #102: \$410,000
Both Units: \$785,000



Building Size

Unit #101: ±1,171 sf
Unit #102: ±1,281 sf



Monthly HOA

Unit #101:
\$769



Parking

2.04/1,000

Property Details

Property Address:	97 E. Saint James Street San Jose, CA
Asking Price:	Unit #101: \$375,000 Unit #102: \$410,000 Both Units: \$785,000
Building Size:	Unit #101: ±1,171 sf Unit #102: ±1,281 sf
Parcel Number:	Unit #101: 467-01-116 Unit #102: 467-01-117
Zoning:	A (PD)
Year Built:	1986
Construction:	Masonry block
Monthly HOA:	Unit #101: ±\$769 Unit #102: ±\$793
HVAC:	Central HVAC
Fire Sprinklers:	Yes
Secure & Dedicated Parking:	Unit #101: 2 parking spaces Unit #102: 3 parking spaces
Number of Units:	Two separate units Configuration for a single user per unit
Frontage:	E. Saint James Street
Opportunity Zone:	Yes



Zoning Uses Approved

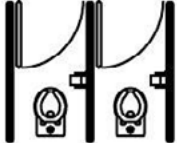
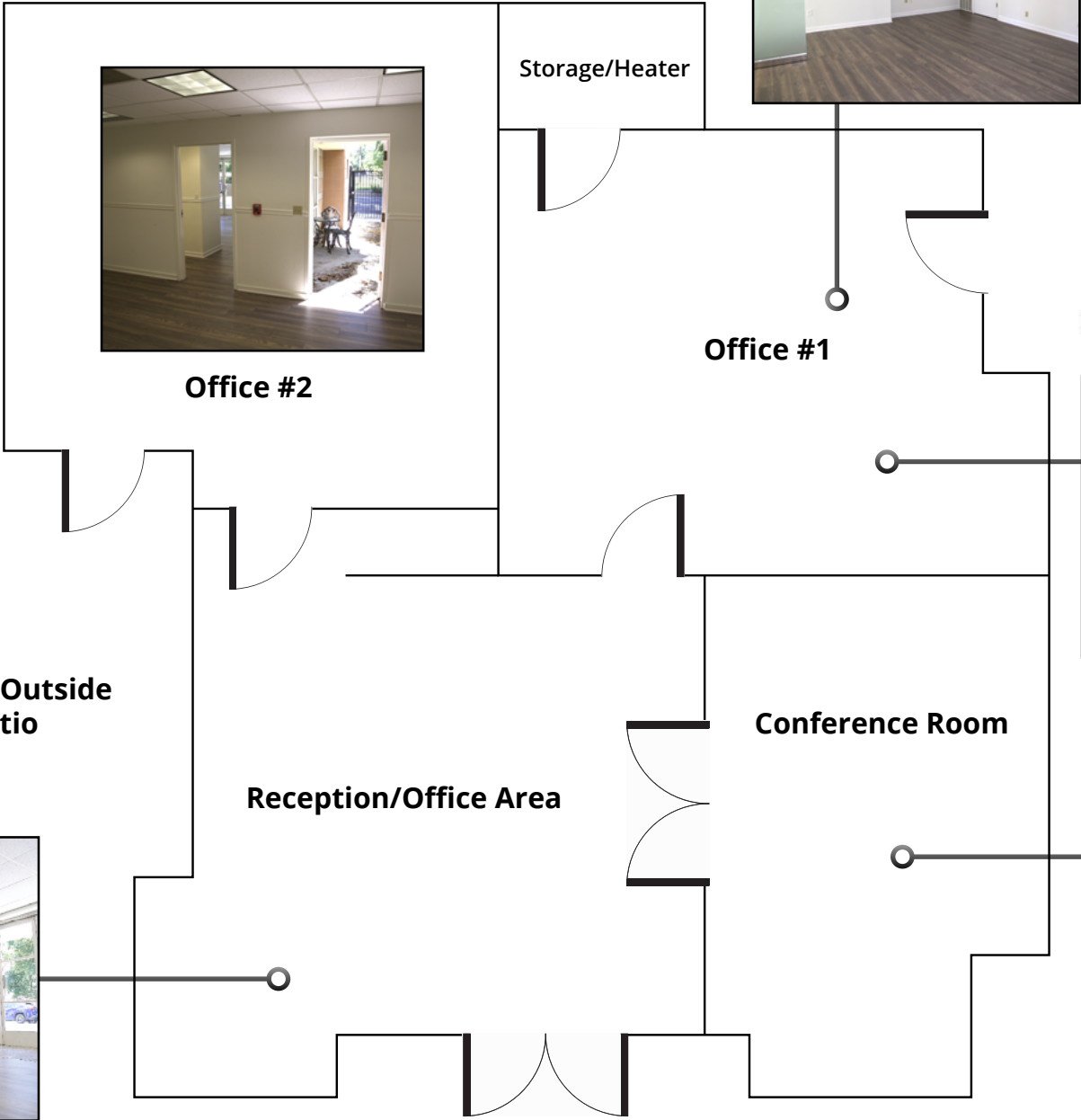
Allowed uses for Commercial Units

