

OFFERING MEMORANDUM

Marcus & Millichap

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COMMERCIAL REAL ESTATE ADVISORY GROUP

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# TABLE OF CONTENTS

## IN THIS DOCUMENT

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<b>PROPERTY INFORMATION</b>	3
<b>LOCATION INFORMATION</b>	8
<b>SALE COMPARABLES</b>	13
<b>LEASE COMPARABLES</b>	18
<b>MARKET OVERVIEW</b>	21

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Marcus & Millichap in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

SECTION | 1



## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Number Of Units:	3
Year Constructed:	1899
Building SF:	1,500 SF
Lot Size:	3,864 SF
Zoning:	HI

### PRICE ANALYSIS

<b>SALE PRICE</b>	<b>\$988,000</b>
Price Per Unit:	\$329,333
Price Per SF:	\$658.67

UNIT TYPE	COUNT	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
1 BR / 1 BA	3	500	\$1,300	\$2.60	\$1,950	\$3.90
<b>Totals/Averages</b>	<b>3</b>	<b>1,500</b>	<b>\$3,900</b>	<b>\$2.60</b>	<b>\$5,850</b>	<b>\$3.90</b>

\* Buyer to Verify Square Footage Figures  
 - All Units are Eligible for Rent Increases

# RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
695	1	1	500	\$1,500	\$3.00	\$1,950	\$3.90
697	1	1	500	\$1,150	\$2.30	\$1,950	\$3.90
699	1	1	500	\$1,250	\$2.50	\$1,950	\$3.90
<b>Totals/Averages</b>			<b>1,500</b>	<b>\$3,900</b>	<b>\$2.60</b>	<b>\$5,850</b>	<b>\$3.90</b>

\* Buyer To Verify Unit Square Footages  
 - All Units Eligible for Rent Increases

## PROPERTY DETAILS & HIGHLIGHTS

Address	697 Hamline St
City, State	San Jose, CA
APN	230-23-001
Building Size	1,500 SF
Lot Size	3,864 SF
Year Built	1899
Units	3

697 Hamline St is a well-situated triplex asset located in the thriving city of San Jose, California.

Situated on a 3,864 square foot parcel of land, the subject property was originally constructed in 1899 and features a gross building area of approximately 1,500 square feet, offering its tenants 100% beautifully designed one-bedroom floor plans.

The subject property is within walking distance to various lifestyle amenities such as Paypal Park (0.3mi), Coleman Landings Shopping Mall (0.2mi), In-N-Out Burger (0.2mi), Costco (1.3mi) and a new BART station currently in construction. 697 Hamline St sits near Downtown San Jose and is within close proximity to the Target anchored San Jose Market Center, both being home to a myriad of dining, shopping, and entertainment options. The subject property also boasts convenient access to the San Jose Mineta International Airport (SJC). SJC is one of the busiest airports in all of Northern California serving millions of passengers every year to both domestic and international destinations.

Additionally, the subject property is located near San Jose State University and the historic Santa Clara University, ranked 54th nationally for undergrad and 11th nationally for the executive MBA program based on US News & World Report Rankings. The community also benefits from its proximity to some of San Jose's largest employers such as the Santa Clara County Medical Center, Adobe, PwC, Deloitte, Cisco, among many other multinational enterprises.

