# 2490 OLD MIDDLEFIELD WAY

Marcus & Millichap

MOUNTAIN VIEW, CA 94043

OFFERING MEMORANDUM

# 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 ³†e˜ He˜ ©e˜q‡-q•j ©yÌyq³yu ‡˜ ‡³- †‡ƒ†y© ©e³y- •, qe© •À˜y

## METRO HIGHLIGHTS

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.

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.

# ECONOMY

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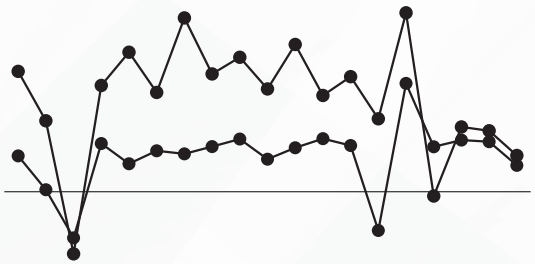

## MAJOR AREA EMPLOYERS

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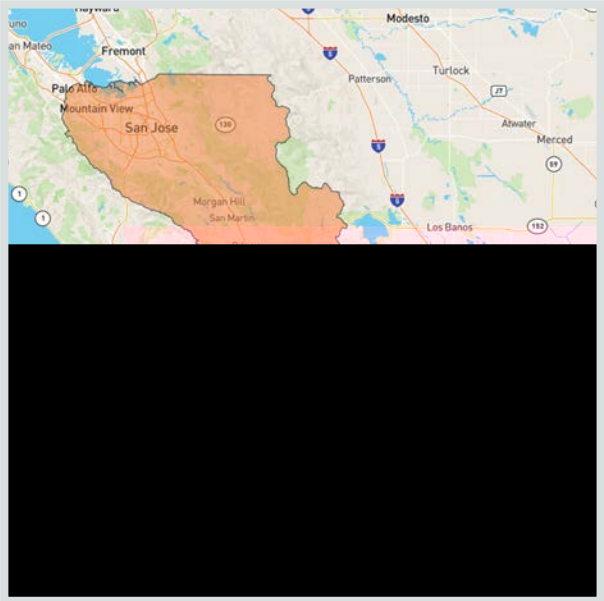


## SHARE OF 2025 TOTAL EMPLOYMENT

**11%** MANUFACTURING

**11%** TRADE, TRANSPORTATION AND UTILITIES

**8%** GOVERNMENT

**16%** EDUCATION AND HEALTH SERVICES

**3%** FINANCIAL ACTIVITIES

**26%** PROFESSIONAL AND BUSINESS SERVICES

**5%** CONSTRUCTION

**8%** LEISURE AND HOSPITALITY

**10%** INFORMATION

**2%** OTHER SERVICES