- Professional Offices
- Accountant
- Architect
- Artist
- Attorney
- Dentist
- Doctor
- Engineer
- Financial Institutions
- Insurance Companies
- Real Estate Brokers
- Business Offices and agencies
- Museums, libraries Book, music (instruments) and / or stationary stores
- Custom dressmaking or tailoring shop, or millinery shop
- Drugstore
- Dry goods and / or notion store
- Florist shop
- Grocery, fruit and / or vegetable store
- Jewellery Store
- Telephone or telephone service office
- Delicatessen store or meat market or dairy product store; with on-site consumption allowed if hours are restricted and the primary product provided is “take-out”
- Newspaper, magazine and or tobacco shop
- Art or photographic Studio
- Clothing or wearing apparel store
- Boutique / Gift Shop
- Dry Cleaners Drop Off
- Locksmiths
- Hair Salon, Barber Shop, Nail Care
- Art Gallery
- Interior design Studio
- Toy Store
- Sports Equipment Store
- Catalog showroom
- Candy store
- Office Equipment Store
- Business Service Center
- Photo Drop-off
- Any other retail sales or service commercial use similar to the foregoing which is neither obnoxious nor offensive by reason of omission of odor, dust, smoke, gas, noise light or vibration and which does not otherwise create a public nuisance.