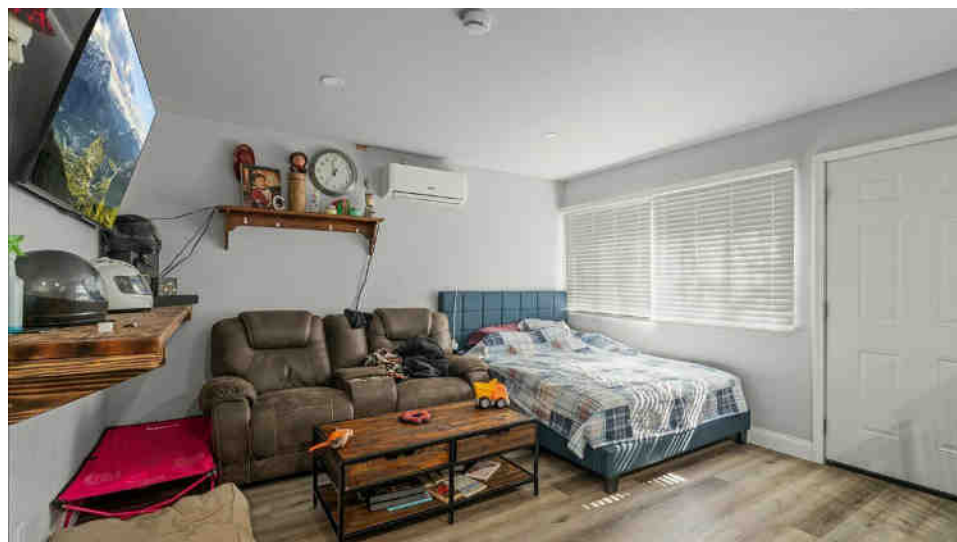
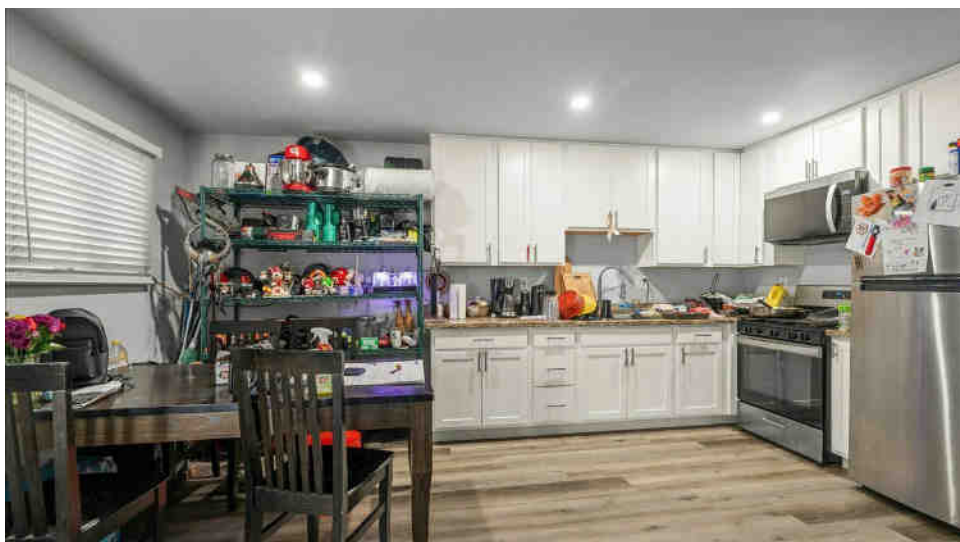
The investment appeal of this asset is driven by San Jose's strong employment fundamentals and low vacancy levels. With a world-class location in the heart of Silicon Valley, 697 Hamline St presents an attractive choice to investors, due to its close proximity to shopping, dining and entertainment options.



- Well-Situated San Jose Triplex Investment Opportunity - Investors have the opportunity to acquire a well-situated triplex asset located in one of the most dynamic and desirable locations in the South Bay.
- Walking Distance to Nearby Retail - 697 Hamline St is within walking distance to various lifestyle amenities such as Paypal Park (0.3mi), Coleman Landings Shopping Mall (0.2mi), In-N-Out Burger (0.2mi), Costco (1.3mi) and a new BART station currently in construction.
- Prime San Jose Location - The subject property sits near Downtown San Jose and is within close proximity to the Target anchored San Jose Market Center, both being home to a myriad of dining, shopping, and entertainment options.
- Quick Access Around the Bay Area - 697 Hamline St offers tenants convenient access to I-880 and other major transportation routes providing easy access to prestigious educational institutions, major employers, and the various lifestyle amenities offered in the Bay Area.

