

A CHARMING 2620 SQUARE FOOT
CONVERTED MEDITERRANEAN OFFICE BUILDING

2060
THE ALAMEDA

SAN JOSE, CA

OFFERING MEMORANDUM



Martin Quintana
408-209-6542
martinre8989@gmail.com
CA RE Lic.2# 01859089

>> The Opportunity

EXP Realty, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 2060 The Alameda (the "Property"), a 2,620 square foot charming converted Mediterranean office building in San Jose. The Property will be delivered vacant providing investors and users the opportunity to own a jewel box asset within one of the most desired sub-markets in San Jose.

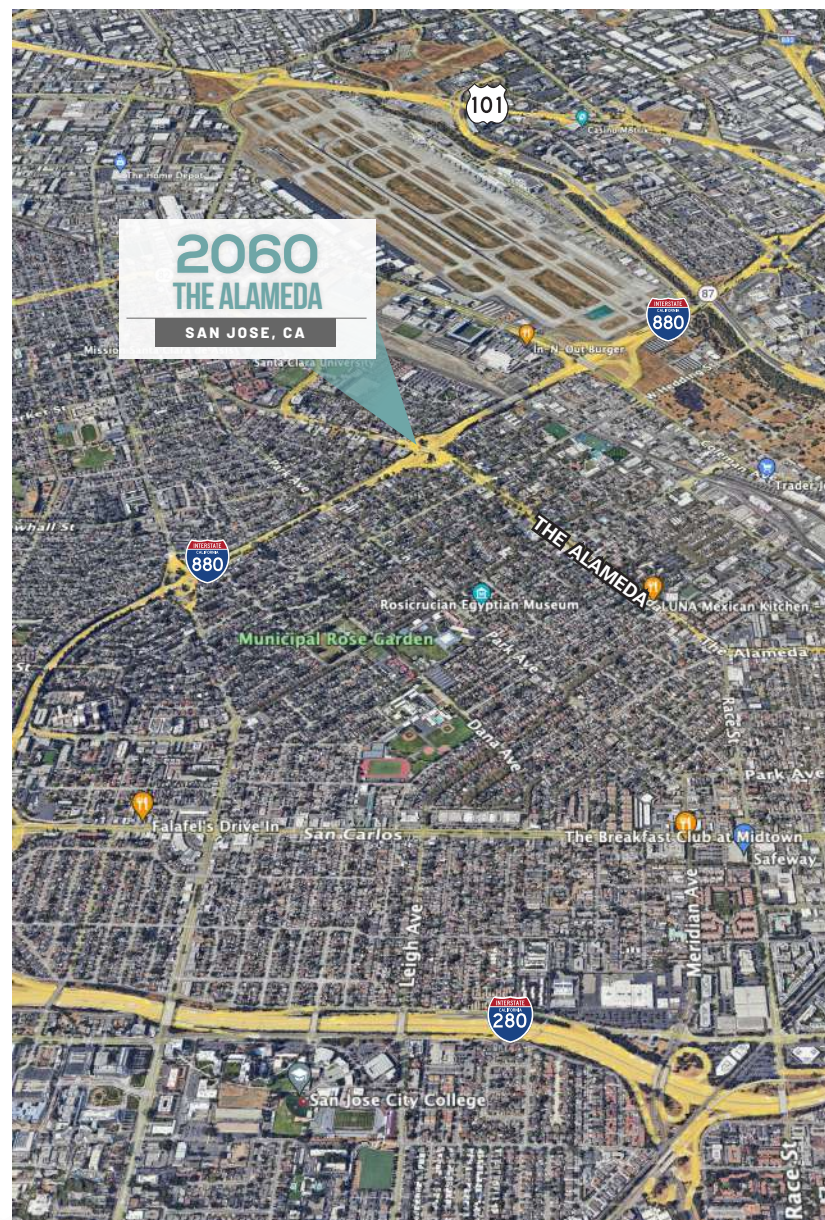
2060 The Alameda is prominently located just off highway 880, with convenient access to 280 and 101, as well as close proximity to Downtown San Jose and the abundance of retail amenities. This location also offers unique access to Santana Row, Valley Fair Mall and the San Jose Mineta International Airport making it a one of a kind location in Silicon Valley. The property is well parked with 11 surface parking spots, has great visibility on the highly trafficked The Alameda, and has a flexible zoning and has Urban Village designation allowing for a variety of uses. The property is located in "The Alameda West Urban Village area" **Price \$1,675,000**

