

# VESPAIO

RETAIL, OFFICE & MEDICAL SPACE FOR LEASE

DOWNTOWN SAN JOSE TRANSIT MIXED-USE | 130 STOCKTON AVE

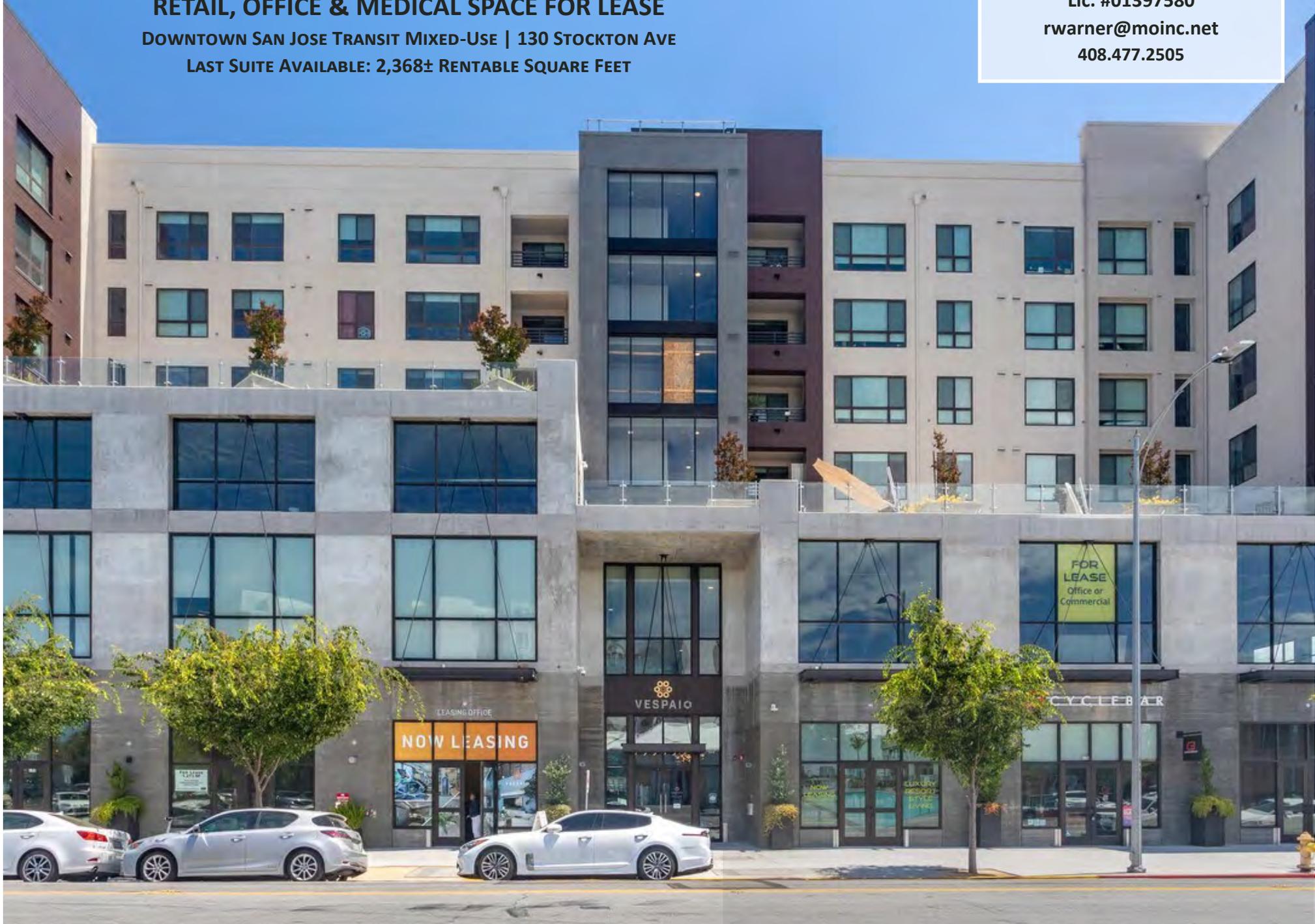
LAST SUITE AVAILABLE: 2,368± RENTABLE SQUARE FEET