\* Buyer to Verify Square Footage Figures

## PROPERTY PHOTOS



# LOCATION INFORMATION

SECTION | 2



## LOCATION OVERVIEW



### LOCATION DESCRIPTION

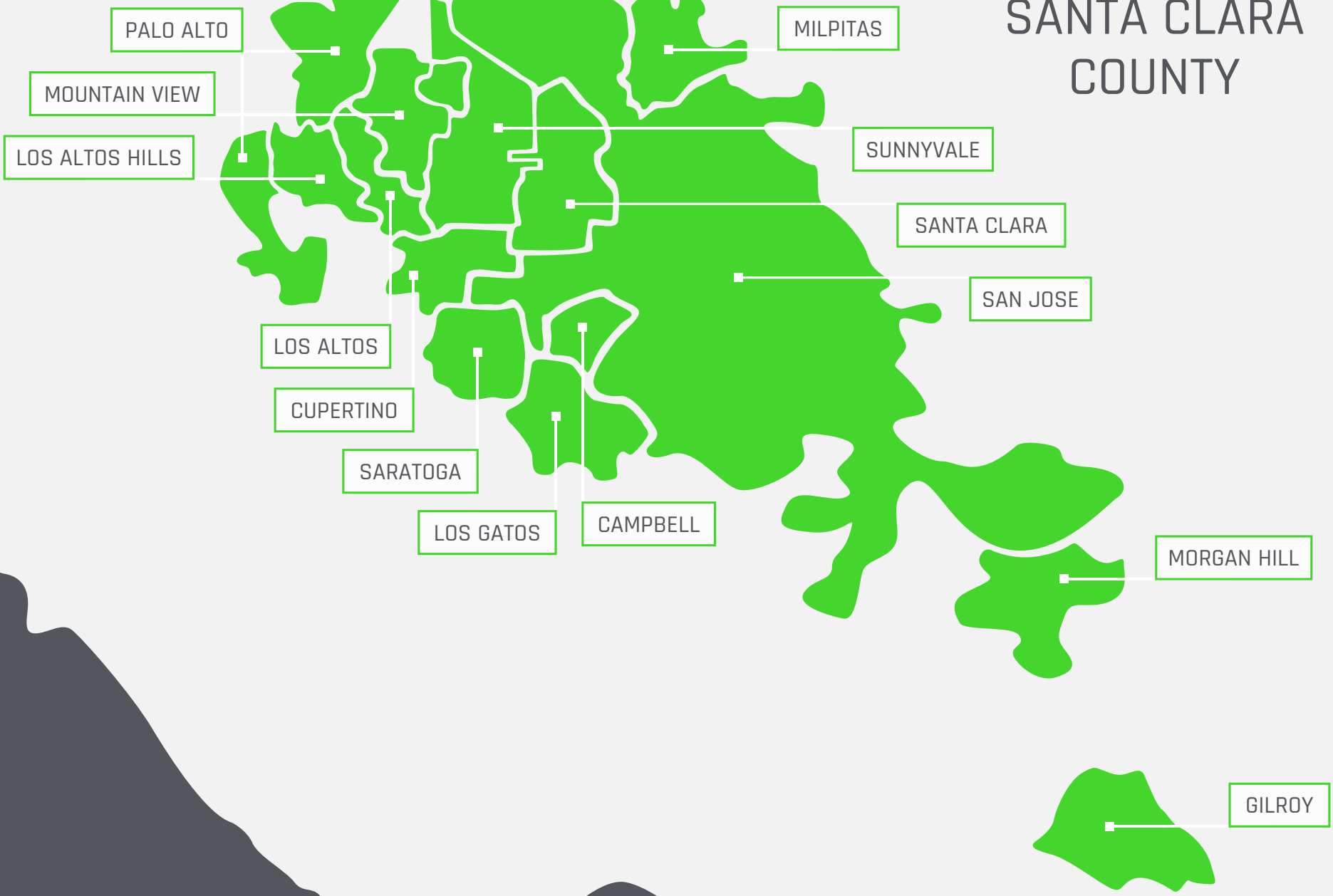
San Jose is the third-largest city by population in California, tenth largest by population in the United States, and the county seat of Santa Clara County. It also remains the largest city in all of Northern California outpacing all Bay Area Cities. The large concentration of high-technology engineering, computer, and micro processing companies around San Jose has led the area to be known as the Silicon Valley. As the largest city in the valley, San Jose has billed itself as "The Capital of Silicon Valley". San Jose is now considered to be a global city and is notable for its affluence and high cost of living.

Notable attractions in San Jose include the Guadalupe River Park, Cathedral Basilica of St. Joseph, SAP Center and San Jose Museum of Art. Downtown West, the giant proposed tech campus for Google, is planned for the Downtown Diridon Station area. The subject property is also located nearby many distinguished educational institutions including Stanford University, Santa Clara University, and San Jose University. As part of Silicon Valley, this location offers renters close proximity to many of the nation's top tech employers including Apple, Google, Tesla, Meta, IBM, Intel, Yahoo, Cisco Systems, Adobe Systems, LinkedIn, as well as many others.

### HIGHLIGHTS

- Unparalleled South Bay Investment Opportunity - Investors have the potential to acquire a prime triplex asset in one of the most attractive locations in the Bay Area.
- Regional Attractions Throughout San Jose - San Jose offers many regional attractions including the SAP Center, San Jose Museum of Art, San Jose Convention Center, the Children's Discovery Museum, the Tech Museum of Innovation, and many others.
- Excellent Transportation Corridors - The subject property offers tenants and residents easy access to Interstate 280, Interstate 880, California State Route 17, California State Route 85, U.S. Highway 101 as well as many others.
- Strong Employment Base - Many of the nation's top tech employers including Apple, Google, Tesla, Meta, IBM, Intel, Yahoo, Cisco Systems, Adobe Systems, LinkedIn as well as several others are within close proximity to the subject property.

# SANTA CLARA COUNTY





**NASA**

MOFFET PARK  
Google Microsoft amazon  
LOCKHEED MARTIN motorola yahoo!