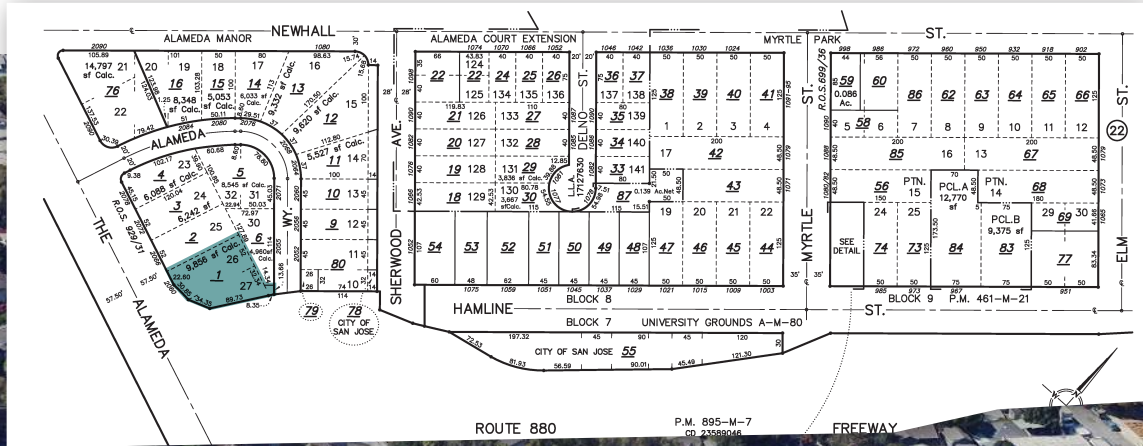
PROPERTY SUMMARY

Address	2060 The Alameda Avenue
County	San Jose, California
Rentable Area	±2,620 Sq. Ft.
Stories	2-Story
Year Built	1925
Land Area	0.23 Acres
Parking Ratio	4.2/1,000 (11 spaces)
Current Zoning	CO (Commercial Office)

CO Zoning:

CO Commercial Office District. The CO Commercial Office District is a district in or near residential areas or between residential and commercial areas. This district is intended to be a low-intensity office zone that allows for a scale of offices in or adjacent to residential neighborhoods. Larger scale office development can be permitted upon approval of the planning commission, or city council on appeal, through the conditional use permit process.





ROUTE 880

P.M. 895-M-7
CD 23559345

ST. FREEWAY





Prime Location:

Situated in the heart of San Jose, California, this converted Mediterranean home offers a prestigious address in a thriving business district. San Jose is a hub for technology companies and startups, making it an ideal location!



Historic Charm: The Mediterranean architecture of the building provides a unique and aesthetically pleasing workspace that stands out among modern office buildings. This Classic charm can enhance the appeal of the property to potential tenants and clients.



Versatile Office Space:

The converted Mediterranean home offers versatile office space that can accommodate a variety of businesses, from startups to established companies. The layout of the building can be tailored to meet the specific needs of tenants, providing flexibility and potential for higher rental income.

