

INDUSTRIAL BUILDING FOR SALE & LEASE

1615 Almaden Rd | San Jose, CA 95125

Industrial
Investment Opportunity
Offering Memorandum

Downtown San Jose

Subject Property

MATTHEWS™

EXCLUSIVELY LISTED BY



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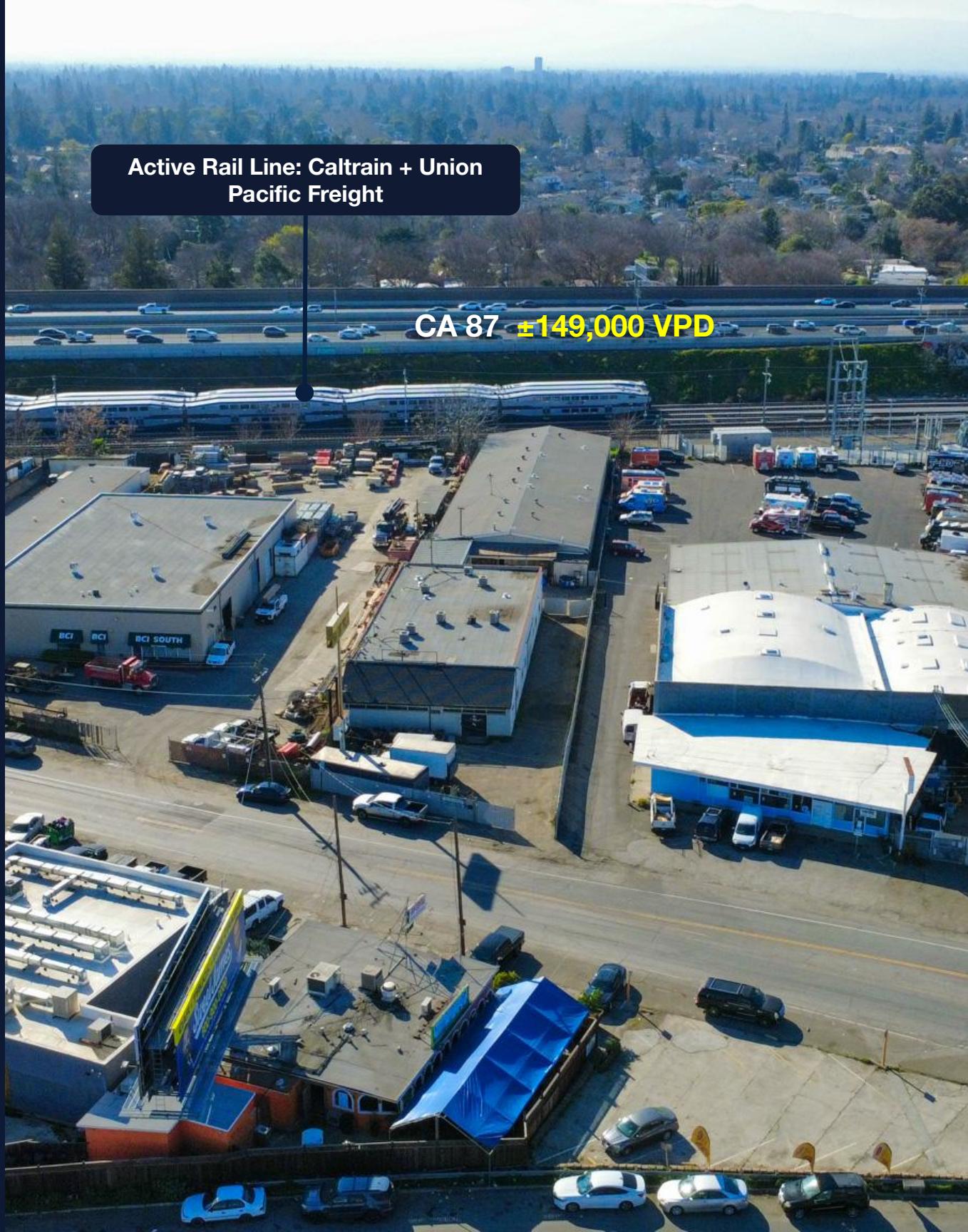
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PROPERTY OVERVIEW

