

307

PIERCY RD, SAN JOSE, CA 95138



OFFERING
MEMORANDUM

ACRE
PARTNERS

FLEX/OFFICE
FOR LEASE

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

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The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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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ERICA WALTERS

Advisor

669.203.9038

EWalters@AiCREPartners.com

DRE# 02239622



AiCRE Partners
1981 N Broadway, Suite 250
Walnut Creek, CA 94596

www.AiCREPartners.com



307 PIERCY RD
SAN JOSE, CA



ZONING
IP



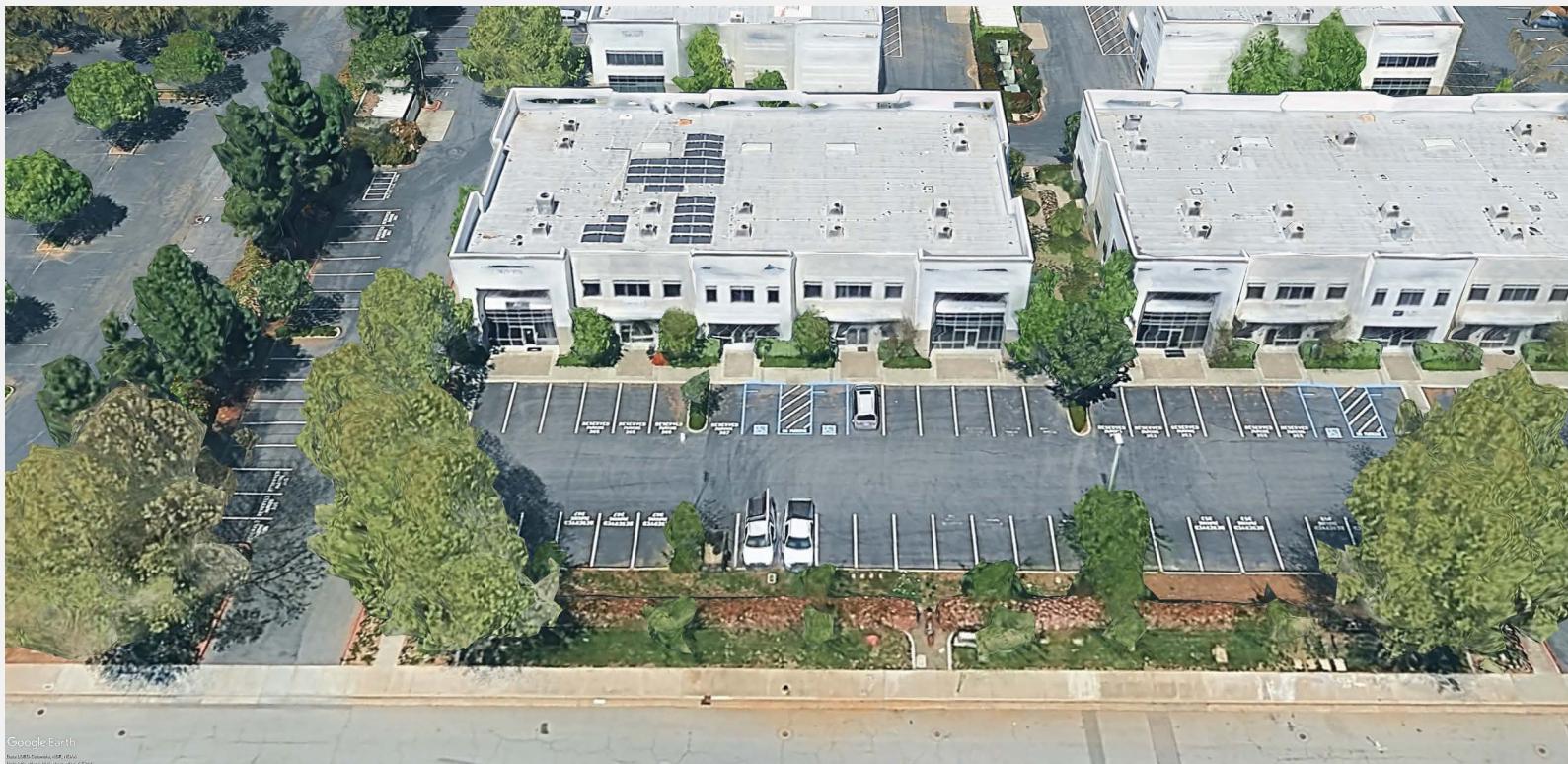
2,862 TOTAL SF
1,594 SF (OFFICE)
1,268 SF (WAREHOUSE)

