

1320 E San Fernando St

San Jose, CA 95116

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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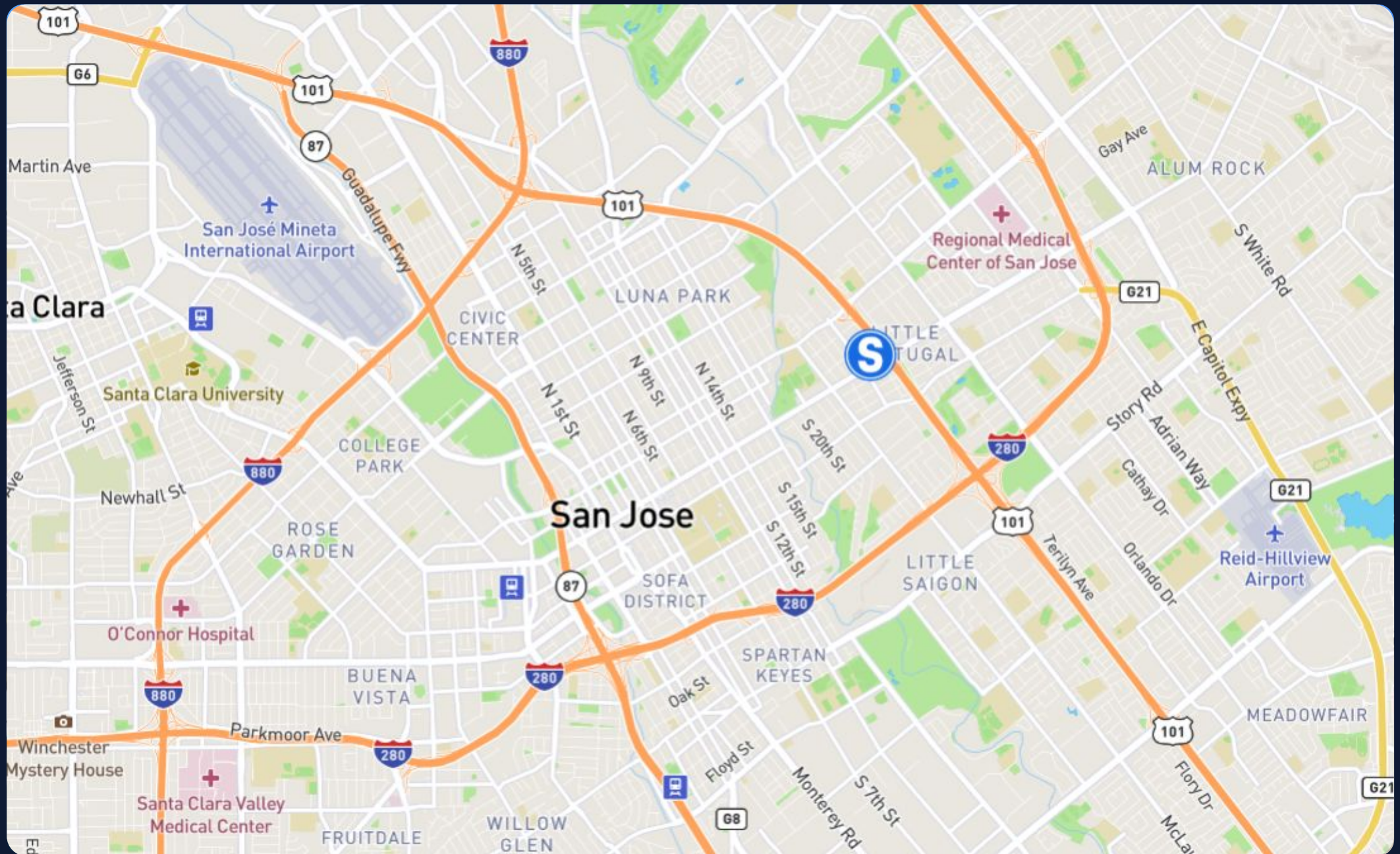


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Property Overview

1320 E San Fernando St
San Jose, CA 95116



Investment Highlights

Offer Highlights

- Building & Site: $\pm 6,630$ SF building on $\pm 15,879$ SF lot (± 0.36 AC) with 41% FAR
- Access: Fully fenced site with rare dual access — E. San Fernando frontage + Whitton Ave rear entry
- Zoning: M-1 Light Industrial — versatile uses including warehousing, light manufacturing, fabrication, woodworking, assembly, distribution, and office/showroom hybrids
- Loading: 3 dock-high doors + 1 grade-level roll-up
- Power: 240/120V, 3-phase, 400 amps
- Upgrades: LED office lighting, Tesla EV charger, fire-rated warehouse door
- Roof: New roof installed in 2023 with 30-year warranty
- Freeway Access: Minutes to Hwy 101 & I-680

