



Available For Lease

PUBLIC/QUASI-PUBLIC ZONING

±24,583 SF Office Building

3235 UNION AVENUE, SAN JOSE, CA 95124

[VIEW AERIAL VIDEO](#)

TABLE OF CONTENTS

Property Summary	3
Property Highlights	4
Aerial View	5
Aerial View	6
Interior Photos	7
Floor Plan	8
Location Description	9
Location Map	10
Demographics	11
Broker Contact Info	12
Disclaimer	13



PROPERTY SUMMARY

CAMPBELL UNION HIGH SCHOOL DISTRICT OFFICE

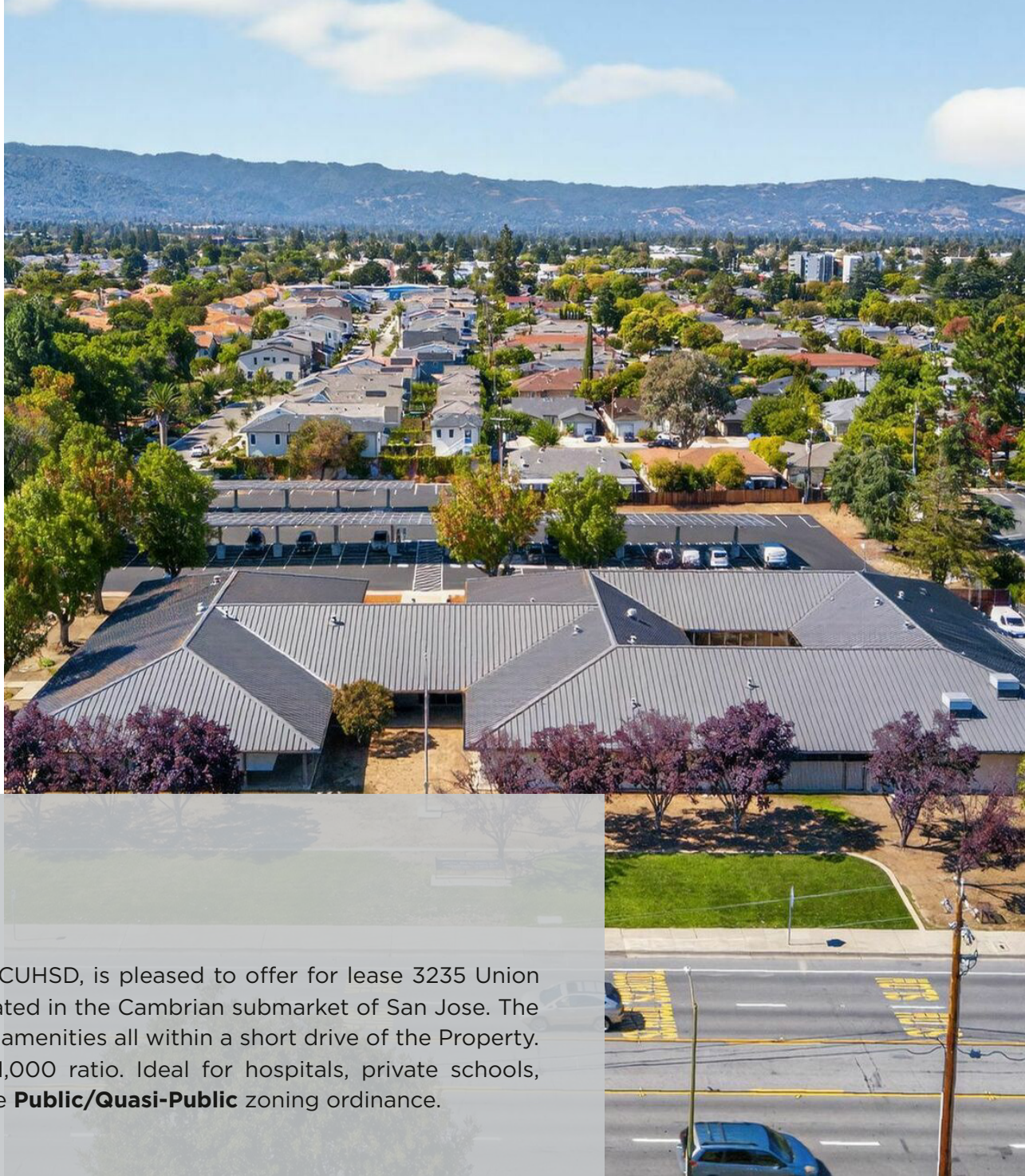
3235 UNION AVENUE
SAN JOSE, CA 95124

OFFERING SUMMARY

LEASE RATE:	\$2.75 SF/month
LEASE TYPE:	NNN
BUILDING SIZE:	±24,583 SF
LOT SIZE:	±2.89 Acres
TENANCY:	Single
PARKING:	115 total stalls ±4.6 per 1,000
EV CHARGING:	20 total stations
ZONING:	Public/Quasi-Public

PROPERTY SUMMARY

SVN | Capital West Partners, as exclusive advisor to CUHSD, is pleased to offer for lease 3235 Union Avenue ("Property"), a standalone office building located in the Cambrian submarket of San Jose. The Property offers an abundance of retail and restaurant amenities all within a short drive of the Property. Plenty of dedicated parking is available at a ±4.6/1,000 ratio. Ideal for hospitals, private schools, government offices, or other permitted uses under the **Public/Quasi-Public** zoning ordinance.



PROPERTY HIGHLIGHTS

- ±24,583 SF freestanding office building
- Situated on ±2.89 acres of land
- Conveniently located near numerous retail amenities
- Equipped with solar panels and 20 EV charging stations
- Generous parking with a ±4.6 per 1,000 ratio, including partially covered spaces
- Adjacent to 40 newly constructed single-family luxury homes
- **Possible uses include** (under PQP zoning):



