

Multi-Tenant | Prime Corner Location With Significant Upside Potential

Available For Sale

1156 N 4TH STREET // SAN JOSE, CALIFORNIA 95112

Get in touch

Jonathan G. Hanhan Group Leader & EVP 408.909.0998 hanhan@compass.com CalDRE #01800203

Executive Summary





Offering Summary

APN:	235-09-026
Building Size:	±5,583 SF
Lot Size:	±16,250 SF
Price / SF:	\$528.39
Year Built:	1979
Zonina:	Commercial Pedestrian

Property Overview

Introducing an exceptional investment opportunity in the heart of San Jose, CA. Boasting ±5,583 square feet of prime office space, this distinguished building is ideal for investors, owner-users, or tenants seeking a valuable addition to their portfolio or business location. Built in 1979 and zoned CP, the property provides flexibility for a range of office, medical, and commercial uses. Its strategic location in the San Jose area offers unparalleled access to the thriving business landscape of Silicon Valley. With its well-maintained structure, abundant space, and enviable zoning, this property is positioned to deliver long-term value and serve as a cornerstone asset for forward-thinking users or investors in the office building sector.

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Complete Highlights





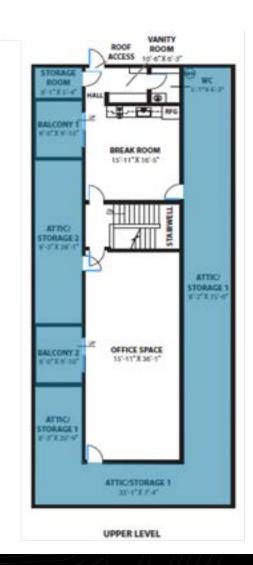
Property Highlights

- Flexible Zoning | CP (Commercial Pedestrian): Wide-use zoning allows for retail, professional office, and medical uses, giving investors the ability to attract diverse tenant types or pursue an owner-user strategy.
- Billboard Income Stream: Dual-sided billboard leased and professionally managed by Outfront Media provides additional passive income with no management burden.
- Ample Private Parking: Includes 20 dedicated on-site parking stalls (3.73 stalls per 1,000 SF), plus convenient street parking — a rare advantage for medical or high-volume commercial tenants.
- Separately Metered Utilities: Fully submetered electrical allows for accurate usage tracking, supporting both single-tenant and multitenant configurations with operational ease.
- Brand New Systems: Three new HVAC units recently installed minimizing future capital outlay and ensuring reliable climate control for future tenants.
- Turnkey Amenities: Includes an in-suite kitchenette with full-size refrigerator and dishwasher, ideal for medical or office buildouts seeking plug-and-play convenience.

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Floorplan





FLOOR PLAN INFORMATION

Measurements Calculated to the Exterior Walls

Main Level: ±4,386 SF Upper Level: ±1,197 SF

Total: ±5,583

Upper Level

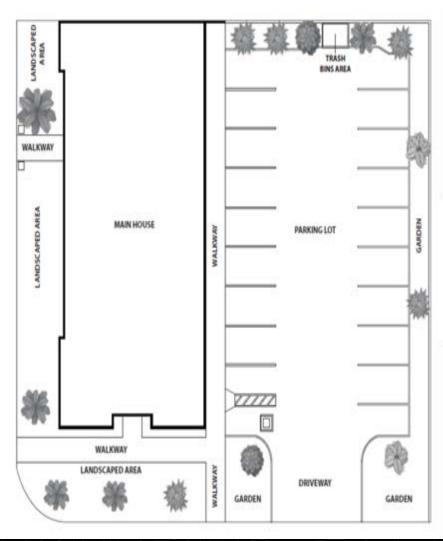
Storage 1: ±953 SFStorage 2: ±240 SFBalcony 1: ±87 SF

• Balcony 2: ±90 SF Total: ±1,370 SF

The outside perimeter is NOT included in the square footage

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Site Plan



PROPERTY SQ FT INFORMATION MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 5583 SQ FT

NON-LIVING SPACE: 1370 SQ FT

- Main House (Main Level): 4395 Sq Ft
 - Main House Upper Level Storage 1: 953 Sq Ft
- Main House (Upper Level): 1197 Sq Ft
 Main House Upper Level Storage 2: 240 Sq Ft
- * Main House Upper Level Balcony 1: 87 Sq Ft.
- COMBINED: 6953 Sq Ft
- * Main House Upper Level Balcony 2: 90 Sq Ft

