

FOR SALE - OFFICE CONDOS

97 E. Saint James Street, San Jose

Unit #101: $\pm 1,171$ SF

Unit #102: $\pm 1,281$ SF

Owner User or Investment Opportunity



Get more
Information

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Investment Highlights

Unit #101-\$525,800

- Highly improved office condo
- Kitchen/breakroom
- 1 Conference room
- 2 Private office with front lobby open area
- Drop ceiling height throughout entire unit
- Move in ready condition
- Highly desirable office/condo building
- Ground floor unit
- Units #101 & #102 can be sold together or separately

Unit #102-\$669,200

- Highly improved office condo
- 1 Conference room
- 3 Private offices
- Large reception area
- Signalized corner location
- Ground floor unit
- Move in ready condition
- 32 residential units above



Asking Price

Unit #101:\$525,800
Unit #102: \$669,200
Both Units: \$1,195,000



Building Size

Unit #101: ±1,171 sf
Unit #102: ±1,281 sf



Monthly HOA

Unit #101: \$792
Unit #102: \$818

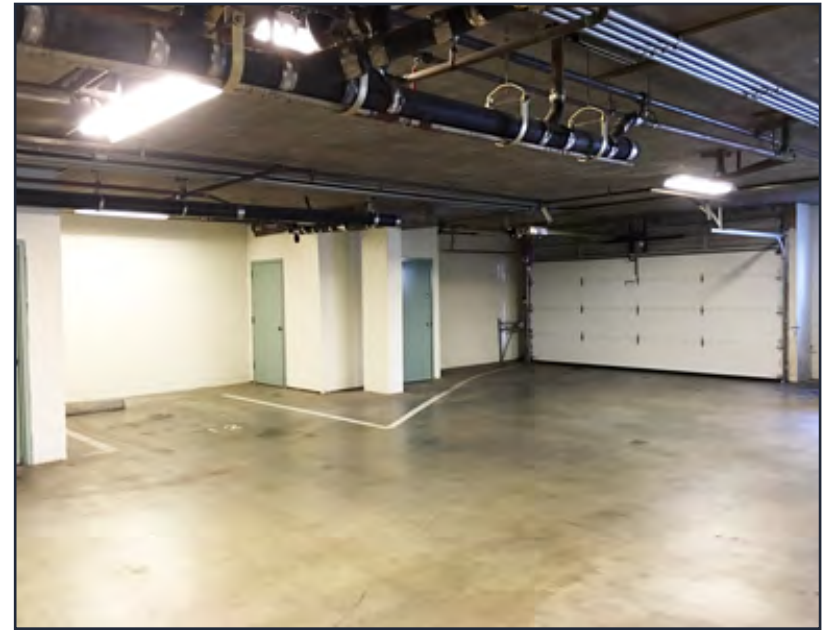


Parking

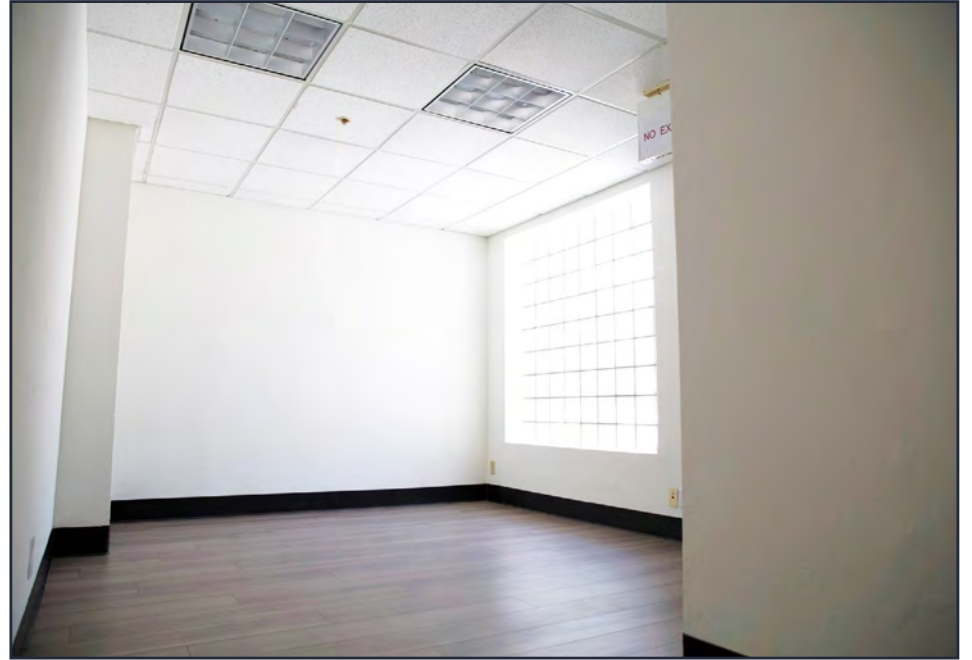
2.04/1,000

Property Details

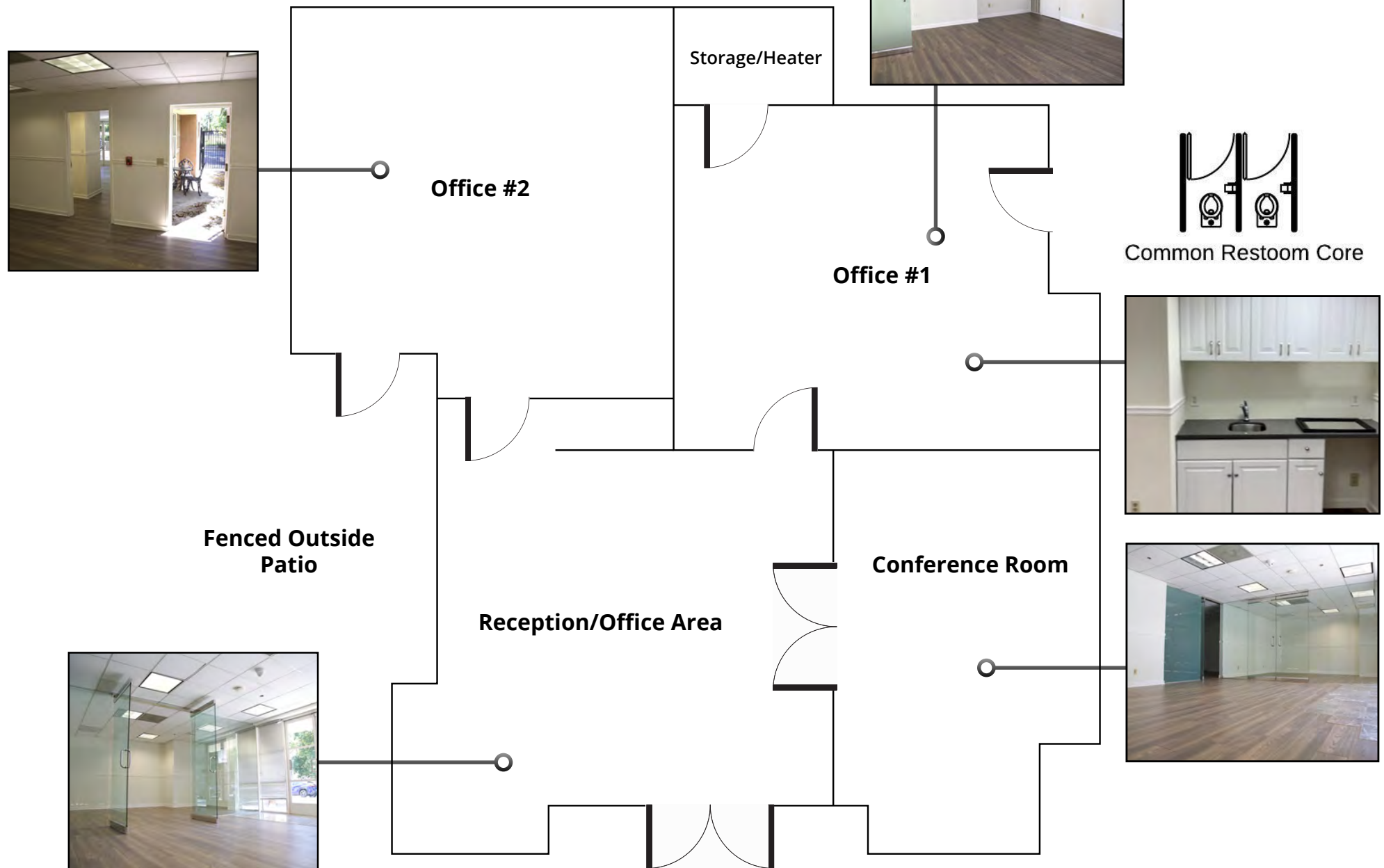
Property Address:	97 E. Saint James Street San Jose, CA
Asking Price:	Unit #101:\$525,800 Unit #102: \$669,200 Both Units: \$1,195,000
Building Size:	Unit #101: ±1,171 sf Unit #102: ±1,281 sf
Parcel Number:	Unit #101: 467-01-116 Unit #102: 467-01-117
Zoning:	A (PD)
Year Built:	1986
Construction:	Masonry block
Monthly HOA:	Unit #101: ±\$792 Unit #102: ±\$818
HVAC:	Central HVAC
Parking Ratio:	Approx 2.04/1,000 sf
Fire Sprinklers:	Yes
Number of Units:	Two separate units Configuration for a singler user per unit
Frontage:	E. Saint James Street
Opportunity Zone:	Yes