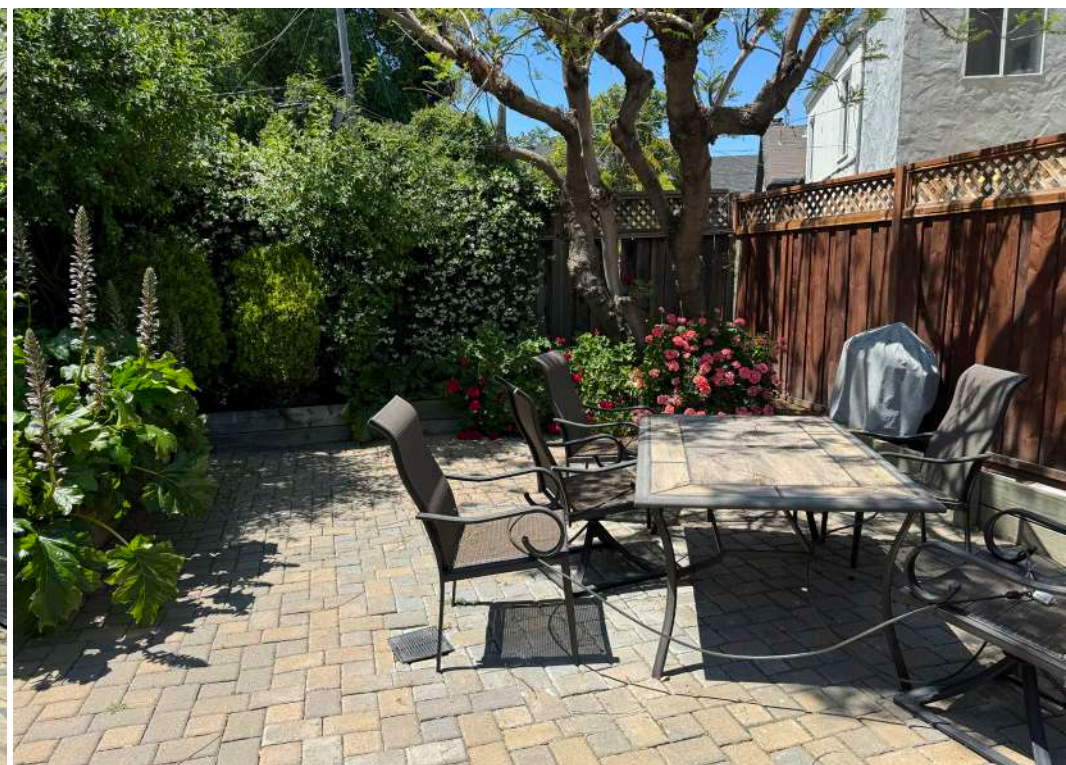


Conveniently Located:

2060 The Alameda is just off of the intersection of The Alameda and Highway 880, The Property provides unparalleled access to thriving amenities in Santana Row and Valley Fair as well as Downtown San Jose with access to SAP Pavilion and Caltrain. The property is also a short distance to the prestigious Santa Clara University.



Photo Gallery



Disclaimer

2060
THE ALAMEDA

SAN JOSE, CA

EXP Realty of Northern California (“Broker”) has been engaged as the exclusive agent for the sale of 2060 The Alameda, San Jose (the “Asset”). The Asset is being offered for sale in an “AS-IS, WHERE-IS,” condition and Property Owner (“Owner”), its employees and agents and Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective investors of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Owner. Each recipient, as a prerequisite to receiving the enclosed, should be registered with EXP Realty of Northern California as a registered prospective investor (“Prospective Investor”) or as investor’s broker (“Investor’s Broker”) for an identified Prospective Investor. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement for Purchasers furnished by Broker prior to delivery of this Offering Memorandum.

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Owner shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Asset unless and until a binding written agreement for the purchase of the Asset has been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations thereunder have been satisfied or waived.

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Each Prospective Investor shall be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Asset if such claims arise from acts of such Prospective Investor or its Investor’s Broker. Any Investor’s Broker must provide a registration signed by Prospective Investor acknowledging said broker/agent’s authority to act on its behalf.

If you have no interest in the Asset at this time, please return this Offering Memorandum immediately to:

MARTIN QUINTANA
408-209-6542

martinre8989@gmail.com

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