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Aerial Photos





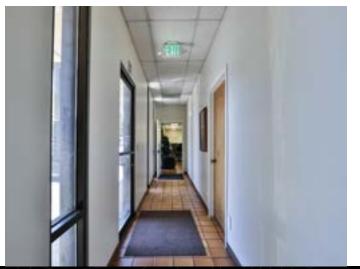
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Interior Photos











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Interior Photos





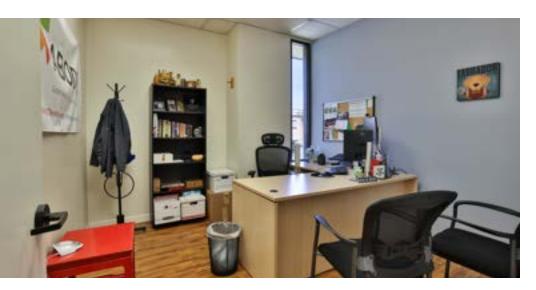






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Interior Photos







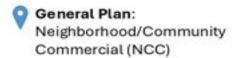




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General Plan & Zoning Information





The NCC designation supports small- to mid-scale commercial uses that serve surrounding neighborhoods. Typical uses include retail, local services, neighborhood-serving offices, and community-oriented businesses.



USE	CP
General Retail	
Alcohol, off-sale - beer and/or wine only	С
Alcohol, off-sale - full range of alcoholic beverages	С
Alcohol, off-sale - as incidental to a winery, brewery, or distillery	s
Food, beverages, and groceries	Р
Nursery, plant	P
Outdoor vending	A
Outdoor vending, fresh fruits, and vegetables	P
Pawn shop/broker	С
Retail art studio	Р
Retail bakery	P
Retail sales, goods, and merchandise	P
Seasonal sales	P
Agriculture	
Aquaculture, aquaponics, and hydroponics	s
Certified farmers' market	s
Certified farmers' market, small	P
Neighborhood agriculture	Р
Drive-Through Uses	
Drive-through uses in conjunction with any use	
Education and Training	
Child day care center located on an existing School Site or as an incident to a permitted on-site church/religious assembly use involving no building additions or changes to the site	P
Day care center	s
Instructional art studios	Р

Zoning // Allowed Uses

USE	CP
Education and Training	
Private instruction, personal enrichment	Р
School, elementary and secondary (public or private)	С
School, driving (class C & M license)	Р
School, post-secondary	P
School, trade and vocational	С
Entertainment and Recreation	
Arcade, amusement game	Р
Health club, gymnasium	P
Performing arts rehearsal space	Р
Poolroom/billiards establishment	Р
Private club or lodge	С
Recreation, commercial indoor	Р
Recreation, commercial outdoor	С
Relocated cardroom	-
Stadium, 2,000 seats or fewer	С
Stadium, more than 2,000 seats	CC
Theater, indoor	s
Theater, outdoor	*
Food Service	
Banquet facility	S
Caterer	P
Commercial kitchen	S
Drinking establishments	С
Drinking establishments interior to a full-service hotel o motel that includes 75 or more guest rooms	P.
Public eating establishments	Р

USE	CP
Food Service	
Public eating establishment or retail establishment with incidental outdoor dining	Р
Public eating establishment in conjunction with a winery, brewery, or distillery	Р
Taproom or tasting room with off-sale of alcohol	A
General Services	
Bail bond establishment - outside main jail area	P/S
Bail bond establishment - within main jail area	P/S
Bed and breakfast Inn	Р
Dry cleaner	Р
Hotel or motel	Р
Single room occupancy (SRO) hotel	С
Laundromat	Р
Maintenance and repair, small household appliances	Р
Messenger services	P
Mortuary and funeral Services	Р
Personal services	Р
Photo processing and developing	Р
Printing and publishing	Р
Social service agency	S
Health and Veterinary	
Animal boarding, indoor	Р
Animal grooming	Р
Emergency ambulance service	С
Hospital/in-patient facility	С
Medical cannabis dispensary	R
Cannabis retail storefront	R

USE	CF
Health and Veterinary	
Medical cannabis collective dispensary site only	R
Office, medical	Р
Veterinary clinic	P
Historic Reuse	
Historic landmark structure reuse	s
Offices and Financial Services	
Automatic teller machine	Р
Business support	P
Financial services	Р
Office, general business	Р
Payday lending establishment	R/-
Retail bank	P
Public, Quasi-Public and Assembly Uses	
Cemetery	C
Church/religious assembly	S
Construction/corporation yard associated with public, quasi-public or assembly use or transportation or utility use	
Museums, libraries, parks, playgrounds, or community centers (publicly operated)	Р
Museums, libraries, parks, playgrounds, or community centers (privately operated)	С
Recycling Uses	
Reverse vending machine	Α
Small collection facility	A
Residential	
Emergency residential shelter within Airport Influence Area	S
Emergency residential shelter outside of Airport Influence Area (more than 150 beds	s