Office & Support Space

- Multiple private offices with HVAC
- Kitchen/break area
- Restrooms with shower
- Electric water heater

Income & Business Opportunity

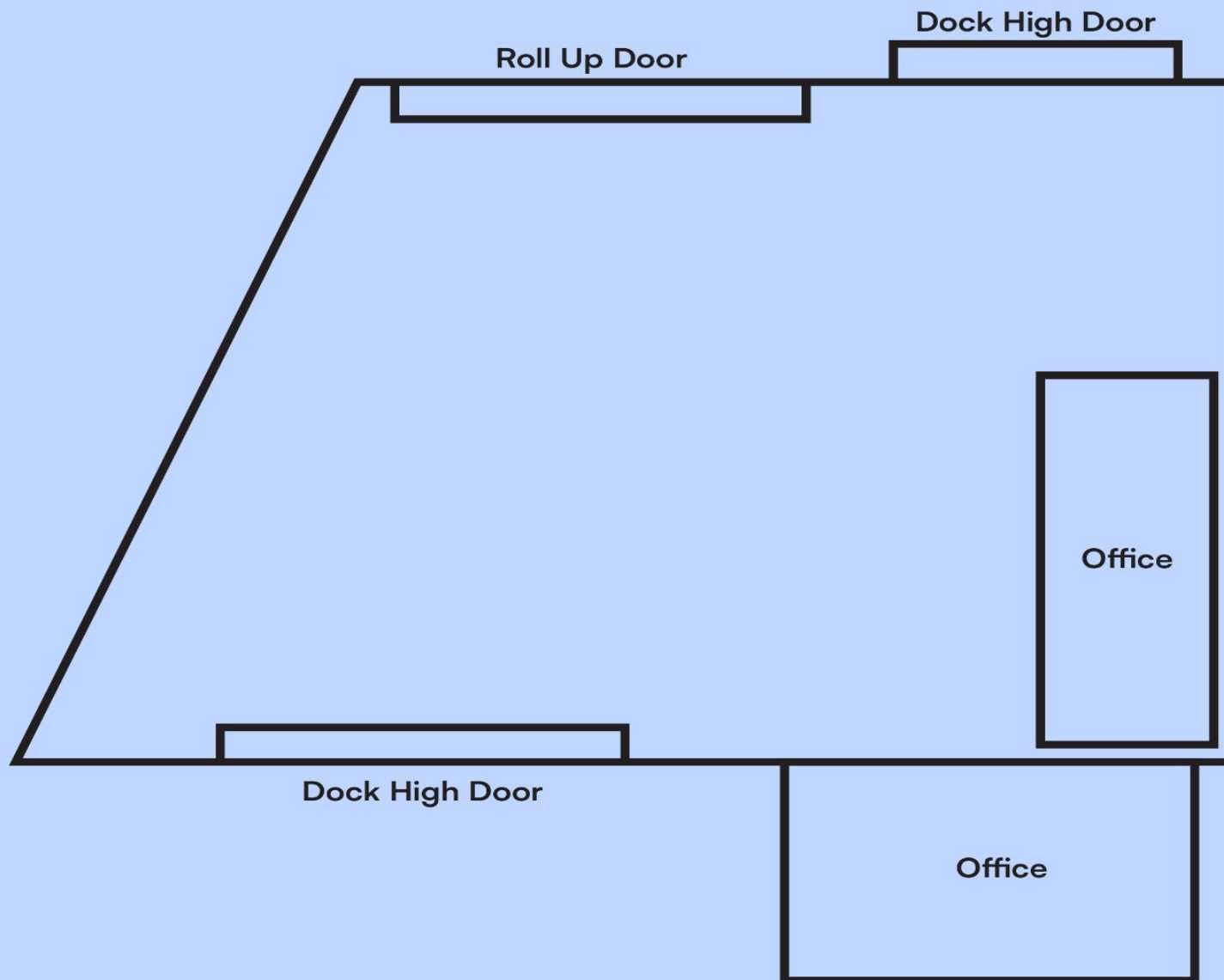
- Two month-to-month tenants provide current cash flow while leaving majority of space available for owner-user (rent roll available)
- Option to acquire *Neves Custom Cabinets* business, including equipment and dust collection system