HOSPITALS



PRIVATE SCHOOLS



**GOVERNMENT
OFFICES**

AERIAL VIEW OF SITE



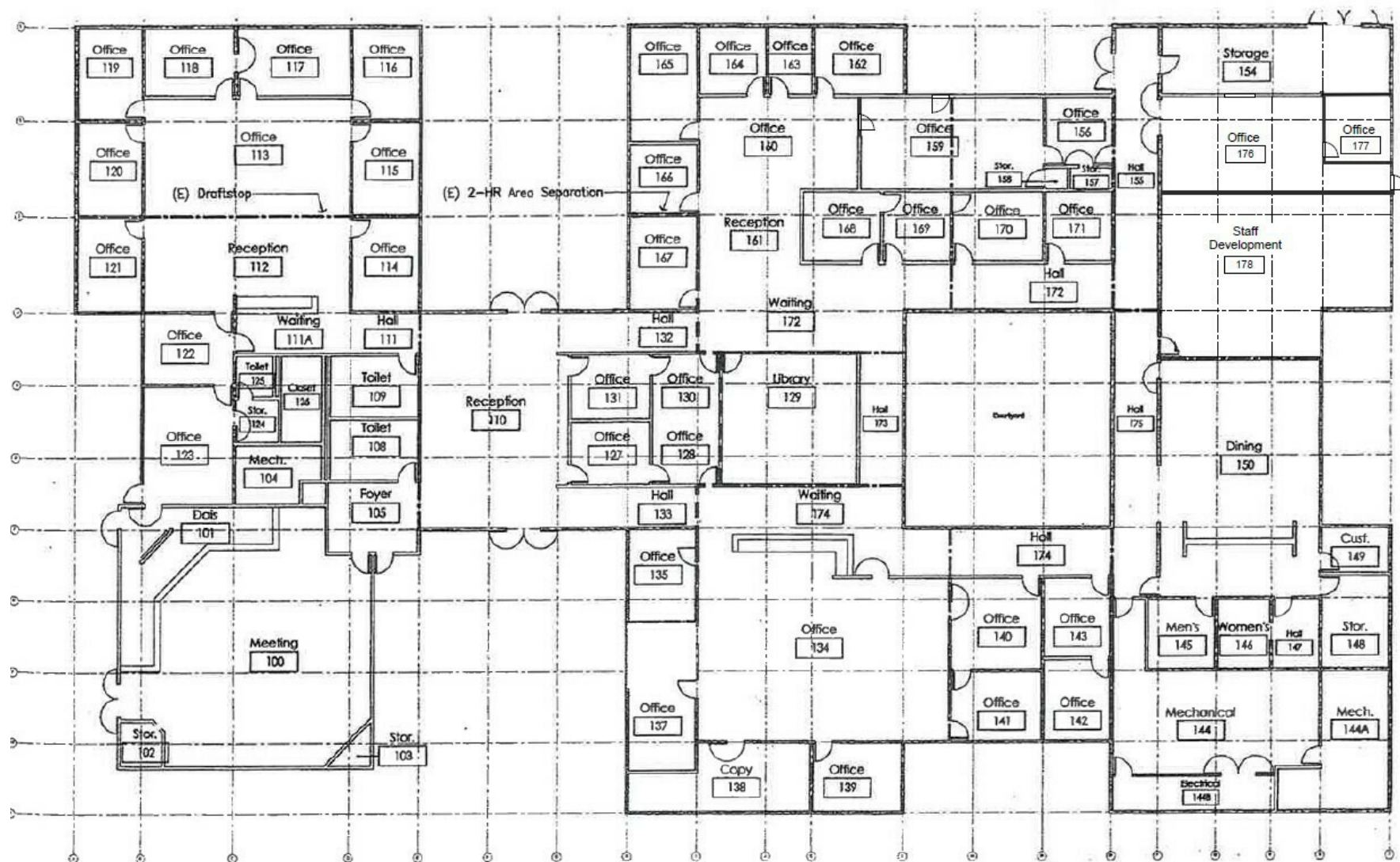
AERIAL VIEW OF SITE



INTERIOR PHOTOS

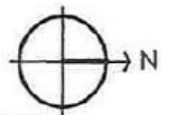


FLOOR PLAN



Campbell Union High School District
District Office Floor Plan
Revised 6/17/2020

0 5 10 20 40

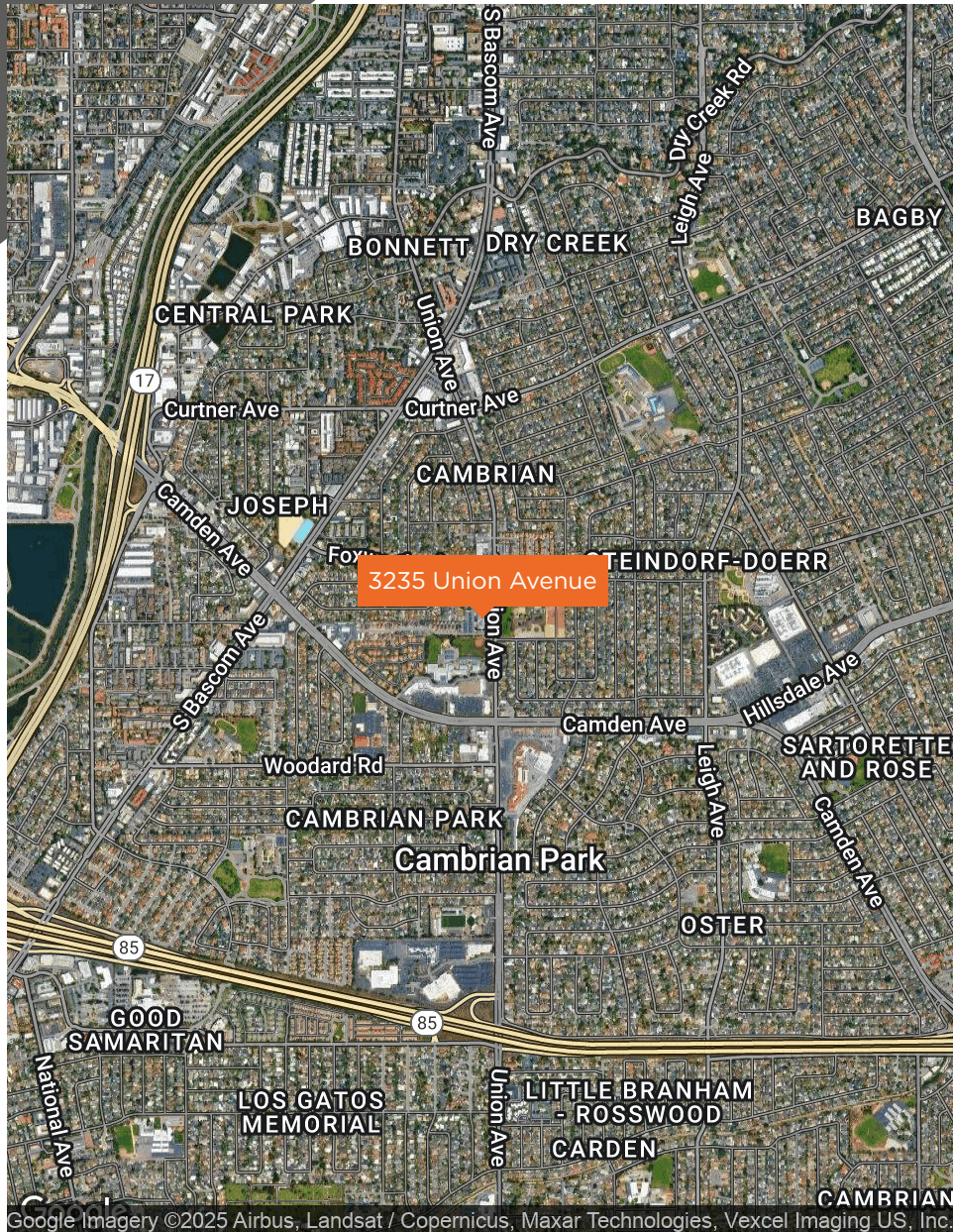


LOCATION DESCRIPTION

Located in the heart of San Jose's desirable Cambrian area, **3235 Union Avenue** offers easy access to major thoroughfares and an abundance of nearby amenities. The property is surrounded by popular retail, dining, and service options, including local favorites such as Water Tower Kitchen, Huckleberry's Breakfast & Lunch, Rangoli Indian Cuisine, and numerous coffee shops, all within a short drive. Employees enjoy a walkable, vibrant neighborhood with fitness studios, banks, and daily conveniences just minutes away, while The Pruneyard, Santana Row/Valley Fair, and Downtown San Jose are all within a short drive, making this location ideal for an establishment seeking both convenience and lifestyle appeal.