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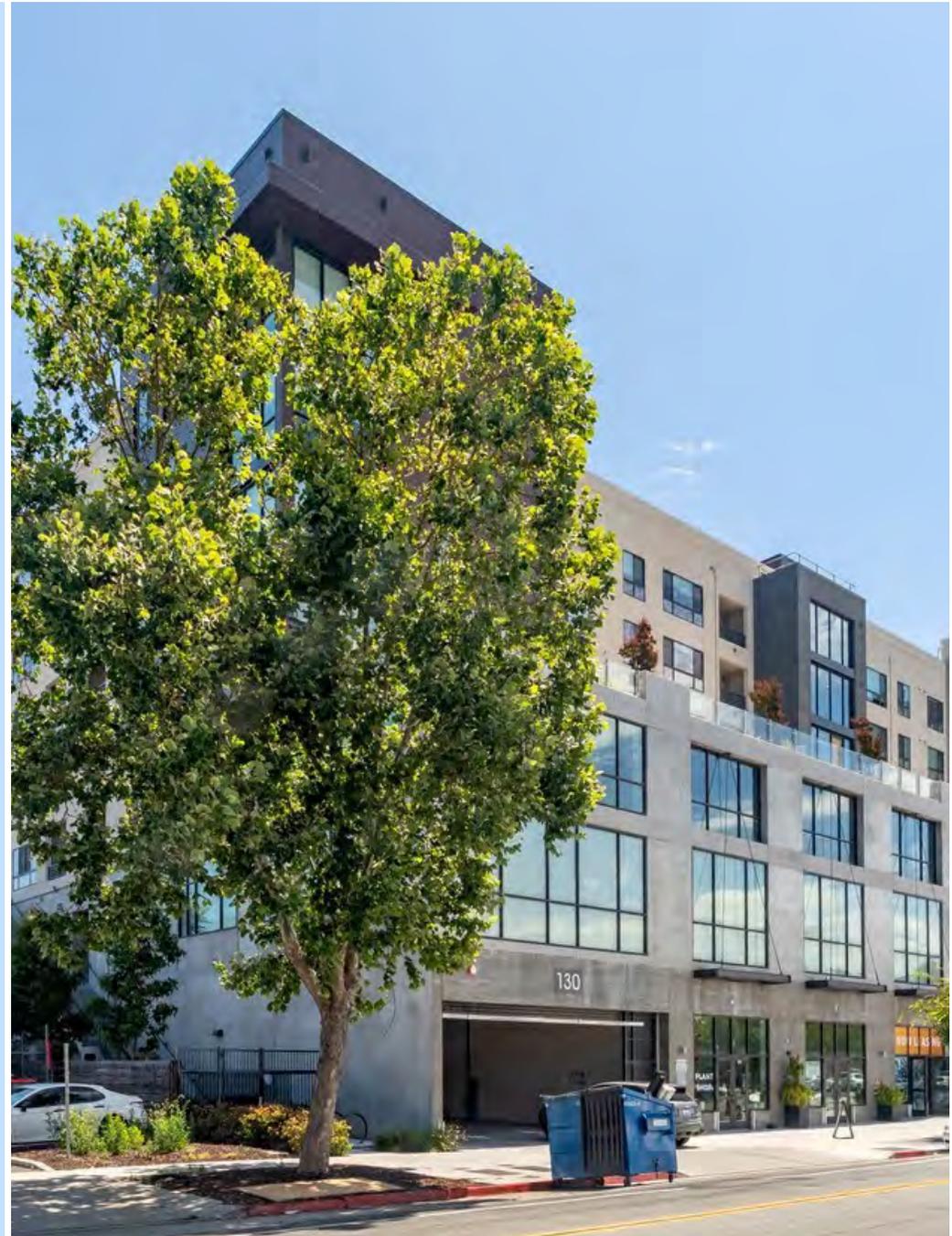
# EXTERIOR PHOTOS



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

# PROPERTY OVERVIEW

- IDEAL FOR RETAIL, OFFICE, AND MEDICAL
- RESTAURANT READY IMPROVEMENTS
- CYCLE BAR AND YOGASIX
- **WAXING THE CITY & KASAMA CÀ PHÊ - COMING SOON!**
- 162 LUXURY APARTMENTS
- CLOSE TO DIRIDON STATION, WHOLE FOODS, SAP CENTER & DOZENS OF RESTAURANTS
- EASY ACCESS FROM HIGHWAY 87 & I-280
- ABUNDANT ON-SITE PARKING & ADJACENT PARKING
- ON-SITE MANAGEMENT
- JUST AROUND THE CORNER FROM GOOGLE'S PROPOSED TRANSIT VILLAGE, OFFICIALLY KNOWN AS "DOWNTOWN WEST"
- STRONG SURROUNDING DEMOS | DAYTIME POPULATION OF 180K EMPLOYEES WITHIN 3 MI.



