

307

PIERCY RD, SAN JOSE, CA 95138



OFFERING  
MEMORANDUM

ACRE  
— PARTNERS

FLEX/OFFICE  
FOR LEASE

# CONFIDENTIALITY DISCLAIMER

## CONTACT

### DISCLAIMER

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### CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.



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ABOUT SAN JOSE, CA

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307 PIERCY RD  
SAN JOSE, CA



ZONING  
IP



2,862 TOTAL SF  
1,594 SF (OFFICE)  
1,268 SF (WAREHOUSE)

This move-in-ready 2,862 square foot office condo is located within a professionally managed multi-tenant building in San Jose's Industrial Park (IP) zoning district. Spanning two floors, the suite is designed exclusively for a single occupant, making it an excellent fit for service providers, light industrial, or tech companies. The layout features a combination of private offices and open workspace, with 9' slab-to-slab ceiling heights and turn-key condition throughout. The suite has its own dedicated entrance (no elevator access) and benefits from a parking ratio of 3.7 spaces per 1,000 SF, including both reserved and open surface spots. Built in 2005, the building offers a quiet, suburban environment with ample natural light and immediate access to Highway 85 and US-101. The lease is structured as NNN, with an asking rate of \$2.50/SF plus expenses (confirmation required). Note, the office can be leased without the warehouse but not the other way around. To request a floor plan, verify CAM charges, or schedule a tour, please contact the listing agent.

## PROPERTY HIGHLIGHTS

- **Size/Divisibility:** Lease the 1,594 SF office alone, or combine with 1,268 SF warehouse for 2,862 SF total. Ideal for service providers, light industrial, or tech companies seeking flexible work/storage space.
- **Layout:** Combination of private offices and open work areas
- **Ceiling Height:** 9' slab-to-slab; reinforced concrete construction
- **Condition:** Move-in ready
- **Parking:** 3.7 spaces per 1,000 SF (reserved + open surface parking)
- **Access:** Private suite entrance (no elevator)
- **Zoning:** IP – Industrial Park
- **Year Built:** 2005
- Easy access to Hwy 85 & US-101 and close proximity to major South Bay employers

PRICE: ±\$2.50/SF + NNN









foodmaxx  
ADMARCO  
to tal wireless  
Little Caesars  
TACO BELL  
COUNTRY INN  
DOLLAR TREE

OAK GROVE HIGH SCHOOL  
LOWE'S  
IN-N-OUT BURGER  
Auto Zone

TARGET  
ULTA BEAUTY  
Palmetto Superfoods  
Panda Express  
FIVE GUYS  
Panera Bread  
STARBUCKS COFFEE  
Marshalls  
petco  
SAFeway  
WING-STOP  
five BELOW  
MATTRESS FIRM  
benefit  
Poki Bowl  
vitality BOWLS  
Doritos  
Applebee's  
FIDO Pet Products  
CHIPOTLE MEXICAN GRILL

(22,000 VPD)

(126,000 VPD)

MONTEREY RD (38,000 VPD)

COSTCO WHOLESALE

W VALLEY FWY (194,500 VPD)

KAISER PERMANENTE  
SAN JOSE  
MEDICAL CENTER

RITE AID  
Round Table PIZZA  
RAMEN CHAMP  
MOONBEAN'S COFFEE ROASTERS

SOUTH VALLEY  
FAMILY YMCA

ROSS DRESS FOR LESS  
Staples  
Lucky California  
SUPERCUTS  
STARBUCKS COFFEE  
THE PET CONNECTION  
McDonald's  
AMERICAN COUNTRY  
Togo's

