

Flexible SOFA District

Opportunity

FOR SALE/
FOR LEASE



CBRE

476 S 1ST STREET | SAN JOSE, CA 95113



CBRE Capital Markets – Silicon Valley Private Capital, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 476 S 1st Street (“The Property”), a creative office building located in the heart of the SOFA district in the core of downtown San Jose.

The offering is a unique opportunity to acquire or lease a true transit-oriented building, ideal for owner-users, investors or occupiers. Situated along the bustling South First Street corridor amidst a thriving corporate tenant base, the property has easy access to CalTrain and the VTA. Equipped with Downtown Commercial (DC) zoning and the Downtown (DT) general plan designation, the property boasts immense flexibility for a wide array of occupiers who can take advantage of the vast, local amenities in addition to easy access to Highways 87, 101 and 280. The property is currently configured as a single tenant office space and was expertly redesigned in 2016 and includes a large rear patio, skylights, and exposed brick interior. The building is being delivered vacant, providing a clean slate for a new occupant to customize the space to their needs. The offering is being made on an “as-is, where-is” basis.

INVESTMENT HIGHLIGHTS



Flexible Opportunity

Owner-User / Investor/ Tenant



Amenity Rich Corridor

SOFA District Walkers Paradise
(95 Score)



Ideal Land Use

Downtown Commercial Zoning/DT
General Plan



Core Location

8 min. drive to San Jose Diridon Station
and the SAP Center





PROPERTY DESCRIPTION

APN: 467-47-007

Address: 476 S. 1st Street, San Jose

Total SF: 3,395 SF

Total Land: 0.13 AC (5,663 SF)