1615 Almaden Rd
San Jose, CA 95125



INVESTMENT HIGHLIGHTS

Property Highlights

- $\pm 20,285$ SF Total Building Area
- $\pm 17,785$ SF Ground Floor plus $\pm 2,500$ SF Mezzanine
- Offered For Sale Unpriced
- $\pm 13,590$ SF Available for Lease
- **\$12,000/Month Modified Gross**
- **$\pm \$0.88/\text{SF}$ Per Month Gross**
- $\pm 27,442$ SF Lot | 0.63 AC
- 0.65 FAR Coverage
- Fully Fenced and Secured Site
- Three Separate Industrial Structures
- Multiple Roll Up Doors
- 400 AMP 3 Phase Power plus 200 AMP Single Phase
- **M4 Heavy Industrial Zoning**
- Highway 87 Exposure $\pm 149,000$ VPD
- Walking Distance to Tamien Caltrain
- Central San Jose Infill Location





San Jose Mineta International Airport
±5.3 Miles Away



San José
State University
Over 32,000 Students



Reid-Hillview County Airport
±6.7 Miles Away

±256,000 VPD



ReadySpaces

Subject
Property



Southern Pacific Railroad
New Almaden/Lick Branch

87

±149,000 VPD



101



1615 Almaden Rd
San Jose, CA 95125

±0.63 AC

Lot Size

±13,590 SF

Available For Lease

±20,285 SF

Total GLA

Contact Broker

For List Price

\$12,000/Month Modified Gross

±\$0.88/SF/Month Gross

Lease Rates



MARKET OVERVIEW

1615 Almaden Rd
San Jose, CA 95125



SAN JOSE, CA

Market Demographics



362,106
Total Population (5-mi)

\$206,662
Median HH Income (5-mi)

115,707
of Households (5-mi)

55.9%
Homeownership Rate

522,185
Employed Population

25%
% Bachelor's Degree

38.1
Median Age

\$1,382,000
Median Property Value

Local Market Overview

Located in the heart of Silicon Valley, San Jose is a dynamic economic and industrial hub anchored by a high-income workforce, world-leading innovation ecosystem, and strong demographic fundamentals. With nearly one million residents, the city ranks among the most affluent and educated urban markets in the United States, supporting sustained demand across advanced manufacturing, R&D, and high-tech industrial uses. San Jose's labor base is driven by technology professionals, engineers, and skilled operators, contributing to median household incomes well above national averages and reinforcing long-term market stability.

The region benefits from a unique blend of urban infrastructure and suburban livability, complemented by extensive transportation networks, top-tier educational institutions, and proximity to major employment centers. Its central Bay Area location provides exceptional connectivity to San Francisco, Oakland, and key coastal business districts, supported by regional transit systems, major freeway corridors, and San Jose Mineta International Airport. Limited land availability, strong population growth, and robust corporate investment continue to drive demand for infill industrial, logistics, and flex space, positioning San Jose as a premier industrial market within Silicon Valley.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	25,435	266,035	671,274
Current Year Estimate	25,991	270,408	689,166
2020 Census	25,763	267,019	700,355
Growth Current Year-Five-Year	-2.14%	-1.62%	-2.60%
Growth 2020-Current Year	0.88%	1.27%	-1.60%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,060	95,821	230,180
Current Year Estimate	9,106	95,230	232,142
2020 Census	9,014	91,336	228,845
Growth Current Year-Five-Year	-0.50%	0.62%	-0.85%
Growth 2020-Current Year	1.01%	4.26%	1.44%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$192,678	\$180,378	\$184,932

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1615 Almaden Rd, San Jose, CA, 95125 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.