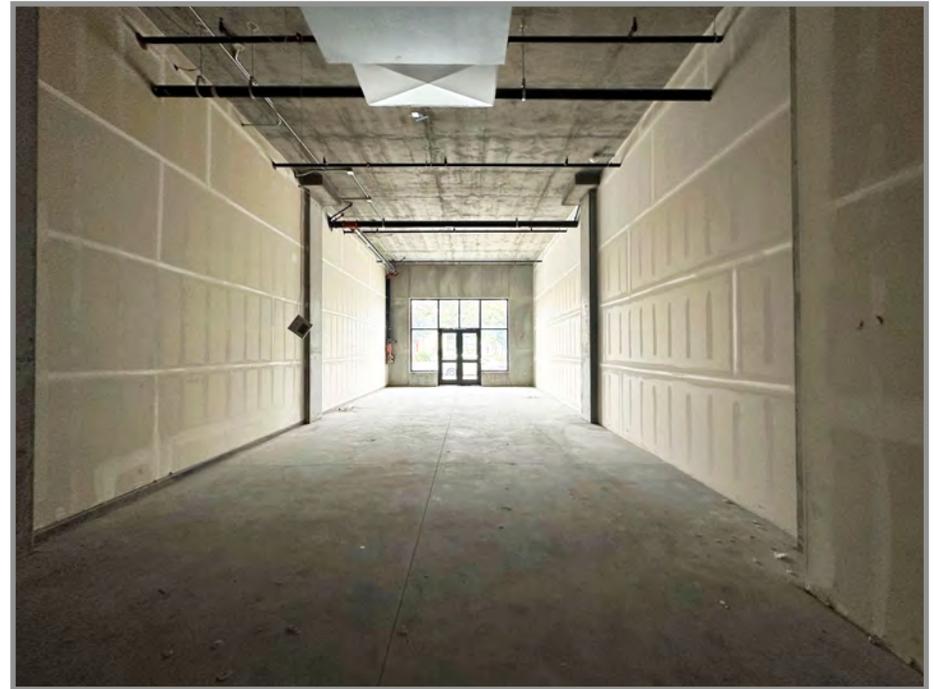
# FLOOR 1



■ Suite 110: 2,368± RSF

# SPACE HIGHLIGHTS

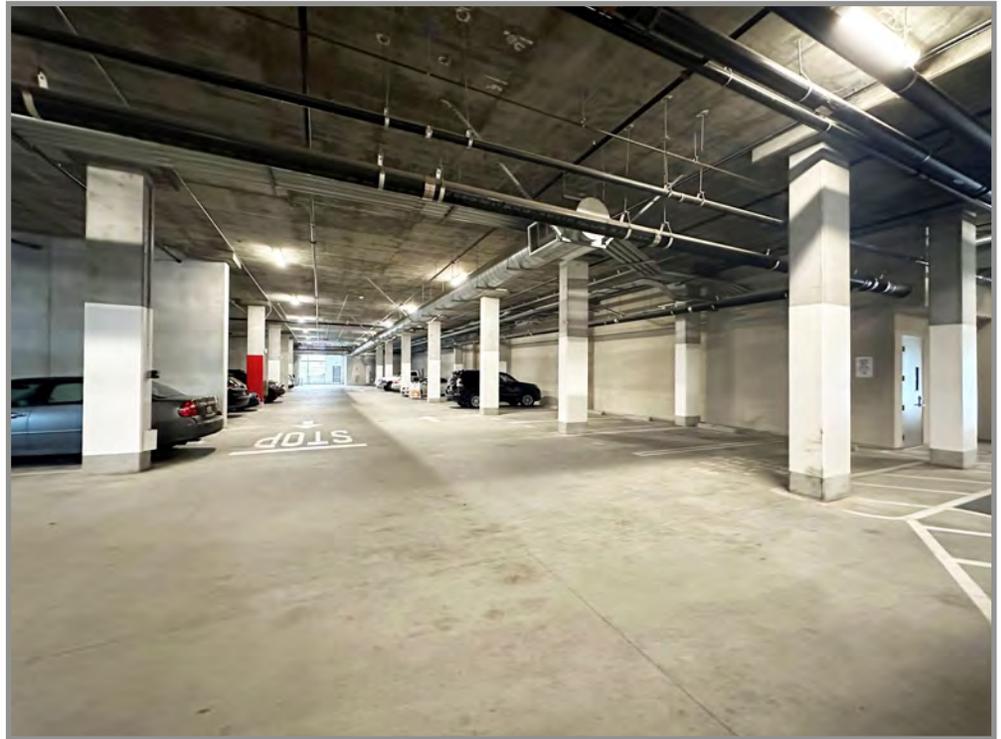
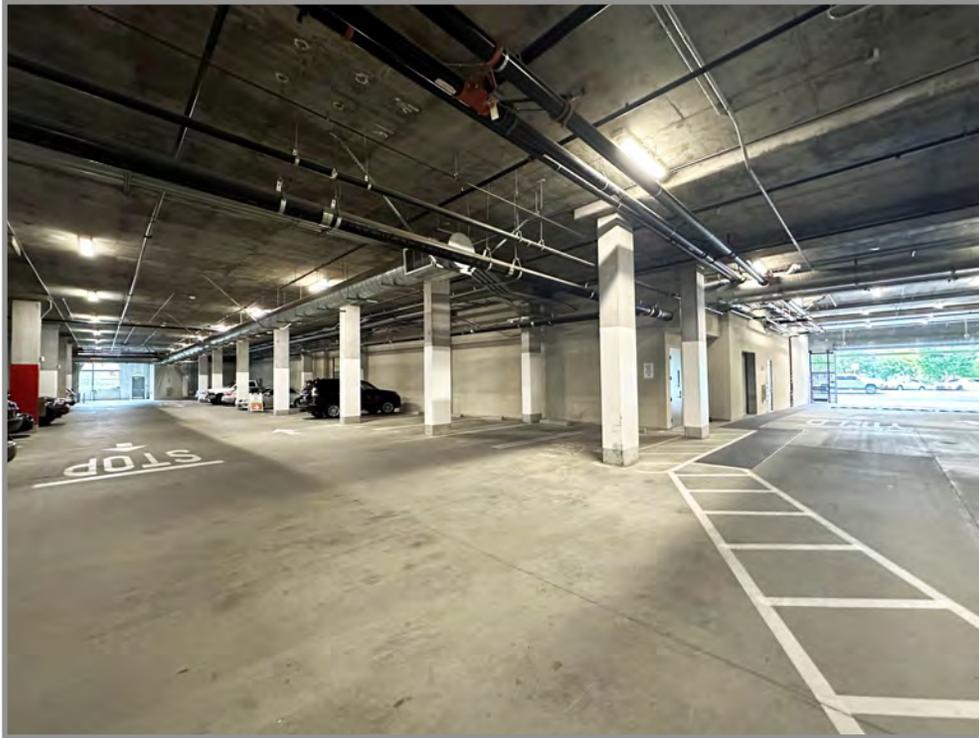
- **HIGH VISIBILITY RETAIL ACROSS FROM WHOLE FOODS MARKET**
- **SUITE 110 - 2,368± RSF**
- **GENEROUS TI ALLOWANCE AVAILABLE**
- **EXPOSED CONCRETE CEILINGS W/HEIGHTS TO 17 FT**
- **TREMENDOUS NATURAL LIGHT**
- **PROMINENT BUILDING SIGNAGE AVAILABLE**
- **STRONG CO-TENANCY**
- **CONTACT AGENT FOR PRICING**



**Vespaio is located in Downtown San Jose, just steps from Diridon Station, California's premier transit hub. It serves Caltrain, VTA light rail, Amtrak, and future BART and high-speed rail. The project is situated across from Whole Foods at the crossroads of the tree lined streets of the historic Alameda neighborhood and San Jose's vibrant Downtown core.**