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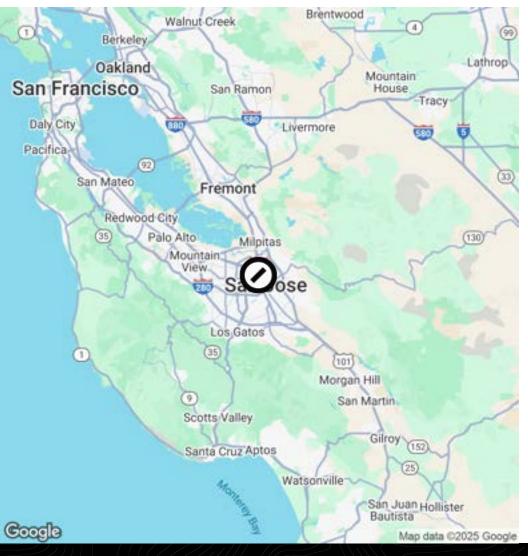
Zoning // Allowed Uses

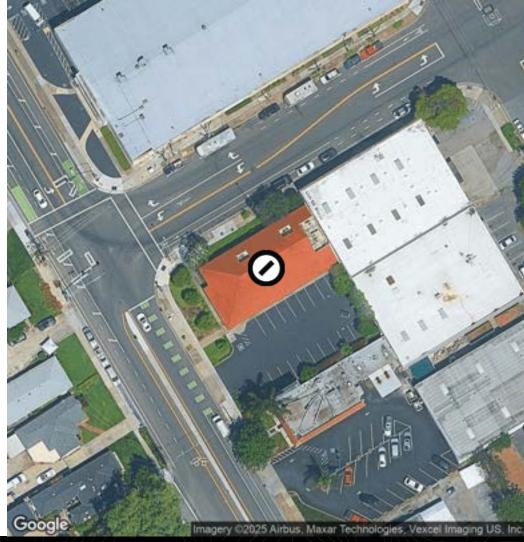
USE	CP
Residential	
Emergency residential shelter outside of Airport Influence Area (150 beds or fewer)	Р
Hotel supportive housing	С
Live/work uses	S
Low barrier navigation center	P
Mixed use residential/commercial outside Neighborhood Business District Overlay	C/S
Mixed use residential/commercial within Neighborhood Business District Overlay	Р
Permanent supportive housing	- 53
Residential care facility for seven or more persons	С
Residential service facility for seven or more persons	C
Single room occupancy, living unit	С
Transportation and Utilities	
Data center	
Commercial vehicle storage	40
Common carrier depot	- 80
Community television antenna systems	С
Off-site, alternating use and alternative parking arrangements	s
Parking establishment, off-street	73
Short term parking lot for uses or events other than on-site	-
Television, radio studios without antenna/dishes	20
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	С
Utility facilities including corporation yards, storage or repair yards and warehouses	47
Wireless communication antenna	С
Wireless communication antenna, slimline monopole	S

USE	CP
Transportation and Utilities	
Wireless communication antenna, building mounted	Р
Utilities, Electrical Power Generation	
Co-generation facility	S
Fuel cells	P
Private electrical power generation facility	C
Solar photovoltaic system	Р
Stand-by/backup facilities that do not exceed noise or air standards	А
Stand-by/backup facilities that do exceed noise or air standards	С
Temporary stand-by/backup	P
Vehicle Related Uses	
Accessory installation, passenger vehicles and pick-up trucks	(9)
Auto dealer, wholesale - no on-site storage	P
Car wash, detailing	-
Fuel service station or charge station, no incidental service or repair	С
Fuel service station or charge station with incidental service and repair	-
Glass sales, installation, and tinting	-
Leasing (rental) passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles	- 21
Sale, brokerage, or lease, commercial vehicles	(2)
Sale or brokerage, passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	-
Sale, vehicle parts	्
Tires, batteries, lube, oil change, smog check station, air conditioning servicing of passenger vehicles and pick-up trucks	*

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Location Map





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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	18,192	204,206	607,854
Average Age	38	38	38
Average Age (Male)	38	37	38
Average Age (Female)	39	38	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,111	71,082	205,937

2.6

\$187,275

\$1,070,787

2.9

\$174,759

\$1,209,563

Demographics data derived from AlphaMap

of Persons per HH

Average HH Income

Average House Value