Stanford University



**SJC** SAN JOSE MINETA INTERNATIONAL AIRPORT

Santa Clara UNIVERSITY



SUNNYVALE  
AMC THEATRES Caltrain Spotify Target WELLS FARGO Target ELOFT WHOLE FOODS MARKET

Apple Park

697 Hamline St



**SJSU** SAN JOSÉ STATE UNIVERSITY



DOWNTOWN SAN JOSE  
Google zoom COHESITY wework  
Adobe pwc Deloitte. SAP

SANTANA ROW  
SEPHORA VINCE. Crate&Barrel  
LE LABO GRASSE - NEW YORK H&M NIKE CB2



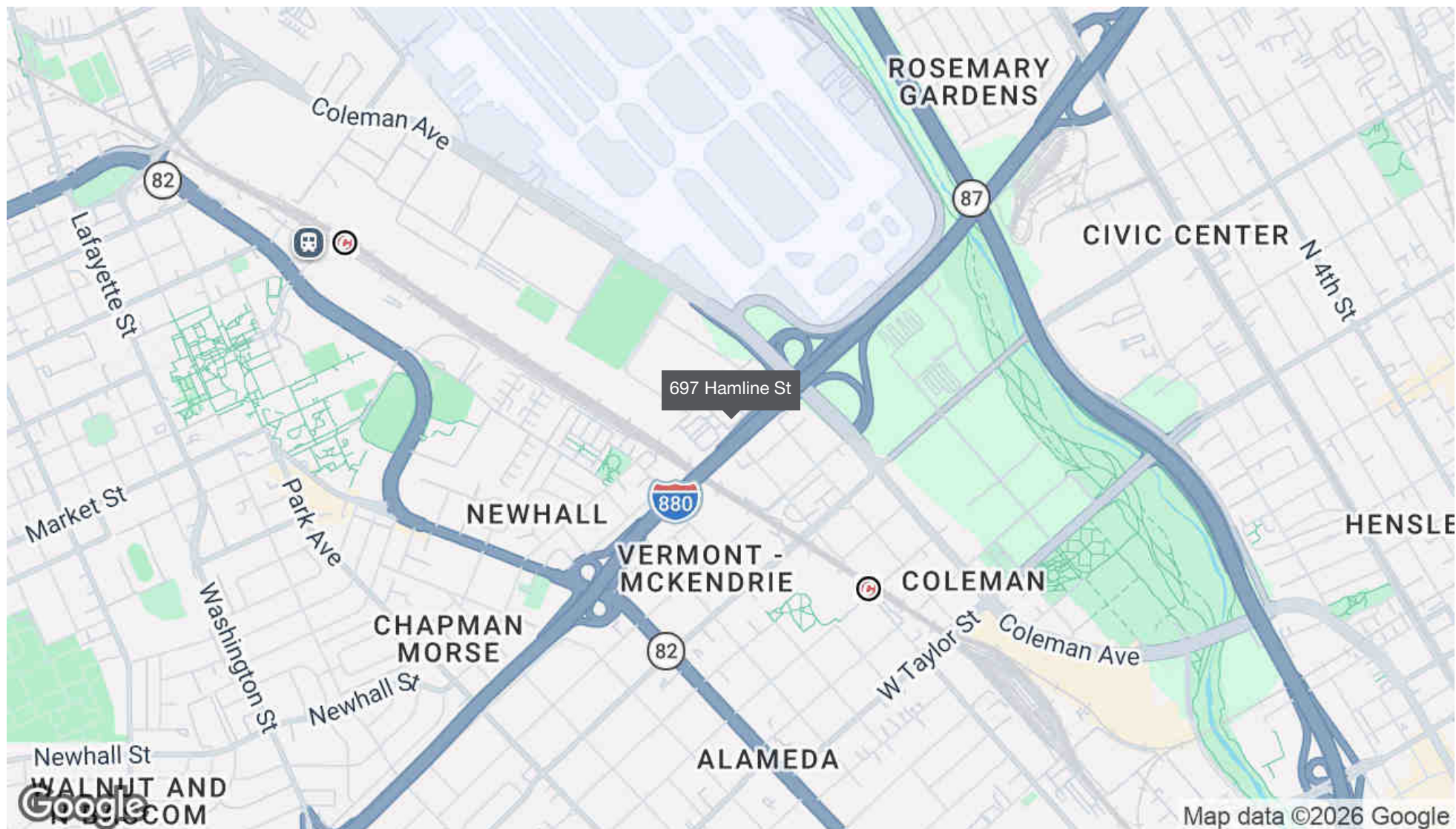
**NETFLIX**



KAISER PERMANENTE



## REGIONAL MAP

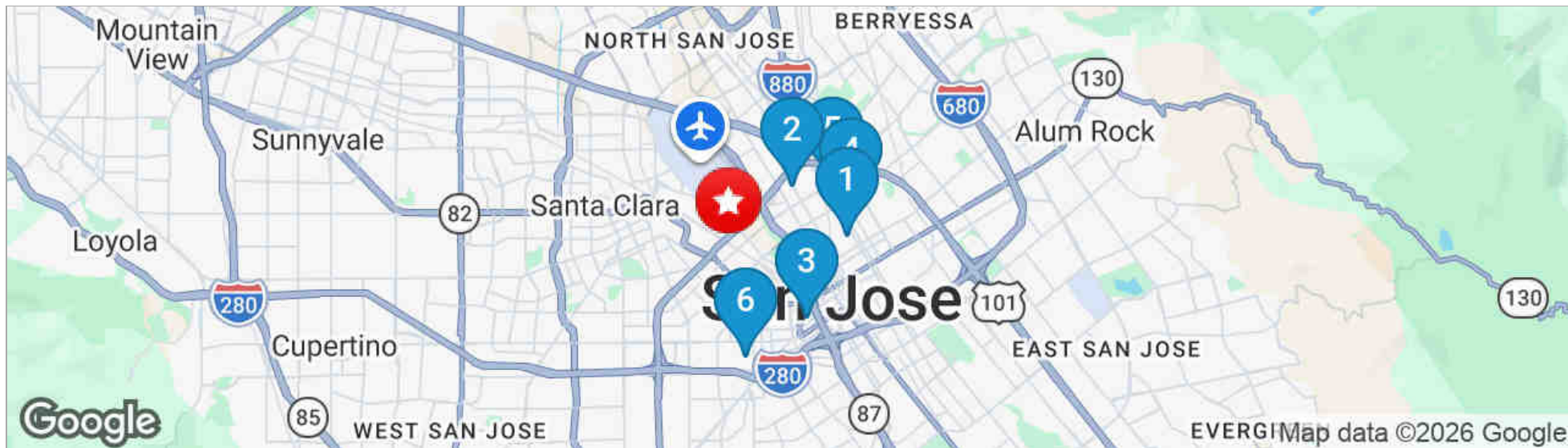


# SALE COMPARABLES

SECTION 1



# SALE COMPS MAP



**★ SUBJECT PROPERTY**  
697 Hamline St | San Jose, CA 95110

**1 411 N 9TH ST**  
San Jose, CA  
95112

**2 1085 N 4TH ST**  
San Jose, CA  
95112







**3 155 GIFFORD AVE**  
San Jose, CA  
95110

**4 628 N 13TH ST**  
San Jose, CA  
95112

**5 859 N 12TH ST**  
San Jose, CA  
95112

**6 499 PAGE ST**  
San Jose, CA  
95126

# SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
	<b>1</b> <b>411 N 9th St</b> San Jose, CA 95112	\$1,110,000	1,512 SF	\$734.13	2	02/26/2026
	<b>2</b> <b>1085 N 4th St</b> San Jose, CA 95112	\$1,000,000	1,488 SF	\$672.04	2	10/08/2025
	<b>3</b> <b>155 Gifford Ave</b> San Jose, CA 95110	\$1,225,000	2,368 SF	\$517.31	3	08/11/2025
	<b>4</b> <b>628 N 13th St</b> San Jose, CA 95112	\$1,060,000	1,200 SF	\$883.33	2	05/14/2025
	<b>5</b> <b>859 N 12th St</b> San Jose, CA 95112	\$1,475,000	2,152 SF	\$685.41	2	05/09/2025
	<b>6</b> <b>499 Page St</b> San Jose, CA 95126	\$1,260,000	2,344 SF	\$537.54	3	04/08/2025
		<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b># OF UNITS</b>	<b>CLOSE</b>
	<b>Totals/Averages</b>	<b>\$1,188,333</b>	<b>1,844 SF</b>	<b>\$644.43</b>	<b>2.33</b>	

# SALE COMPS



**1**  
**411 N 9TH ST**  
 San Jose, CA  
 95112

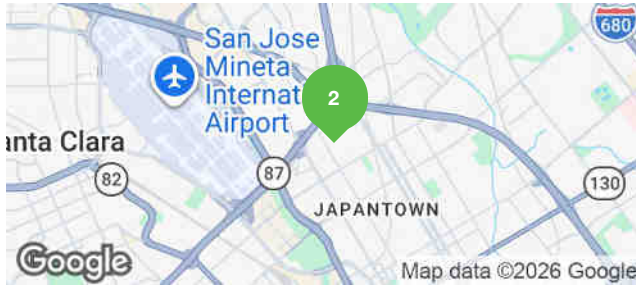


Sale Price: \$1,110,000      Year Built: 1937  
 Building SF: 1,512 SF      Price PSF: \$734.13  
 No. Units: 2      Price / Unit: \$555,000  
 Closed: 02/26/2026