Property Photos



Unit 101 - ±1,171 sf

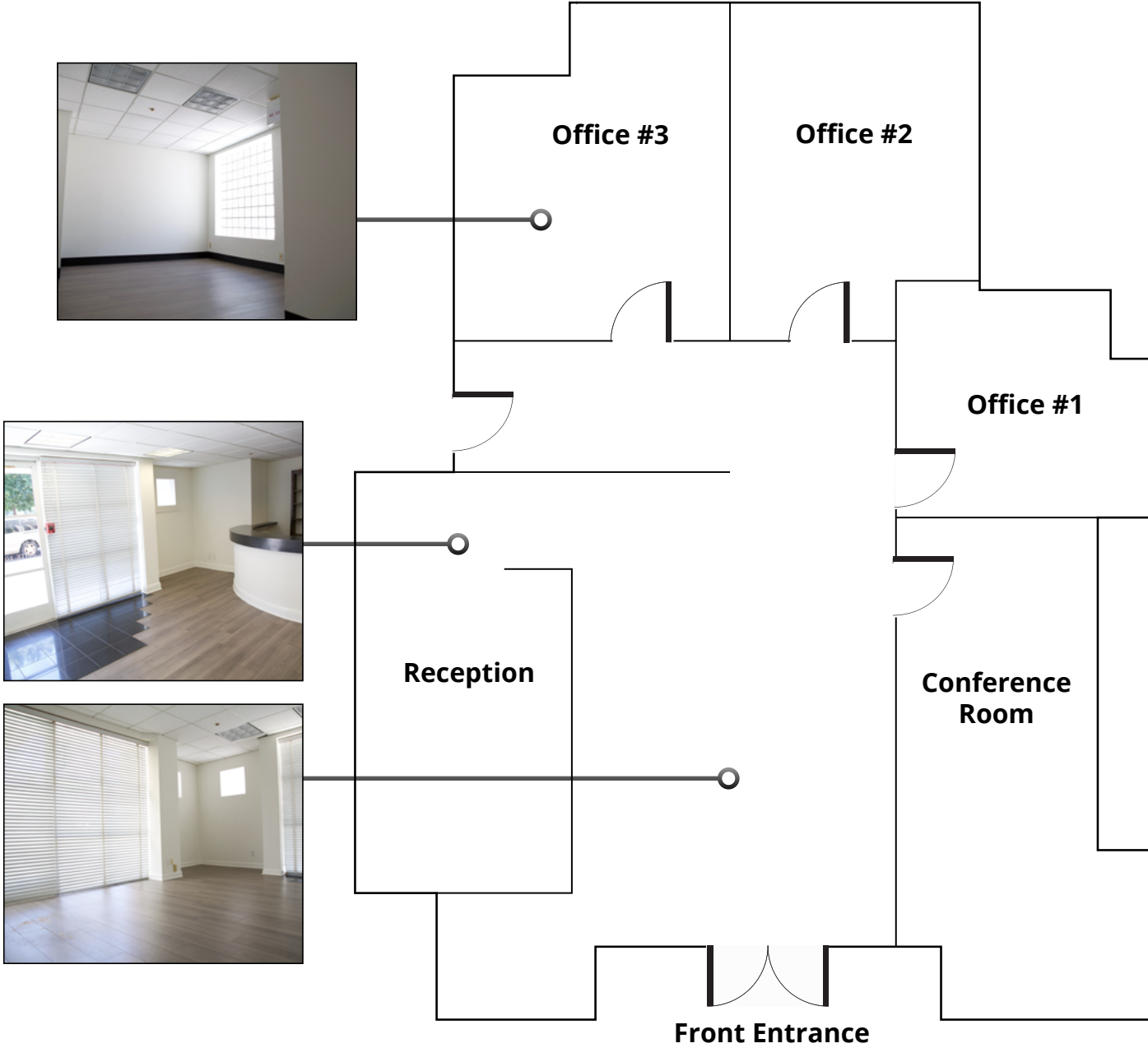


Common Restroom Core

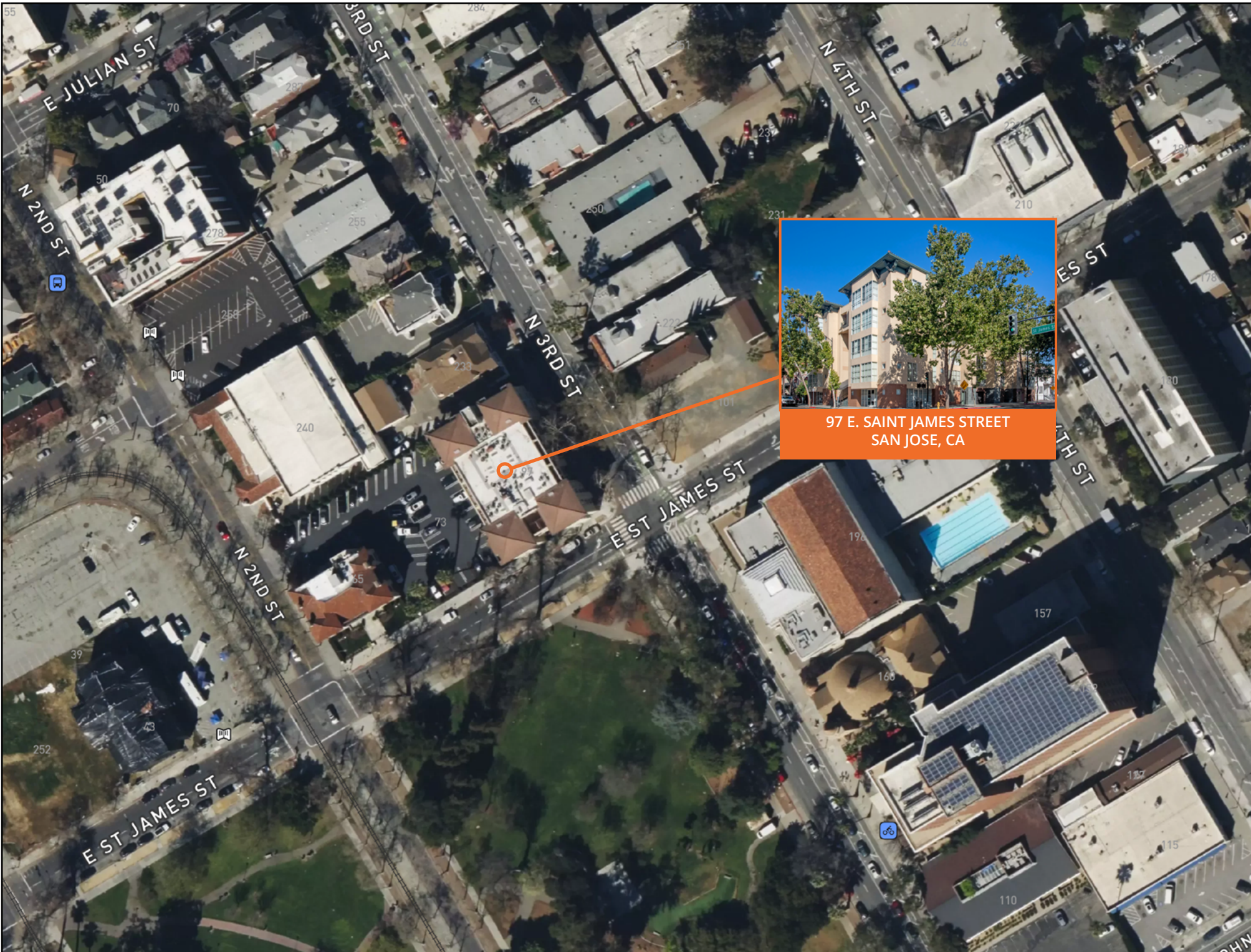


*This floorplan is not to scale and is only a rough depiction of the layout of this unit. Buyer shall be responsible to verify all floor plans and space measurement.

Unit 102 - ±1,281 sf



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97 E. SAINT JAMES STREET
SAN JOSE, CA

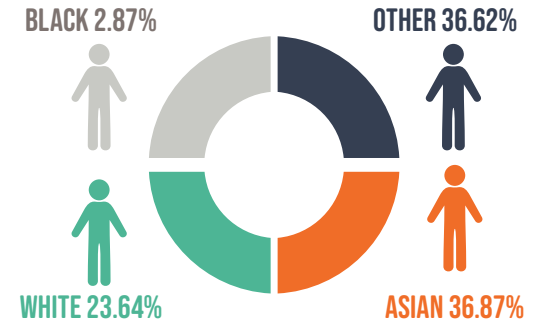
Demographics



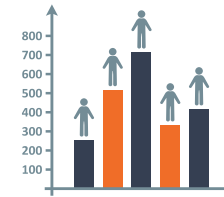
MEDIAN AGE
34

MEDIAN HOME VALUE
\$1,023,179

POPULATION BY RACE



HOUSEHOLDS **70,584**



AVERAGE HH INCOME
\$147,344

Average Household Size: **2.20**

Owner Occupied Housing Units: **95,401**

Renter Occupied Housing Units: **115,151**

Median Household Income: **\$117,166**

		1 Mile	3 Mile	10 Mile
Population	2027 Projection	42,473	231,719	613,403
	2022 Estimate	43,264	240,044	638,030
	2010 Census	41,113	248,103	672,175
	Growth 2020-2025	-1.83%	-3.47%	-3.86%
	Growth 2010-2020	5.23%	-3.25%	-5.08%

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