# PARKING GARAGE - MULTIPLE LEVELS



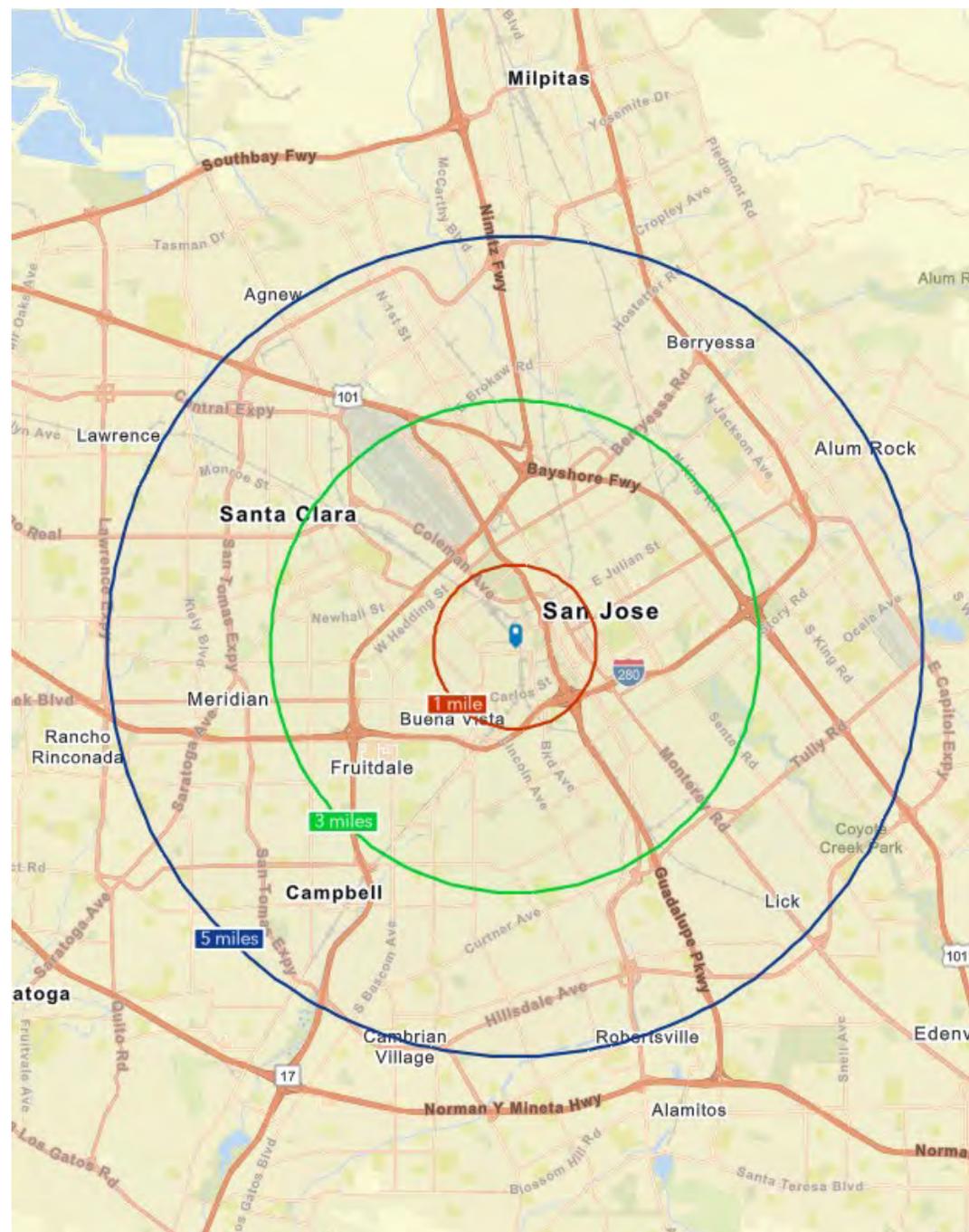
# POINTS OF INTEREST



# DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	30,437	245,523	681,288
Average HH Income	\$184,028	\$174,303	\$186,644
Businesses	3,334	15,368	31,684
Employees	36,634	185,750	365,565



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# VESPAIO

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