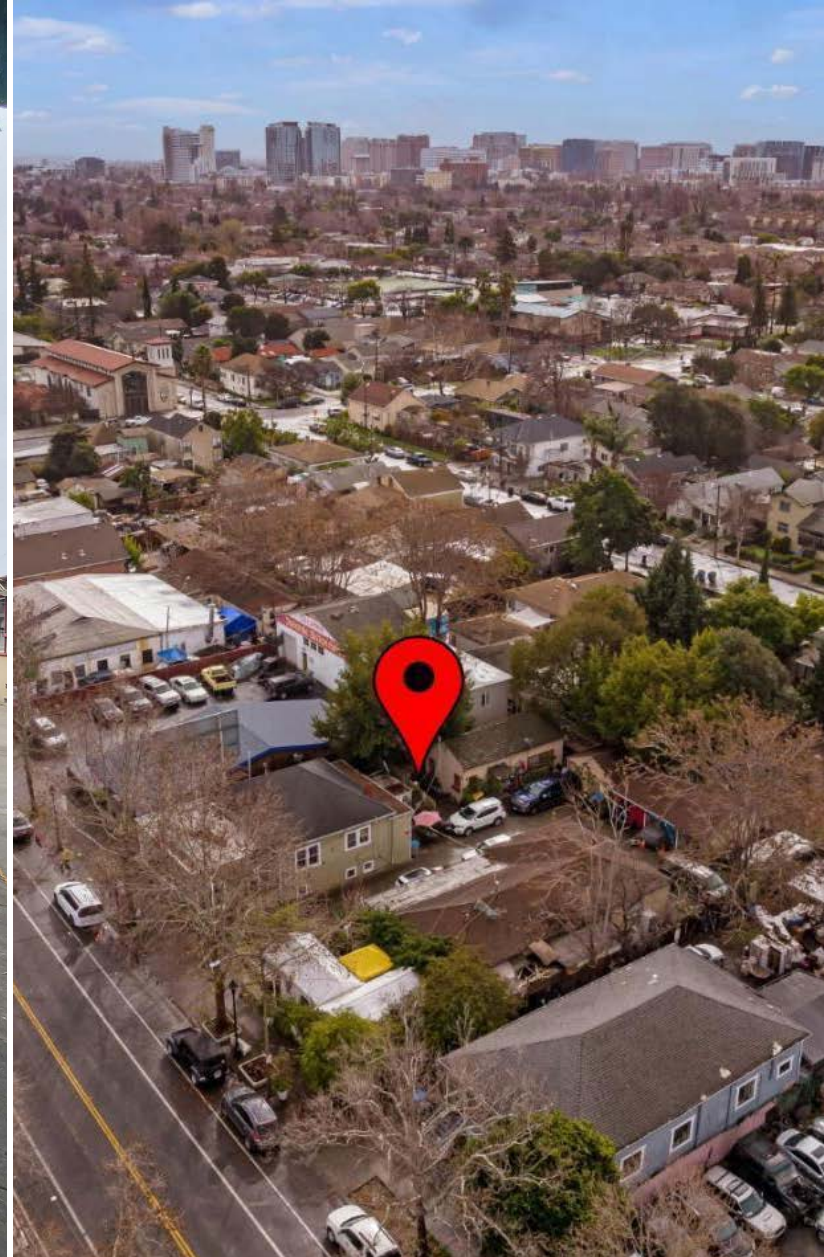




For Sale | \$1,198,000

**641 N 13th Street
San Jose, CA**

Retail Space and Two Residential Units



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Retail Space and Two Residential Units

641 N 13TH STREET, SAN JOSE, CA

\$1,198,000

Asking Price

\$82,200

Stabilized NOI

\$46,800

Current NOI

6.86%

Stabilized CAP

Current Rent Roll

641 A Ground Floor Salon	\$1,800/mo \$21,600/yr
643 2BD/1BA Residential	\$2,100/mo \$25,200/yr
641 2BD/1BA (Vacant)	\$0/mo \$0/yr
Current Gross Income	\$3,900/mo \$46,800/yr

Value-Add Upside

Lease the vacant 641 unit at \$2,950/month market rate and add \$35,400 to annual NOI without a single capital improvement. Stabilized cap rate reaches 6.86% at asking price.

SBA 504 Financing Available

Qualified owner-users may finance with as little as 10% down, making ownership significantly more accessible than a conventional purchase.