CARRINGTON COLLEGE





# RETAIL MAP





# POPULATION AT A GLANCE



**302,997**

5-Mile  
Population



**\$189,033**

5-Mile Average  
Household Income



**94,176**

5-Mile  
Households

## DEMOGRAPHICS

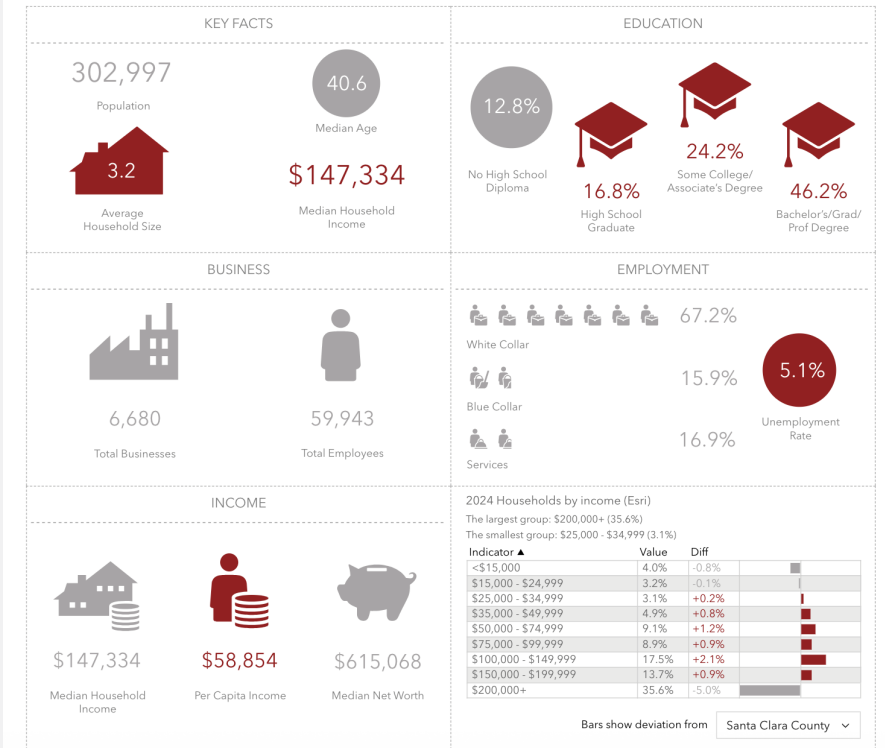
### 2024 SUMMARY

|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 7,748     | 122,144   | 302,997   |
| Households                    | 2,212     | 38,936    | 94,176    |
| Families                      | 1,830     | 30,079    | 73,244    |
| Average Household Size        | 3.47      | 3.12      | 3.20      |
| Owner Occupied Housing Units  | 1,569     | 26,232    | 62,499    |
| Renter Occupied Housing Units | 643       | 12,704    | 31,677    |
| Median Age                    | 39.3      | 40.2      | 40.6      |
| Median Household Income       | \$122,754 | \$151,373 | \$147,334 |
| Average Household Income      | \$160,973 | \$190,672 | \$189,033 |

### 2029 SUMMARY

|                               | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 7,594     | 121,339   | 302,494   |
| Households                    | 2,201     | 39,219    | 95,272    |
| Families                      | 1,824     | 30,337    | 74,161    |
| Average Household Size        | 3.42      | 3.08      | 3.16      |
| Owner Occupied Housing Units  | 1,566     | 26,557    | 63,366    |
| Renter Occupied Housing Units | 635       | 12,662    | 31,905    |
| Median Age                    | 40.6      | 41.3      | 41.8      |
| Median Household Income       | \$141,365 | \$170,132 | \$167,861 |
| Average Household Income      | \$183,920 | \$216,716 | \$215,529 |

## 5 MILE DEMOGRAPHIC SUMMARY



“SAN JOSE IS THE HEART OF SILICON VALLEY AND THE CULTURAL AND TECHNOLOGICAL EPICENTER OF NORTHERN CALIFORNIA. WE'RE A GATEWAY TO THE GREATER BAY AREA AND ACCESSIBLE HUB FOR EXPLORATION AND TRAVEL.”

WWW.SANJOSE.ORG



# SAN JOSE OVERVIEW

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San Jose, California, is the dynamic heart of Silicon Valley and one of the most influential tech and innovation hubs in the world. As the largest city in Northern California and the third-largest in the state, San Jose blends urban energy with a high quality of life. Known for its diverse neighborhoods, thriving business ecosystem, and strong cultural identity, San Jose attracts families, professionals, and investors from across the globe. Once a quiet agricultural center, the city has transformed into a global technology capital while preserving its rich heritage and community spirit. With a revitalized downtown, highly rated schools, expansive parks, and excellent transportation links, San Jose continues to be a top destination for both residential and commercial growth.



## SAN JOSE HIGHLIGHTS

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- **Prime Silicon Valley Location** - Close to major tech employers such as Google, Apple, Adobe, and Cisco.
- **Established, Diverse Neighborhoods** - Safe, community-oriented areas with a mix of historic charm and modern development.
- **Excellent Schools** - Access to top-rated public and private schools, including San José Unified and Evergreen School Districts.
- **Vibrant Local Amenities** - Bustling downtown and neighborhood hubs with cafes, restaurants, boutiques, and entertainment.
- **Exceptional Connectivity** - Easy access to highways (101, 280, 680, 87) and public transit including VTA and Caltrain.
- **Strong Economic Fundamentals** - High median household income and consistently appreciating real estate values.
- **Abundant Outdoor Recreation** - Near parks and trails like Alum Rock Park, Los Gatos Creek Trail, and the Santa Cruz Mountains.

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