LOCATION MAP

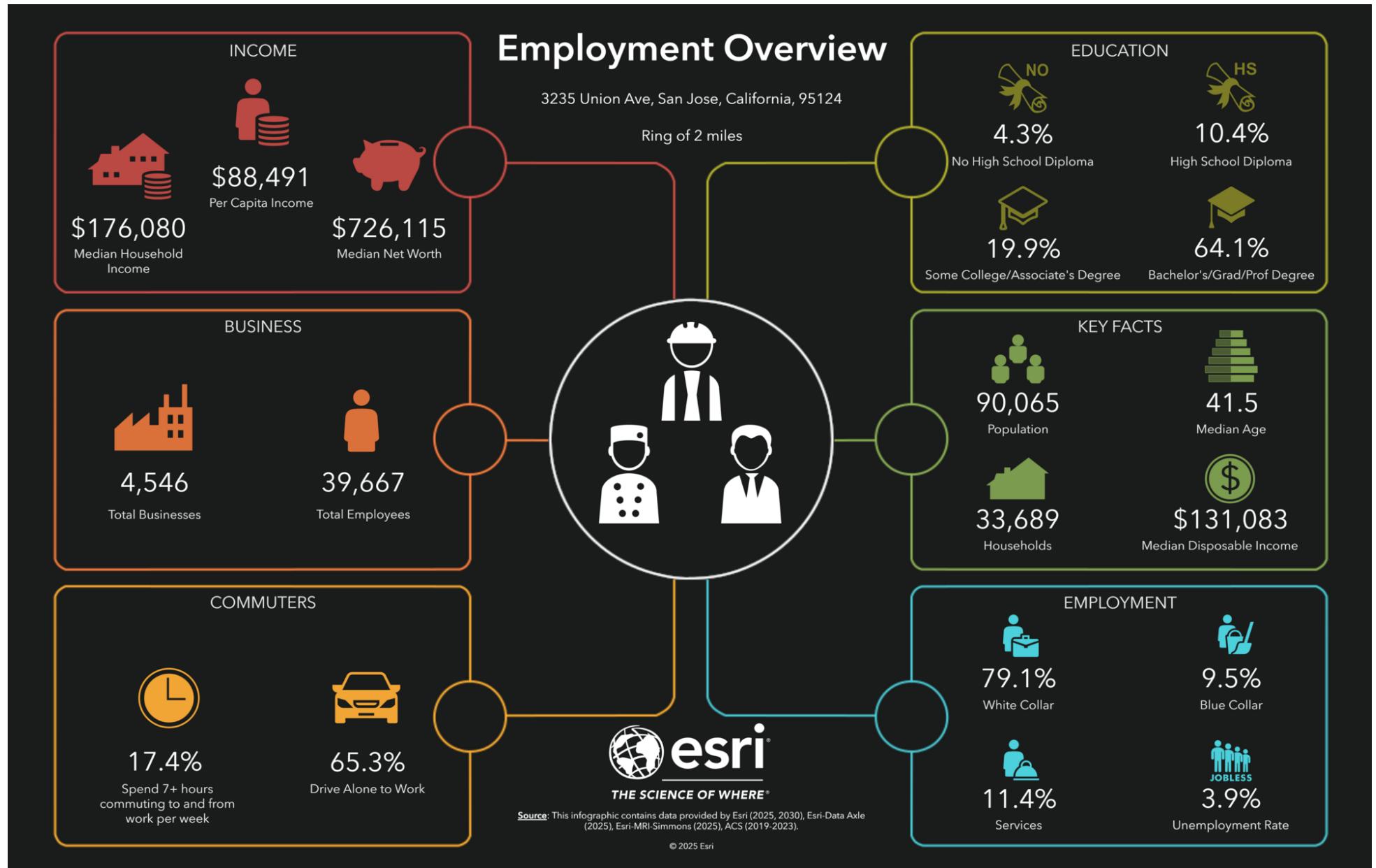


REZONING & GENERAL PLAN ALIGNMENT

The City of San Jose is currently undertaking a Rezoning & General Plan Alignment Project to update and synchronize land use designations with zoning districts in compliance with state law. Since 2018, charter cities like San Jose have been required to align their zoning districts with their General Plan land use designations, which was not previously standardized. Please contact the City of San Jose's Planning Department for further details.

Public/Quasi-Public District (PQP)

The Public/Quasi Public District is intended to provide for publicly serving uses on lots that are designated Public/Quasi-Public on the General Plan Land Use/Transportation Diagram.



BROKER CONTACT INFO



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CalDRE #01754421



DISCLAIMER

The material contained in this Leasing Memorandum is furnished solely for the purpose of considering the potential lease of the property described herein and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied, reproduced, or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, nor used for any purpose other than evaluating the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this Memorandum, and no other person is authorized by the Owner to provide any information or make any representations other than those contained herein. If the person receiving these materials does not choose to pursue a lease of the Property, this Leasing Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance or condition of the Property. This Leasing Memorandum may include certain statements, opinions, and estimates regarding the Property. These assumptions may or may not prove to be correct, and there can be no assurance that such estimates will be achieved.

Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Leasing Memorandum or any other written or oral communications transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in a final, fully executed and delivered Lease Agreement between it and the Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to the Owner, the SVN Advisor, or any of their officers, employees, representatives, independent contractors, or affiliates for the accuracy or completeness thereof. Recipients of this Leasing Memorandum are advised and encouraged to conduct their own independent review and analysis of the Property.

This Leasing Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and further reserves the right, at its sole discretion, to terminate negotiations with any party, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any party reviewing this Leasing Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to the Owner, in the Owner's sole discretion.

By submitting an offer, a prospective tenant shall be deemed to have acknowledged and agreed to the foregoing and to release the Owner and the SVN Advisor from any and all liability related thereto. To the extent the Owner or any agent of the Owner corresponds with any prospective tenant, such correspondence shall not be deemed binding upon the Owner. Only a fully executed Lease Agreement shall bind the Property, and each prospective tenant proceeds at its own risk.



Collective Strength, Accelerated Growth

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SUITE 400-A
CAMPBELL, CA 95008



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