UNIT TYPE	# UNITS	% OF
1 BR / 1 BA	2	100
<b>TOTAL/AVG</b>	<b>2</b>	<b>100%</b>



**2**  
**1085 N 4TH ST**  
 San Jose, CA  
 95112

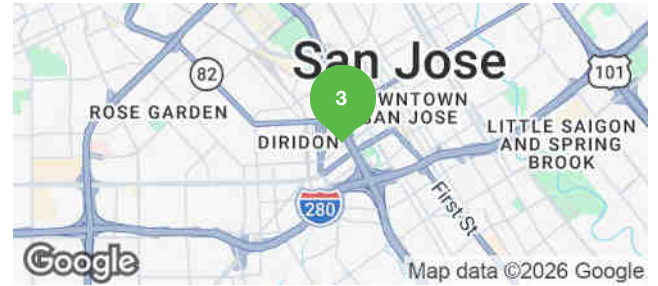


Sale Price: \$1,000,000      Year Built: 1954  
 Building SF: 1,488 SF      Price PSF: \$672.04  
 No. Units: 2      Price / Unit: \$500,000  
 Closed: 10/08/2025

UNIT TYPE	# UNITS	% OF
2 BR / 1 BA	2	100
<b>TOTAL/AVG</b>	<b>2</b>	<b>100%</b>



**3**  
**155 GIFFORD AVE**  
 San Jose, CA  
 95110



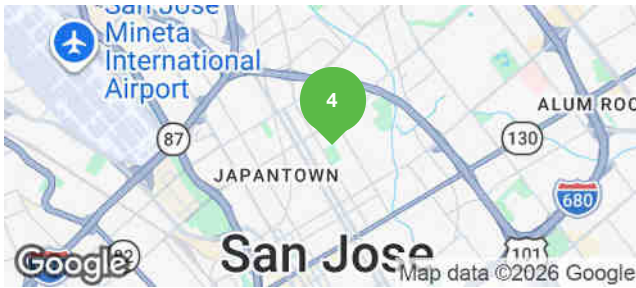
Sale Price: \$1,225,000      Year Built: 1900  
 Building SF: 2,368 SF      Price PSF: \$517.31  
 No. Units: 3      Price / Unit: \$408,333  
 Closed: 08/11/2025

UNIT TYPE	# UNITS	% OF
1 BR / 1 BA	2	66.7
2 BR / 1 BA	1	33.3
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>

# SALE COMPS



**4**  
**628 N 13TH ST**  
 San Jose, CA  
 95112

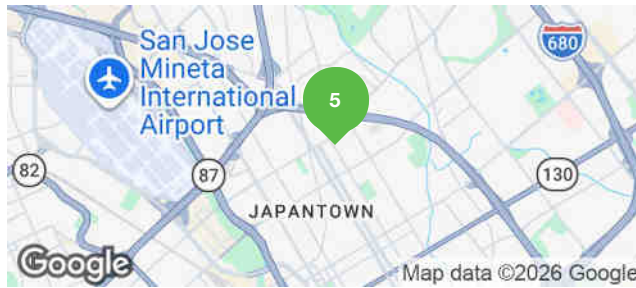


Sale Price: \$1,060,000    Year Built: 1950  
 Building SF: 1,200 SF    Price PSF: \$883.33  
 No. Units: 2    Price / Unit: \$530,000  
 Closed: 05/14/2025

UNIT TYPE	# UNITS	% OF
1 BR / 1 BA	2	100
<b>TOTAL/AVG</b>	<b>2</b>	<b>100%</b>



**5**  
**859 N 12TH ST**  
 San Jose, CA  
 95112

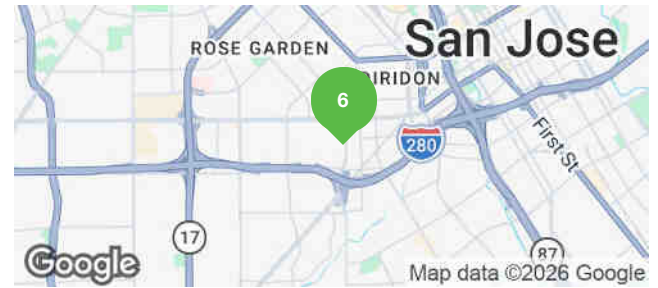


Sale Price: \$1,475,000    Year Built: 1969  
 Building SF: 2,152 SF    Price PSF: \$685.41  
 No. Units: 2    Price / Unit: \$737,500  
 Closed: 05/09/2025

UNIT TYPE	# UNITS	% OF
3 BR / 2 BA	2	100
<b>TOTAL/AVG</b>	<b>2</b>	<b>100%</b>



**6**  
**499 PAGE ST**  
 San Jose, CA  
 95126



Sale Price: \$1,260,000    Year Built: 1954  
 Building SF: 2,344 SF    Price PSF: \$537.54  
 No. Units: 3    Price / Unit: \$420,000  
 Closed: 04/08/2025

