

# 885 W. JULIAN STREET

SAN JOSE, CA 95126

Marcus & Millichap



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# PROPERTY DETAILS

ADDRESS	885 W. Julian Street, San Jose, CA 95126
PRICE	\$3,250,000
ASSESSOR PARCEL NUMBER	261-01-037
YEAR BUILT/RENOVATED	1964/2016
PROPERTY TYPE	Industrial - Showroom or Storefront
PROPERTY SIZE	5,360 SF
LOT SIZE	0.23 AC
ZONING	Transit Residential / Grandfathered Industrial
PARKING	12 onsite parking spots
STORIES	1
PERCENT LEASED	Vacant



# EXECUTIVE SUMMARY

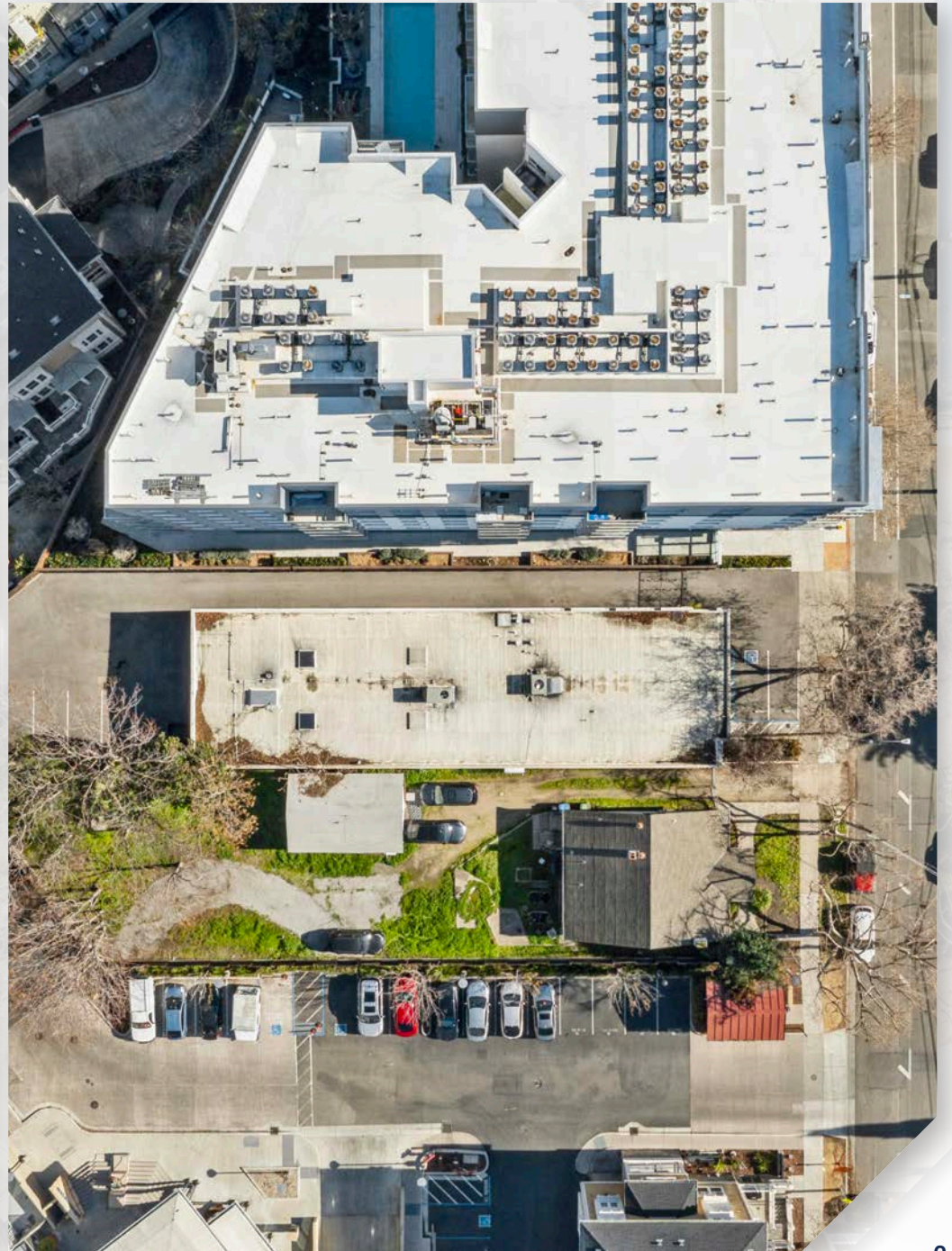
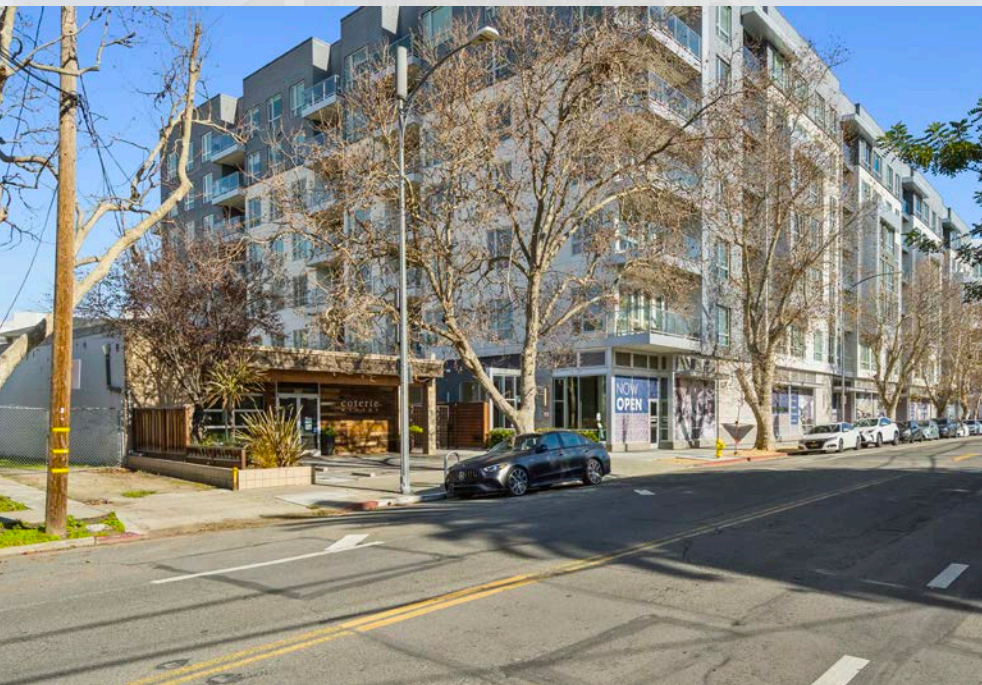
885 West Julian Street occupies a repurposed industrial/warehouse building in the Northwest San Jose neighborhood, positioned immediately west of downtown San Jose. This strategic location places it in close proximity to major landmarks and infrastructure:

- SAP Center (home to the San Jose Sharks arena), just a short walk or bike ride east, serving as a key entertainment and event hub that draws significant foot traffic and regional visitors.
- The Historic Alameda, a prominent corridor to the northwest featuring tree-lined streets, older residential stock, and a mix of commercial nodes, providing a transitional buffer between denser urban areas and more established neighborhoods.
- Diridon Station (San Jose's primary intermodal transit hub), located roughly 0.5–1 mile south/southwest, currently serving Caltrain, Amtrak, ACE, VTA light rail, and buses, with major expansions planned for BART (Silicon Valley extension) and California High-Speed Rail. These upgrades position the area as a future gateway for regional and statewide connectivity.

Overall, 885 West Julian Street benefits from exceptional multimodal access and sits in a dynamically evolving pocket of the city—where industrial heritage meets rapid urban intensification—making it well-positioned within San Jose's long-term vision for a more connected, dense, and transit-centric core west of downtown.



# PROPERTY PHOTOS



# AERIAL MAP

DOWNTOWN SAN JOSE

SAP center  
at san jose

CYCLEBAR

WHOLE  
FOODS  
MARKET

corepower  
YOGA

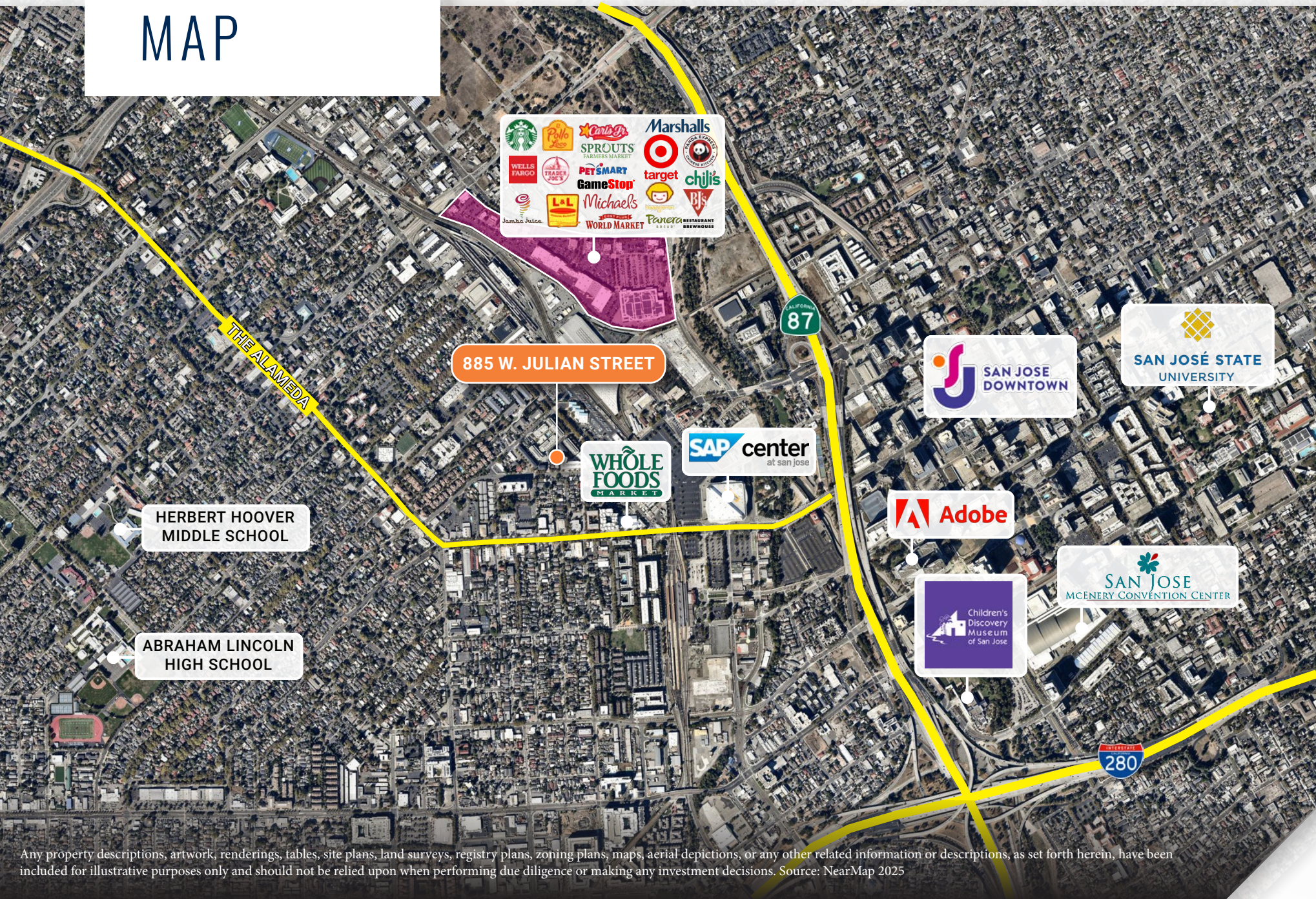
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885 W. JULIAN STREET