Deal Terms

- Seller financing available — negotiable



Site Plan





87

101

680

±218,000 VPD

±123,000 VPD

±251,000 VPD

1320 E San Fernando St
San Jose, CA 95116

\$2,995,000

Price

1950

Year Built

±251,000

Vehicles Per Day

±6,630 SF

GLA



Interior Photos



Financial Overview

1320 E San Fernando St
San Jose, CA 95116



Financial Summary

Property Summary

Address	1320 E San Fernando St San Jose, CA 95116
List Price	\$2,995,000
RBA	±6,630 SF
Lot Size	±0.36 AC
Year Built	1950



Market Overview

1320 E San Fernando St
San Jose, CA 95116



San Jose, CA

Market Demographics



990,054
Total Population

\$141,565
Median HH Income

343,058
of Households

56%
Homeownership Rate

522,000
Employed Population

33%
% Bachelor's Degree

38
Median Age

\$1.19 Million
Median Property Value

Local Market Overview

Situated in the center of Silicon Valley, the city benefits from its role as a global center for technology, research, and venture capital investment. Median household income stands at approximately \$141,565, with the broader San Jose–Sunnyvale–Santa Clara MSA reporting \$157,444, highlighting the strength of the regional job market and concentration of high-wage employment. The metro area population is around 1.97 million, showing stability that supports consistent housing demand. Median property values surpass \$1.1 million, placing the market among the most expensive in the nation and underscoring the resilience of local real estate fundamentals.

Commuters average 27–28 minutes in travel time, reflecting both regional connectivity and the challenges of congestion typical of high-growth metros. Traffic volumes along major corridors provide steady support for retail, dining, and service-oriented businesses. While population growth has moderated in recent years, the combination of rising household incomes, stable employment, and sustained housing values continues to fuel long-term demand for both rental and for-sale housing options.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	36,954	293,985	611,443
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	10,869	91,635	196,297
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$140,039	\$154,718	\$183,349
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Economic Drivers

San Jose offers a strong household income base supported by its position within Silicon Valley and excellent regional connectivity

Conveniently located about 45 minutes from San Francisco and served by major highways—including US-101, I-280, and I-680—San José offers seamless regional access throughout Silicon Valley and the greater Bay Area

Economic Drivers

San Jose's economy is powered by its position as the core of Silicon Valley, where high tech, innovation, and advanced manufacturing converge. Access to world-class tech talent, cutting-edge firms, and strong academic institutions fuels job creation and investment.

Primary Industries

- Advanced Manufacturing & Electronics (semiconductors, prototyping, automation)
- High Technology & Software Development
- Research & Innovation / Startups
- Healthcare & Life Sciences

Top Employers

- Cisco
- Adobe
- Kaiser Permanente / Kaiser San Jose Medical Center
- San Jose State University & other higher educational institutions

Recent Developments

- Construction of a new 303-bed hospital building and 1,040-space parking structure for Kaiser San José Medical Center, expected completion 2029-2030
- Large-scale expansion and mixed-use redevelopment projects underway throughout San José, including residential, commercial, and office spaces.
- Continued growth and investment in advanced manufacturing hubs, especially in North San José, to support semiconductors, electronics, and supply-chain capacity.

\$422.8B+

Regional Gross Domestic Product

±48 Miles

Distance to Downtown San Francisco



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1320 E San Fernando St, San Jose, CA, 95116 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

1320 E San Fernando St
San Jose, CA 95116

±0 SF

GLA

XXXX

Year Built

±XX,XXX

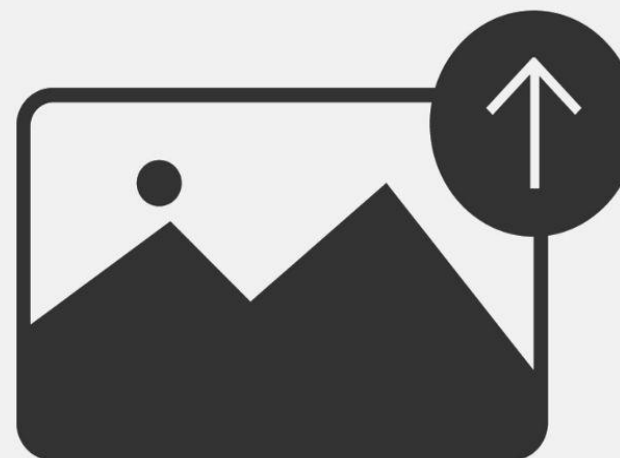
Vehicles Per Day

\$0.00/SF

Lease Rate

\$0.00

Price Per SF



PENDING PHOTOS

Financial Summary

\$3,400,000
List Price

00.00%
Cap Rate

00.00%
Price Per SF

0.00 AC
Lot Size

Property Summary

Address	1320 E San Fernando St San Jose, CA 95116
RBA	±0 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1988
Dock Doors	00
Drive In Doors	00

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