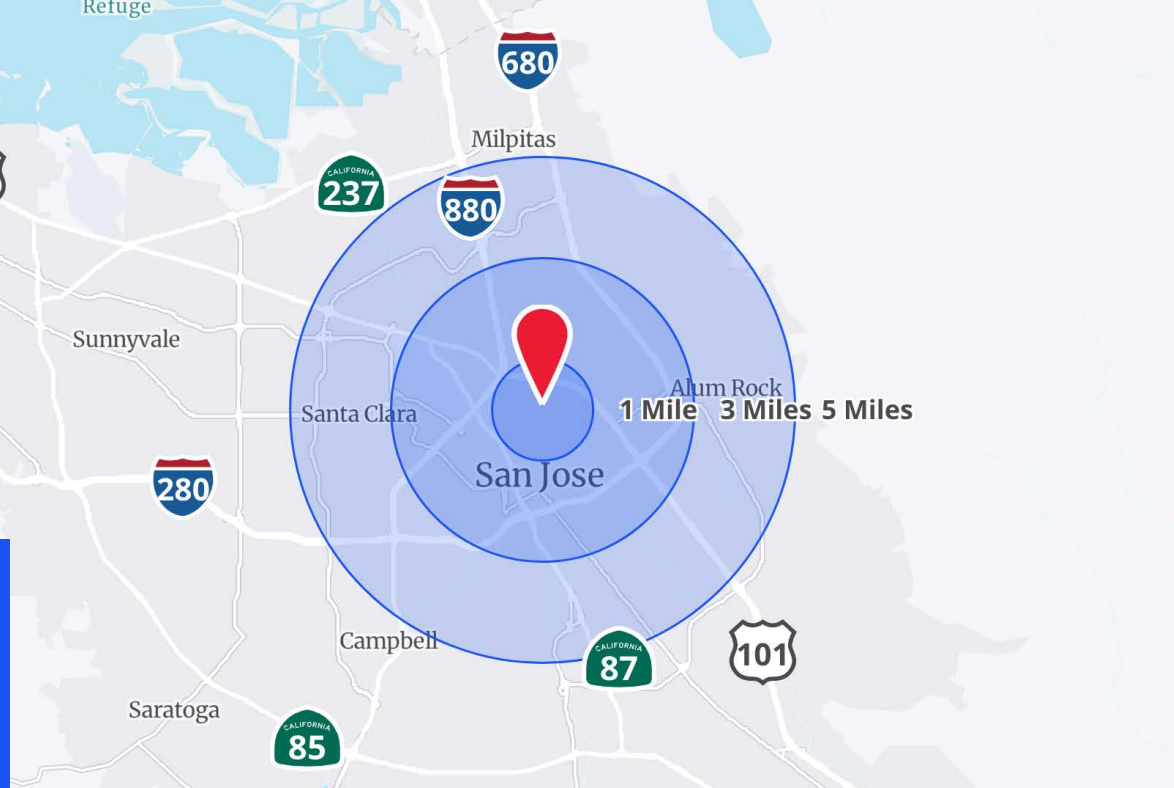
Property Details

Total Units	3
Building Size	±2,170
Lot Size	±5,750 SF
Stories	1 Story 3 Units
Year Built	1948 / 1960
APN	249-33-026
Zoning	MUC Zoning - Uses cases Found Here SJMC 20.55.203
County	Santa Clara

Property Highlights

- Ground floor salon occupied, income producing from day one
- Two residential units in back - one occupied, one vacant with immediate lease-up potential
- Three separate addresses: 641, 641A & 643 N 13th Street
- Steps from SJSU, SAP Center, Caltrain & VTA light rail
- Downtown San Jose is one of the Bay Area's tightest rental markets with rents rising year over year
- Ideal for owner-user, investor, or live/work buyer

Demographics



Highlights

- Immediate access to Downtown San Jose
- Excellent connectivity to Highways 87, 880, 101, and Interstate 280
- Minutes from Mineta San Jose International Airport and Diridon Station
- Located near multiple public transit routes
- Centrally positioned within one of the nation's strongest technology-driven economies
- Strong demand drivers from nearby employment centers and housing growth
- Urban infill setting with continued investment and revitalization throughout Downtown
- Walkable neighborhood environment with a blend of historic character and new development opportunities

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Demographics

	1 mile	2 miles	3 miles
Total Population	31,913	253,025	645,884
Daytime Population	106,249	191,396	267,590
Total Households	12,075	84,791	216,410
Median HH Income	\$114,142	\$118,763	\$139,058
Education <i>(Bachelor's/graduate/prof degree)</i>	45.7%	45%	47.9%
Total Businesses	1,537	13,542	28,555
Total Employees	16,665	166,923	359,129
White Collar Employees	72.4%	67.2%	70.7%