**Year Built/
Restored:** 1930/2016

**Zoning/General
Plan:** Downtown Commercial
(DC) / Downtown (DT)

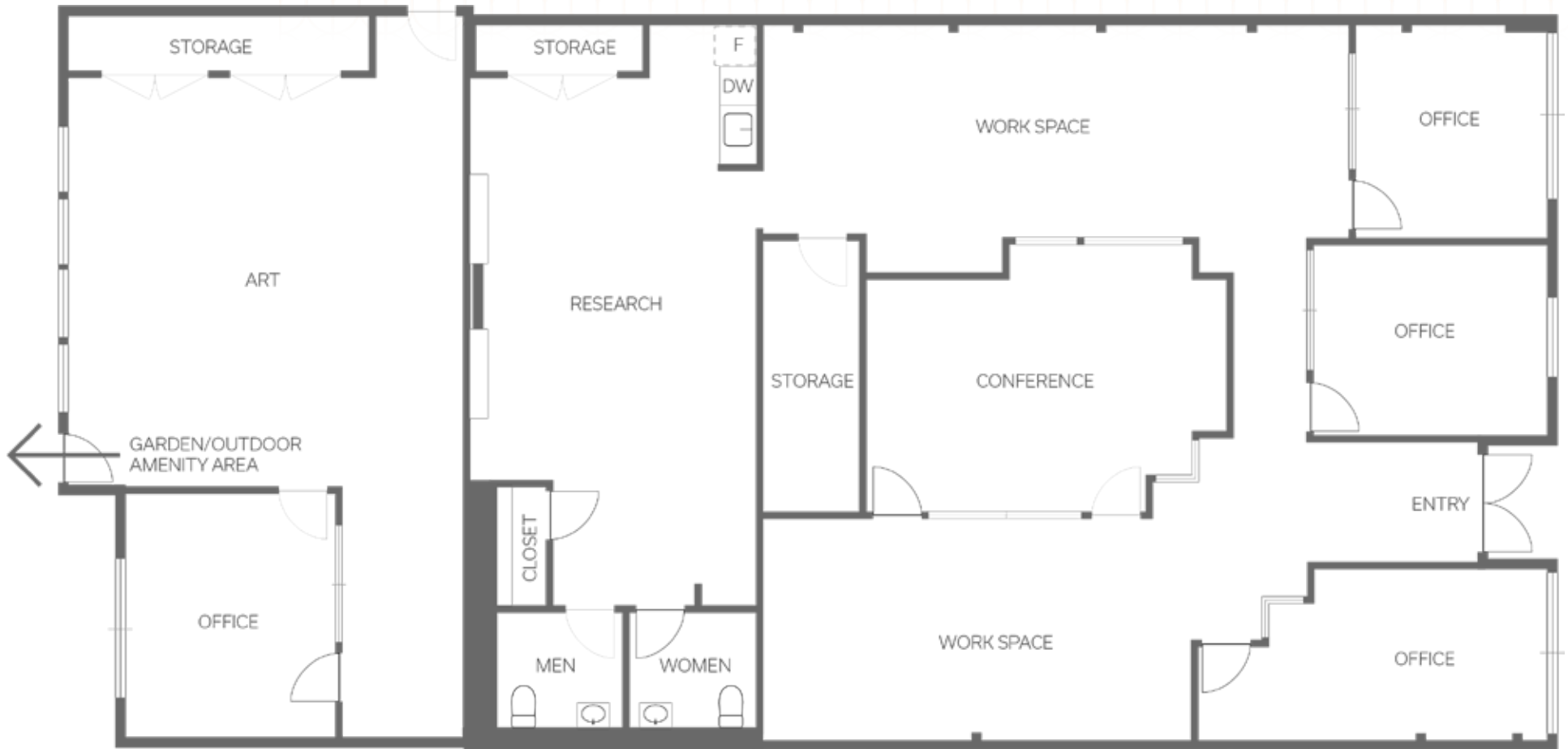
Parking: Street Parking Only

Exterior: Large Rear Patio

For Sale: \$1,955,000
For Lease: \$1.85NNN/SF
CALL TO TOUR



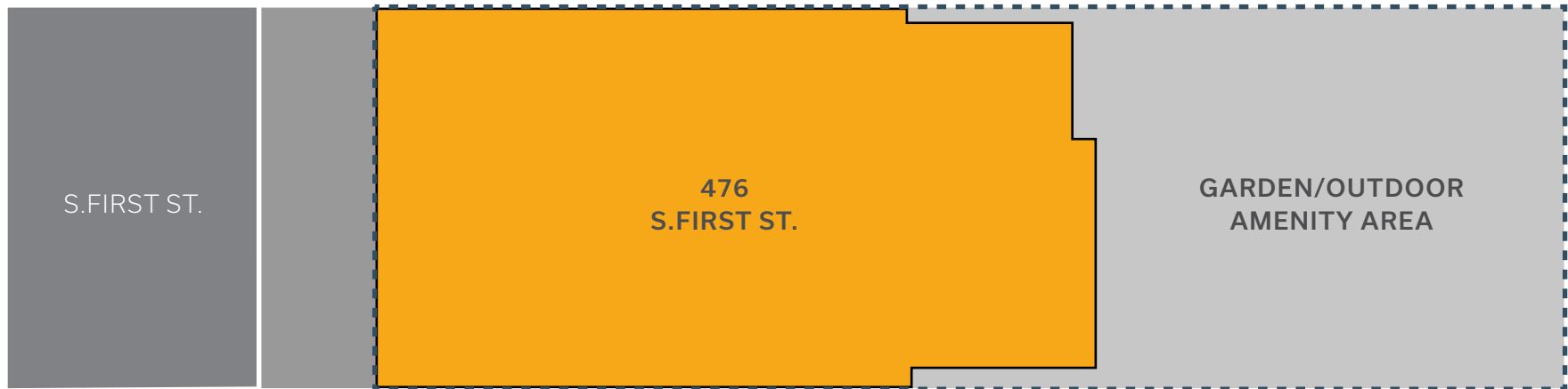
FLOOR PLAN



LAYOUT HIGHLIGHTS

- ▶ Existing Single-Tenant Functionality
- ▶ Large Corporate Conference Room
- ▶ Four (4) Private Offices
- ▶ Multiple Collaborative Open Spaces

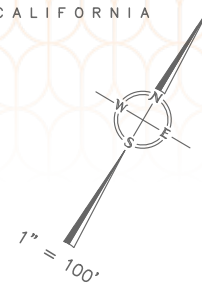
SITE PLAN



PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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104
CITY OF SAN JOSE
STREET VACATION
DOC. 18286593
0.031 AC.

TRA DET. MAP 115
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024–2025

AMENITY MAP



TRANSPORTATION MAP



San Francisco Bay Area - Transit

- BART (Bay Area Rapid Transit)
- - - New BART Extension Track
- Caltrain
- VTA Light Rail
- ACE (Altamonte Commuter Express)
- Amtrak





INVESTMENT CONTACTS

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