

**For Sale: Two Commercial Endcap Office Units in Rivers Edge Business Park at Brokaw Rd/Hwy 880  
1,200± SF | \$449,000(\$374 PSF) Each - Can Be Sold Together Or Separately**

**1973-1975 O'Toole Way, San Jose**



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# Property Overview:



**Second Floor**  
**Unit 1975: 1,200± SF**

**Ground Floor**  
**Unit 1973: 1,200± SF**

**Unit 1973: 1,200± SF (Ground Floor)**  
**Price: \$449,000/\$374 PSF**  
**Zoning: IP - Industrial Park**

**Unit 1975: 1,200± SF (Second Floor)**  
**Price: \$449,000/\$374 PSF**  
**Zoning: IP - Industrial Park**

# For Sale: Two Commercial Endcap Office Units in Rivers Edge Business Park at Brokaw Rd/Hwy 880 1,200± SF | \$449,000 (\$374 PSF) Each - Can Be Sold Together Or Separately

## Property Highlights:

### 1973 O'Toole Way:

- Endcap Unit
- Ground floor unit 1,200± SF
- 2 parking spaces
- Monthly Hoa fees: \$253
- 4 private offices.
- Bathroom
- Breakroom with kitchen sink
- Two entrances, one in the front and one in the rear
- Natural light in all offices

### 1975 O'Toole Way:

- Endcap unit
- Second floor unit 1,200± SF
- 2 parking spaces
- Monthly Hoa fees: \$253
- 3 private offices with one big enough to use as a bull pen for employees
- Bathroom
- Breakroom with kitchen sink
- Balcony area with sliding door

## Property Overview:

- Located right near HWY 880
- Additional open parking if needed
- Located in a very clean and quiet business park

# Unit 1973-1,200± SF (Ground Floor): Interior Photos

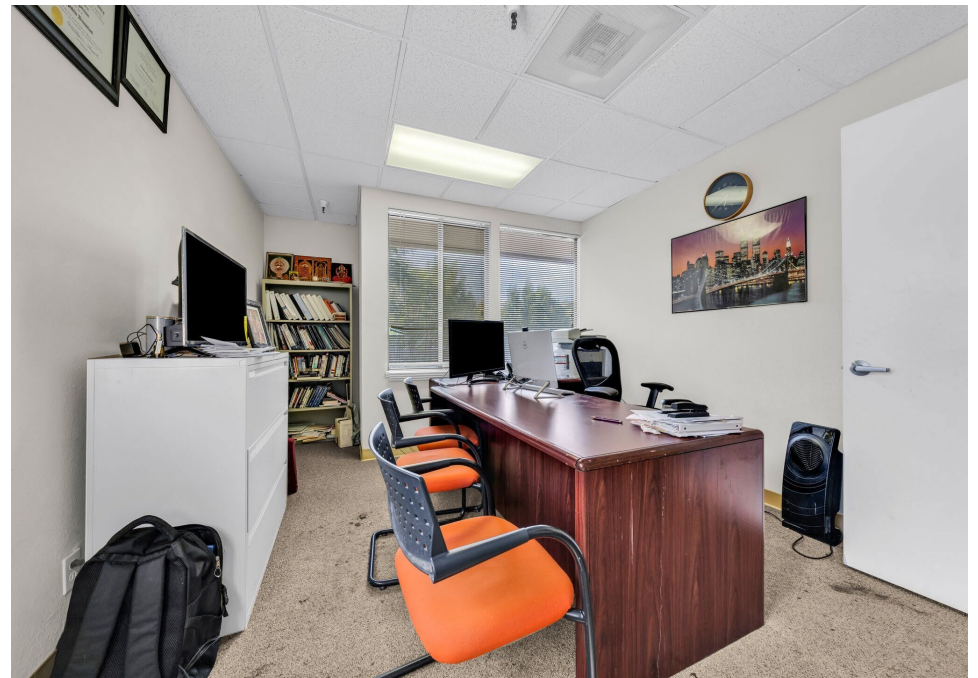


The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# Unit 1973-1,200± SF (Ground Floor): Interior Photos



# Unit 1975-1,200± SF (Second Floor): Interior Photos



# Unit 1975-1, 200± SF (Second Floor): Interior Photos



# Exterior Photos:



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**1973-1975  
O'Toole Way**



# Demographics



<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	10,230	182,207	541,262
<b>Households</b>	3,462	64,500	184,843
<b>Average Household Size</b>	2.87	2.73	2.83
<b>Owner Occupied Housing Units</b>	1,696	25,753	77,728
<b>Renter Occupied Housing Units</b>	1,766	38,747	107,115
<b>Median Age</b>	37.5	35.5	36.4
<b>Median Household Income</b>	\$170,240	\$176,803	\$151,970
<b>Average Household Income</b>	\$207,672	\$214,127	\$194,904

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