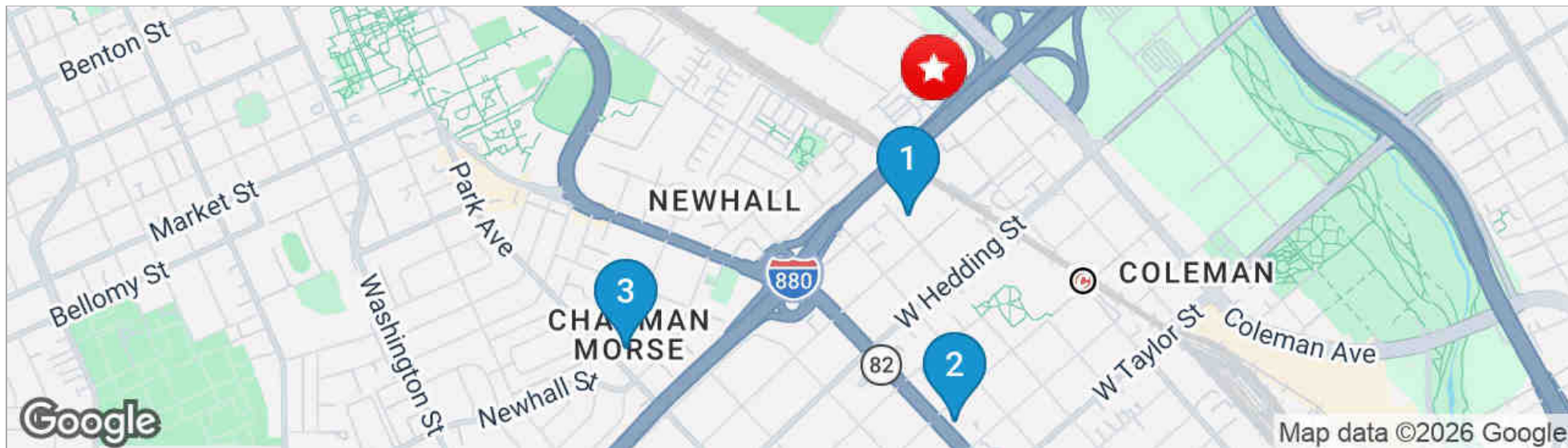
UNIT TYPE	# UNITS	% OF
1 BR / 1 BA	1	33.3
2 BR / 1 BA	2	66.7
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>

LEASE COMPARABLES

SECTION 14



# RENT COMPS MAP



**SUBJECT PROPERTY**

697 Hamline St | San Jose, CA 95110



**984 ELM ST**  
San Jose, CA  
95126



**1786 THE ALAMEDA**  
San Jose, CA  
95126



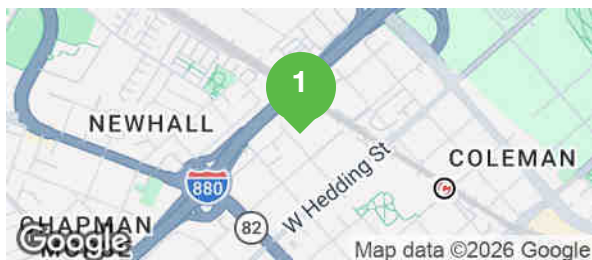
**2124 PARK AVE**  
San Jose, CA  
95126

# RENT COMPS



1

**984 ELM ST**  
San Jose, CA  
95126



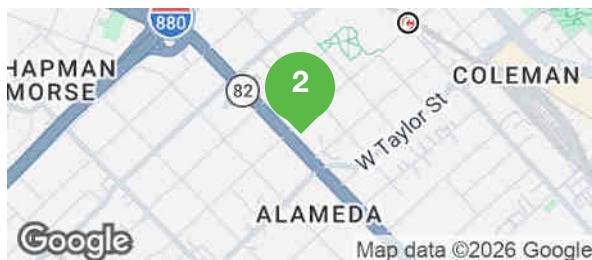
Year Built: 1960      Bldg Size: 11,258 SF  
Space Size: 453 SF      No. Units: 23  
Avg Rent/SF: \$4.53      Avg Size: 453 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 BR / 1 BA	1	100	453	\$2,050	\$4.53
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>453</b>	<b>\$2,050</b>	<b>\$4.53</b>