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





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

Population
Households
Families
Average Household Size
Owner Occupied Housing Units
Renter Occupied Housing Units
Median Age
Median Household Income
Average Household Income

1 MILE

7,748
2,212
1,830
3.47
1,569
643
39.3
\$122,754
\$160,973

3 MILE

122,144
38,936
30,079
3.12
26,232
12,704
40.2
\$151,373
\$190,672

5 MILE

302,997
94,176
73,244
3.20
62,499
31,677
40.6
\$147,334
\$189,033

2029 SUMMARY

Population
Households
Families
Average Household Size
Owner Occupied Housing Units
Renter Occupied Housing Units
Median Age
Median Household Income
Average Household Income

1 MILE

7,594
2,201
1,824
3.42
1,566
635
40.6
\$141,365
\$183,920

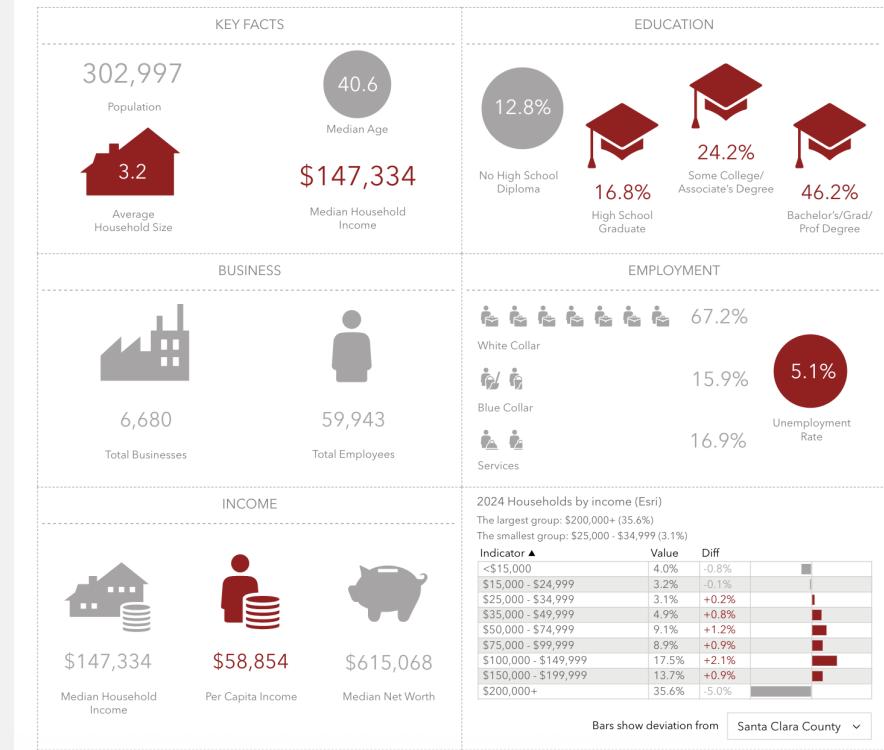
3 MILE

121,339
39,219
30,337
3.08
26,557
12,662
41.3
\$170,132
\$216,716

5 MILE

302,494
95,272
74,161
3.16
63,366
31,905
41.8
\$167,861
\$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

