

# 3076 Union Avenue

SAN JOSE, CA 95124

Marcus & Millichap



OFFERING MEMORANDUM

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR  
MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

ACTIVITY ID: ZAG001XXXX

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

**Marcus & Millichap**



**EXCLUSIVELY LISTED BY:**

**YURI SERGUNIN, CCIM**

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (650) 701-5590 | O: (650) 391-0764

[Yuri.Sergunin@marcusmillichap.com](mailto:Yuri.Sergunin@marcusmillichap.com)

License: CA 01908322

**J.J. TAUGHINBAUGH**

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (408) 348-8821 | O: (650) 391-1807

[JJ.Taughinbaugh@marcusmillichap.com](mailto:JJ.Taughinbaugh@marcusmillichap.com)

License: CA 01413305

# PROPERTY DETAILS

ADDRESS 3076 Union Avenue,  
San Jose, CA 95124

PRICE \$1,398,000

YEAR BUILT 1957

PROPERTY TYPE Office

BUILDING SIZE 1,575 SF

LOT SIZE 0.14 Acres

ZONING C - Commercial: Fully zoned and suited for a medical practice—including dental, optometry, chiropractic, or general medical services.

PARKING 6 Spaces



# INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Well-Maintained Property with a serene backyard
- Open Floor Plan with Three Individual Offices
- Multiple Uses Allowed
- Ample Parking
- Easy Access on Highways 17, 85, and 280
- Situated in one of Cambrian's most highly desirable and sought-after neighborhoods.



# PROPERTY PHOTOS



# RETAIL MAP



# EMPLOYER MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Snazzy Map 2026

# MARKET OVERVIEW

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

## METRO HIGHLIGHTS



### TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



### HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



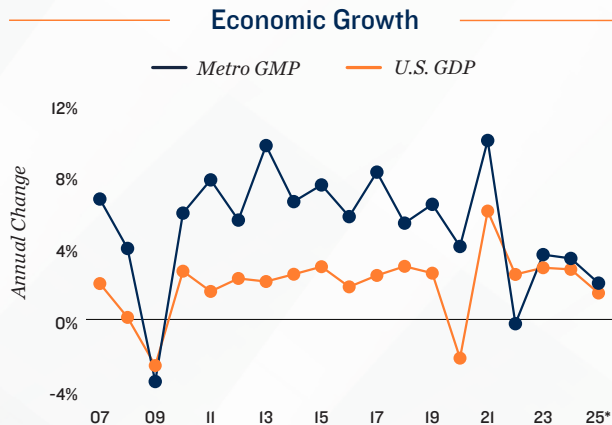
### HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.



## ECONOMY

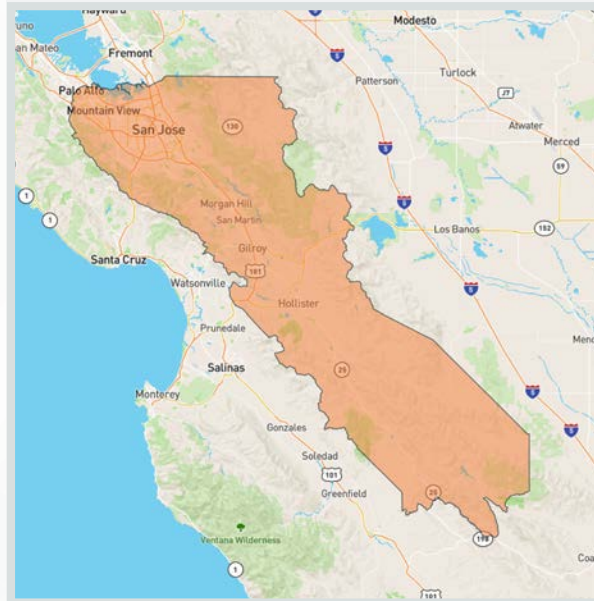
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



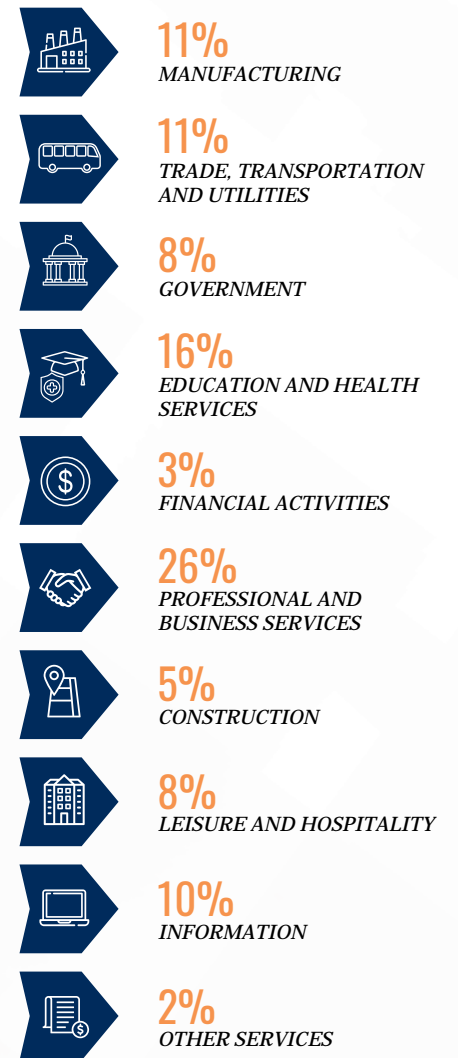
\* Forecast

## MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

## DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

## QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California's wine country, made famous by Sonoma and Napa counties.

## SPORTS

Football | **NFL** | San Francisco 49ers  
 Hockey | **NHL** | San Jose Sharks  
 Soccer | **MLS** | San Jose Earthquakes



## EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College



## ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
  - Silicon Valley Symphony
  - San Jose Museum of Art
  - The Tech Interactive



## QUICK FACTS



POPULATION  
**2M**  
 Growth 2025-2029\*  
 1.5%



HOUSEHOLDS  
**691K**  
 Growth 2025-2029\*  
 1.6%



MEDIAN AGE  
**39**  
 U.S. Median:  
 39

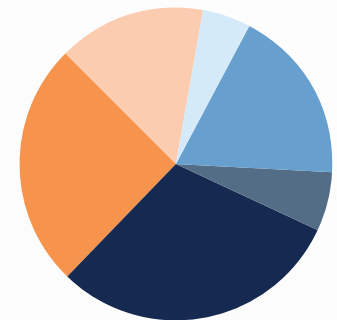


MEDIAN HOUSEHOLD INCOME  
**\$159,000**  
 U.S. Median:  
 \$76,100

\*Forecast

## 2025 Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
30%	25-44 years
25%	45-64 years
15%	65+ years



\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

**EXCLUSIVELY LISTED BY:**

**YURI SERGUNIN, CCIM**

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (650) 701-5590 | O: (650) 391-0764

[Yuri.Sergunin@marcusmillichap.com](mailto:Yuri.Sergunin@marcusmillichap.com)

License: CA 01908322

**J.J. TAUGHINBAUGH**

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (408) 348-8821 | O: (650) 391-1807

[JJ.Taughinbaugh@marcusmillichap.com](mailto:JJ.Taughinbaugh@marcusmillichap.com)

License: CA 01413305