2

**1786 THE ALAMEDA**  
San Jose, CA  
95126



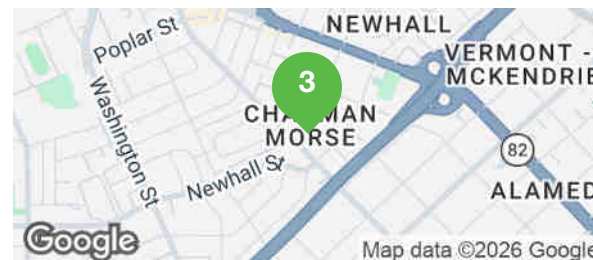
Year Built: 1958      Bldg Size: 13,917 SF  
No. Units: 24

UNIT TYPE	# UNITS	% OF	RENT
1 BR / 1 BA	1	100	\$2,195
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>\$2,195</b>



3

**2124 PARK AVE**  
San Jose, CA  
95126



Year Built: 1956      Bldg Size: 21,112 SF  
No. Units: 42

UNIT TYPE	# UNITS	% OF	RENT
1 BR / 1 BA	1	100	\$2,270
<b>TOTAL/AVG</b>	<b>1</b>	<b>100%</b>	<b>\$2,270</b>

# MARKET OVERVIEW

SECTION | 5



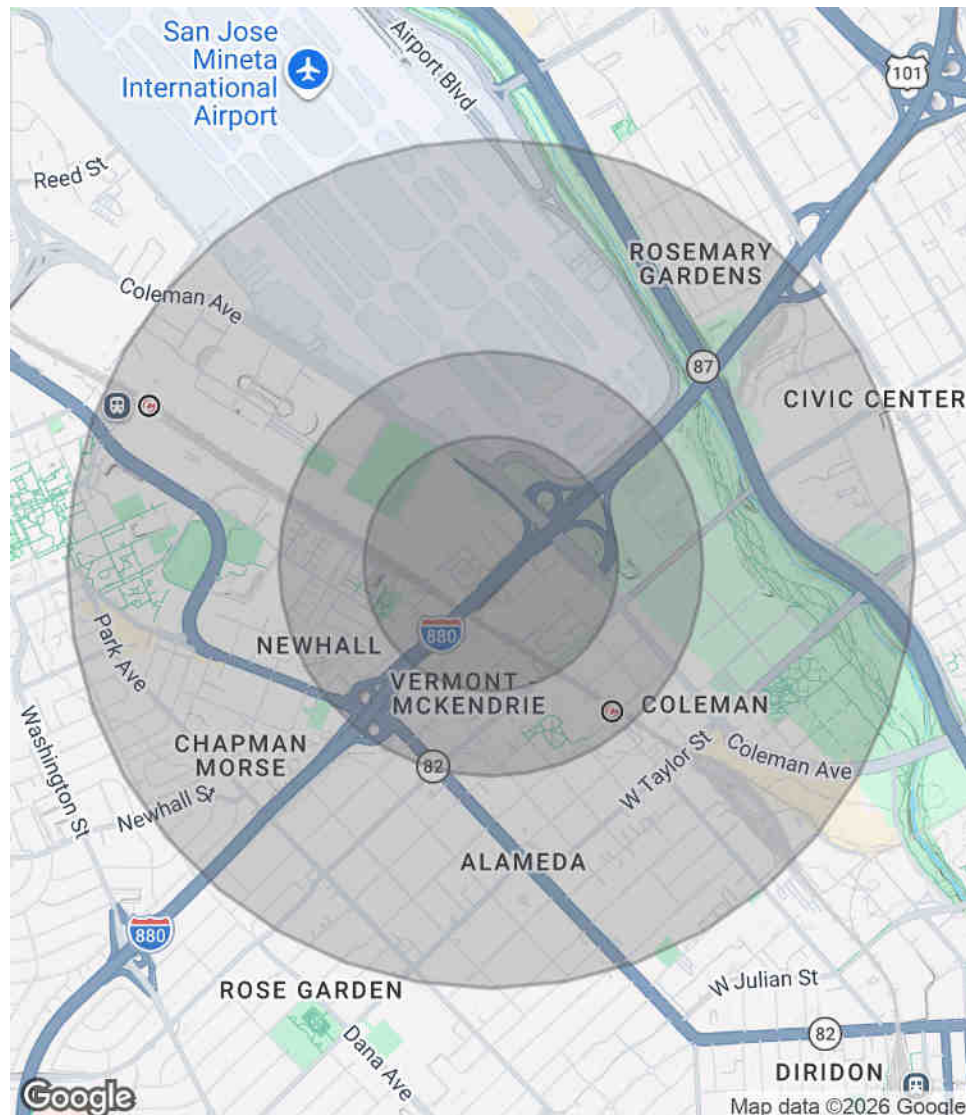
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,001	2,968	13,189
Average Age	38	37	36
Average Age (Male)	38	36	36
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	968	4,226
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$191,678	\$190,761	\$190,323
Average House Value	\$1,453,113	\$1,503,420	\$1,427,039

Demographics data derived from AlphaMap



Marcus & Millichap

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