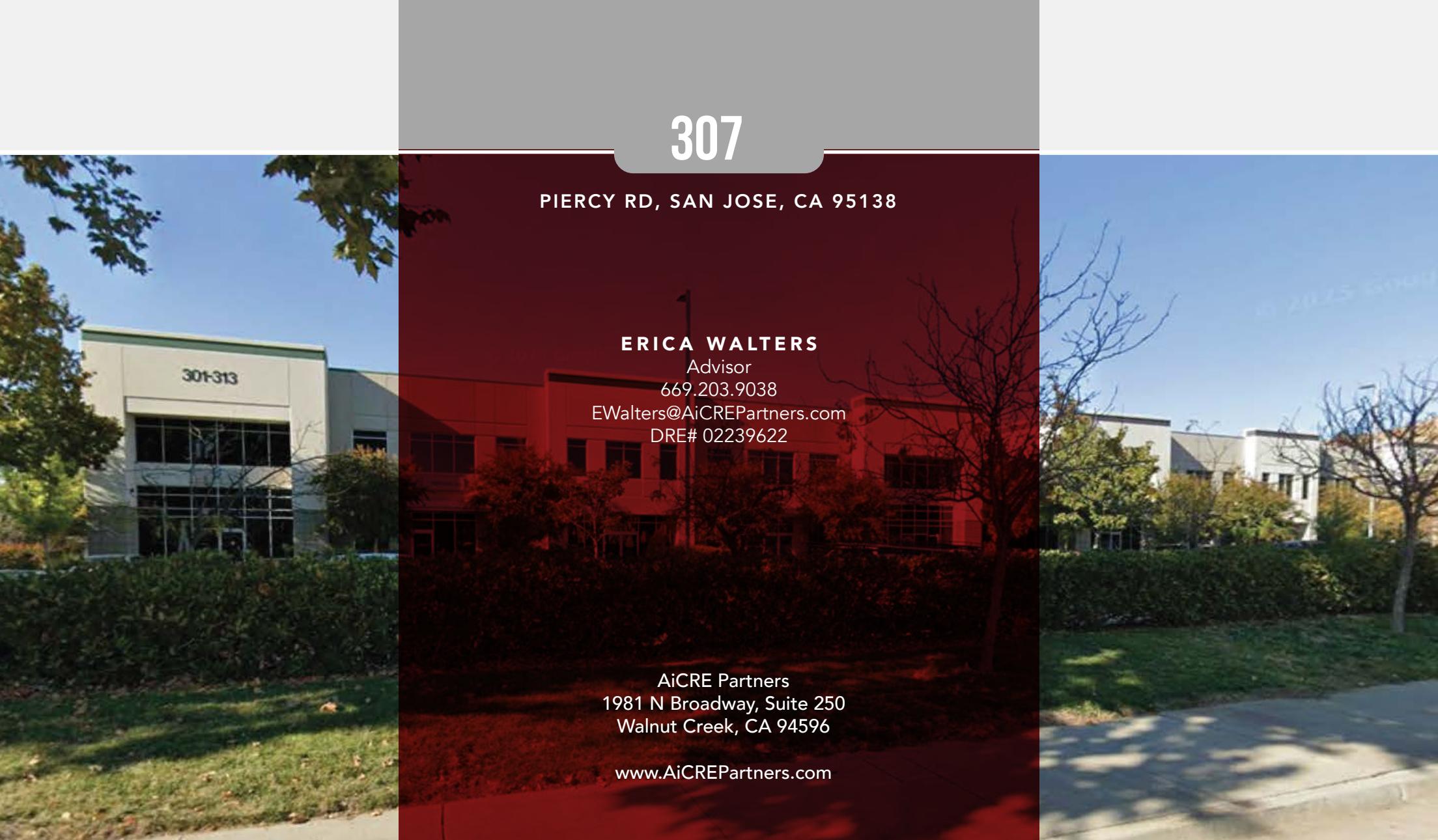
SAN JOSE OVERVIEW

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

- **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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