Property Photos

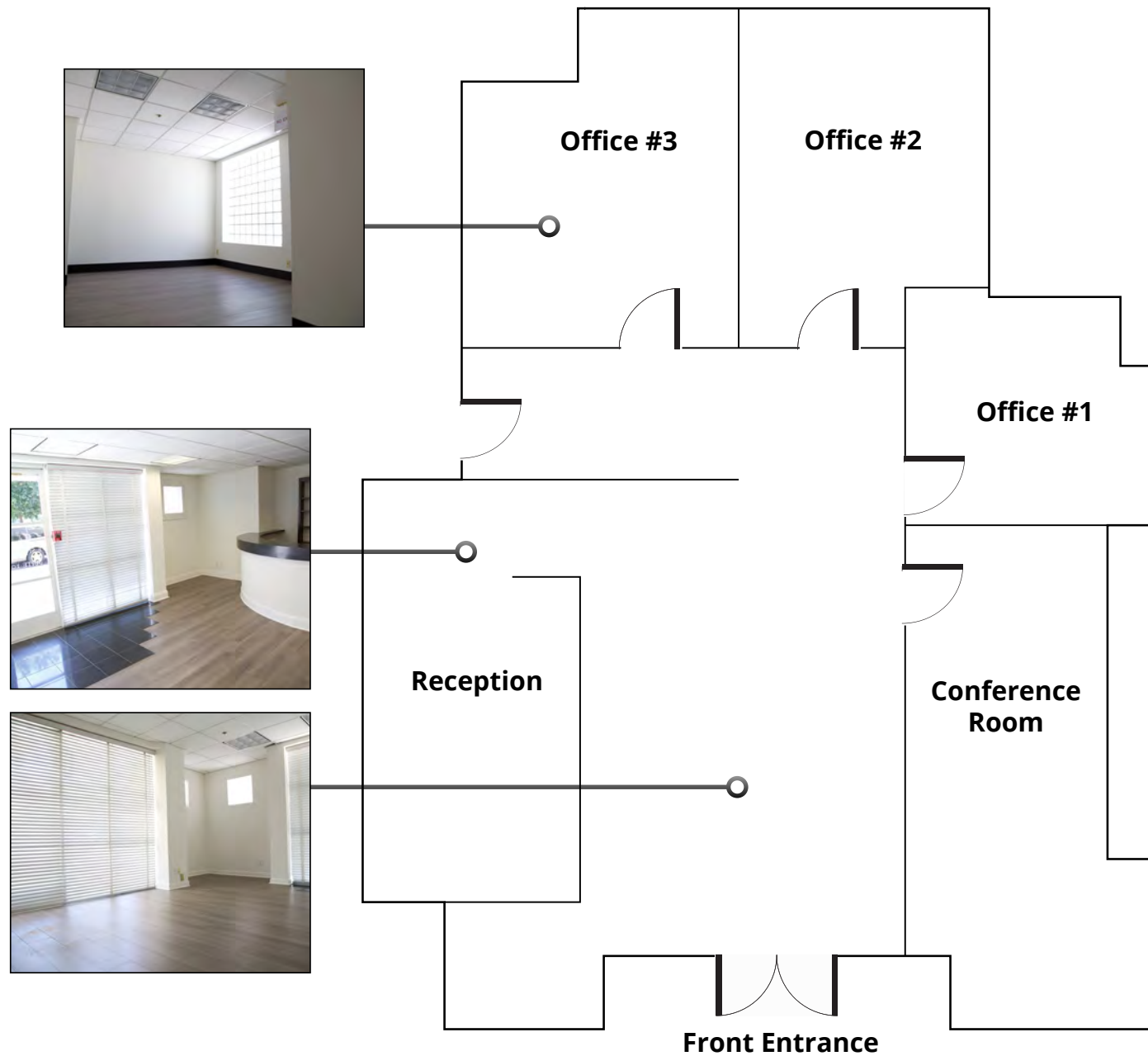


Unit 101 - ±1,171 sf

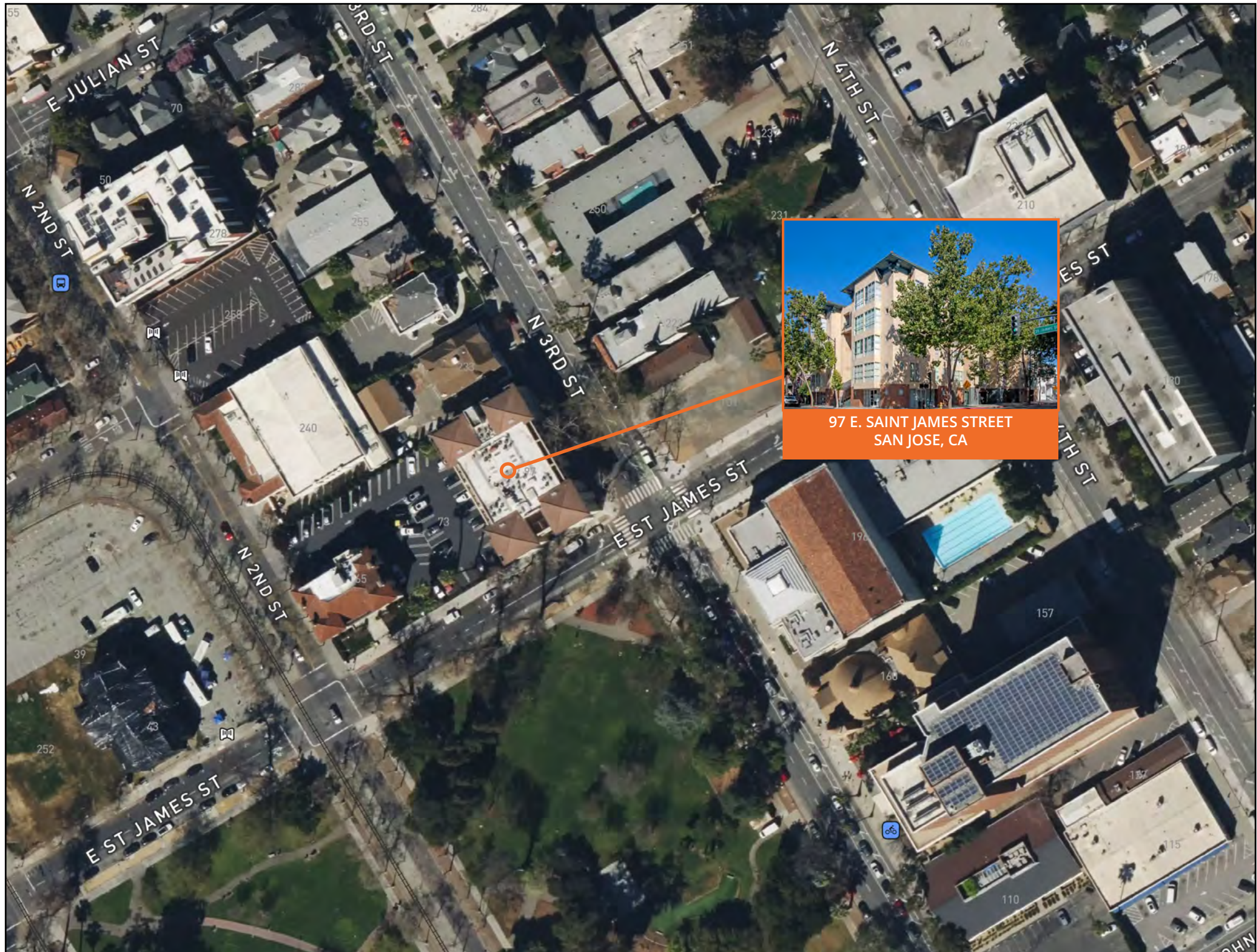


*This floorplan is not to scale and is only a rough depiction of the layout of this unit. Buyer shall be responsible to verify all floor plans and space measurement.

Unit 102 - ±1,281 sf



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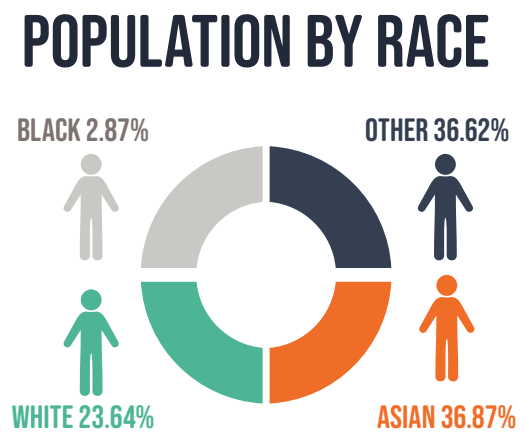


97 E. SAINT JAMES STREET
SAN JOSE, CA

Demographics



MEDIAN AGE
34
MEDIAN HOME VALUE
\$1,023,179



HOUSEHOLDS **70,584**



Average Household Size: **2.20** Owner Occupied Housing Units: **95,401** Renter Occupied Housing Units: **115,151** Median Household Income: **\$117,166**

		1 Mile	3 Mile	10 Mile
Population	2027 Projection	42,473	231,719	613,403
	2022 Estimate	43,264	240,044	638,030
	2010 Census	41,113	248,103	672,175
	Growth 2020-2025	-1.83%	-3.47%	-3.86%
	Growth 2010-2020	5.23%	-3.25%	-5.08%

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 97 E. Saint James Street, San Jose, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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