

**For Sale: Two Commercial Endcap Office Units in Rivers Edge Business Park at Brokaw Rd/Hwy 880  
1,200± SF | \$480,000 Each - Can Be Sold Together Or Separately**

**1973-1975 O'Toole Way, San Jose**



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## Property Overview:



**Second Floor**  
**Unit 1975: 1,200± SF**

**Ground Floor**  
**Unit 1973: 1,200± SF**

**Unit 1973: 1,200± SF (Ground Floor)**

**Price: \$480,000/\$400 PSF**

**Zoning: IP - Industrial Park**

**Unit 1975: 1,200± SF (Second Floor)**

**Price: \$480,000/\$400 PSF**

**Zoning: IP - Industrial Park**



# For Sale: Two Commercial Endcap Office Units in Rivers Edge Business Park at Brokaw Rd/Hwy 880

## 1,200± SF | \$480,000 Each - Can Be Sold Together Or Separately

### Property Highlights:

#### 1973 O'Toole Way:

- Endcap Unit
- Ground floor unit 1,200± SF
- 2 parking spaces
- Monthly Hoa fees: \$253
- 4 private offices.
- Bathroom
- Breakroom with kitchen sink
- Two entrances, one in the front and one in the rear
- Natural light in all offices

#### 1975 O'Toole Way:

- Endcap unit
- Second floor unit 1,200± SF
- 2 parking spaces
- Monthly Hoa fees: \$253
- 3 private offices with one big enough to use as a bull pen for employees
- Bathroom
- Breakroom with kitchen sink
- Balcony area with sliding door

### Property Overview:

- Located right near HWY 880
- Additional open parking if needed
- Located in a very clean and quiet business park



## Unit 1973-1,200± SF (Ground Floor): Interior Photos



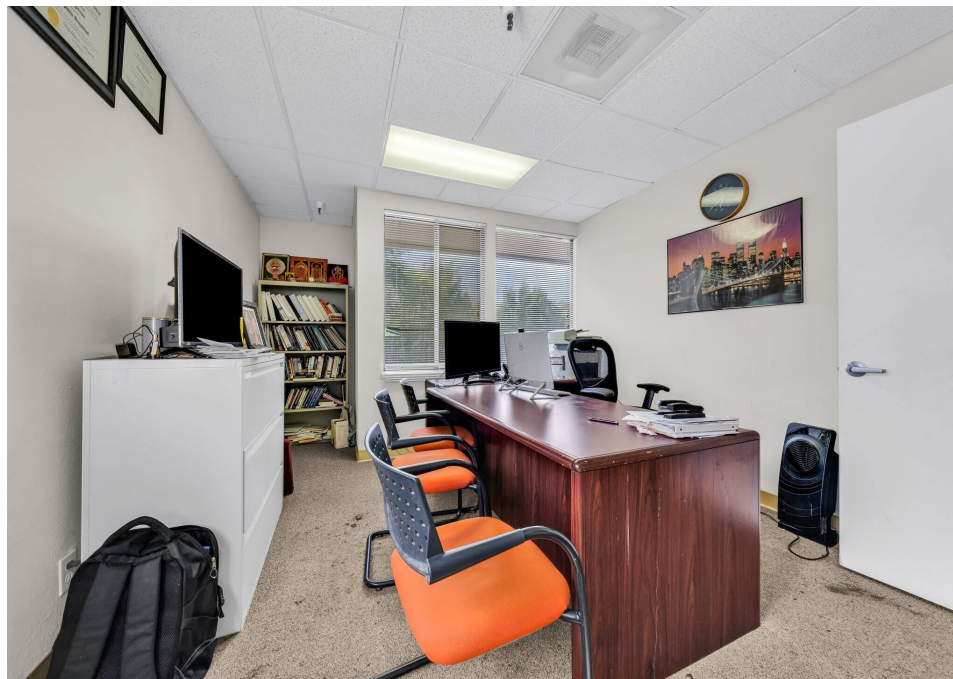


## Unit 1973-1,200± SF (Ground Floor): Interior Photos





## Unit 1975-1,200± SF (Second Floor): Interior Photos





## Unit 1975-1,200± SF (Second Floor): Interior Photos





Exterior Photos:





# Parcel Map

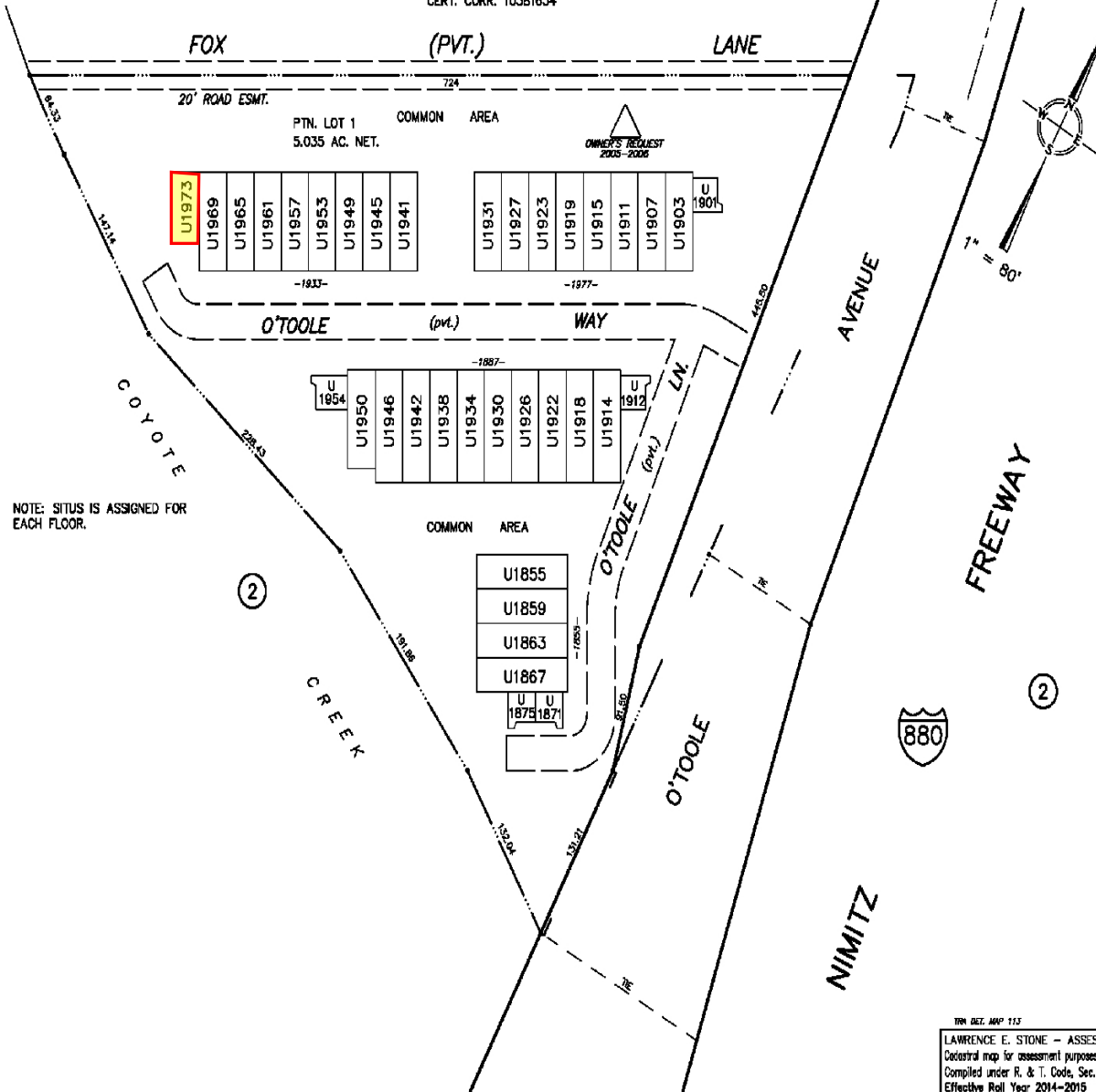


OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

② TRACT NO. 7324  
AMENDED CONDO  
RIVERSIDE BUSINESS PARK  
CERT. CORR. 10381634

BOOK  
237  
PAGE  
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CC&R 18434588				
O'TOOLE WAY				
UNIT	FLR.	APN	SITUS	
1973	1	<u>38</u>	1973/1975	
1969	1,2	<u>39</u>	1969/1971	
1965	1,2	<u>40</u>	1965/1967	
1961	1,2	<u>41</u>	1961/1963	
1957	1,2	<u>42</u>	1957/1959	
1953	1,2	<u>43</u>	1953/1955	
1949	1,2	<u>44</u>	1949/1951	
1945	1,2	<u>45</u>	1945/1947	
1941	1,2	<u>46</u>	1941/1943	
1931	1,2	<u>47</u>	1931/1933	
1927	1,2	<u>48</u>	1927/1929	
1923	1,2	<u>49</u>	1923/1925	
1919	1,2	<u>50</u>	1919/1921	
1915	1,2	<u>51</u>	1915/1917	
1911	1,2	<u>52</u>	1911/1913	
1907	1,2	<u>53</u>	1907/1909	
1903	1,2	<u>54</u>	1903/1905	
1901	1	<u>55</u>	1901	
1954	1	<u>56</u>	1854	
1950	1,2	<u>57</u>	1950/1952	
1946	1,2	<u>58</u>	1946/1948	
1942	1,2	<u>59</u>	1942/1944	
1938	1,2	<u>60</u>	1938/1940	
1934	1,2	<u>61</u>	1934/1936	
1930	1,2	<u>62</u>	1930/1932	
1926	1,2	<u>63</u>	1926/1928	
1922	1,2	<u>64</u>	1922/1924	
1918	1,2	<u>65</u>	1918/1920	
1914	1,2	<u>66</u>	1914/1916	
1912	1	<u>67</u>	1912	
O'TOOLE LANE				
1855	1,2	<u>68</u>	1855/1857	
1859	1,2	<u>69</u>	1859/1861	
1863	1,2	<u>70</u>	1863/1865	
1867	1,2	<u>71</u>	1867/1869	
1875	1	<u>72</u>	1873	
1871	1	<u>73</u>	1971	



TRN. DET. MAP 115  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2014-2015





1973-1975  
O'Toole Way





# Demographics



2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	10,230	182,207	541,262
Households	3,462	64,500	184,843
Average Household Size	2.87	2.73	2.83
Owner Occupied Housing Units	1,696	25,753	77,728
Renter Occupied Housing Units	1,766	38,747	107,115
Median Age	37.5	35.5	36.4
Median Household Income	\$170,240	\$176,803	\$151,970
Average Household Income	\$207,672	\$214,127	\$194,904



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