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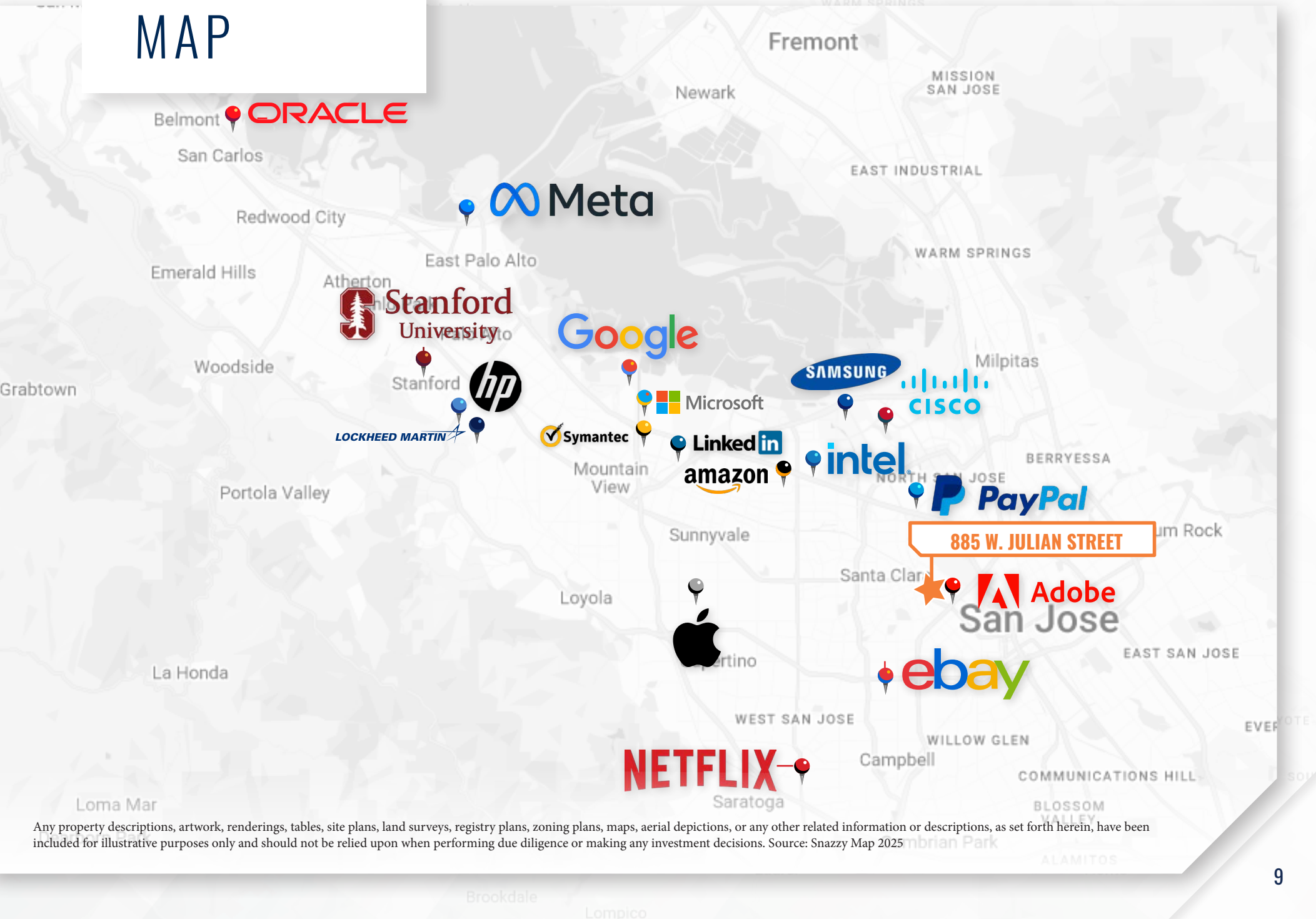
Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: NearMap 2025

# RETAIL MAP



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# EMPLOYER MAP



# MARKET OVERVIEW

The Bay Area is the birthplace of the semiconductor industry in the United States and remains the center of the computing industry today, even as its focus shifts from hardware to information systems. Some of the largest technology firms, financial companies and educational institutions are located here. These recognizable names work in tandem with the metro's cultural cachet to magnetize skilled workers. The San Francisco metro consists of San Francisco, San Mateo and Marin counties and contains a population of 1.84 million people. The city of San Francisco accounts for all of San Francisco County and comprises nearly 830,000 residents. Marin County is located to the north of the city and has 255,000 residents, while San Mateo County is south of San Francisco and has a population above 725,000 people. The area's population is slated to expand by just over 22,000 residents over the next five years.

## METRO HIGHLIGHTS



### WORLD-CLASS INSTITUTIONS

The Bay Area is home to top-ranked educational and research institutions, including one campus of the University of California system, along with the University of San Francisco.



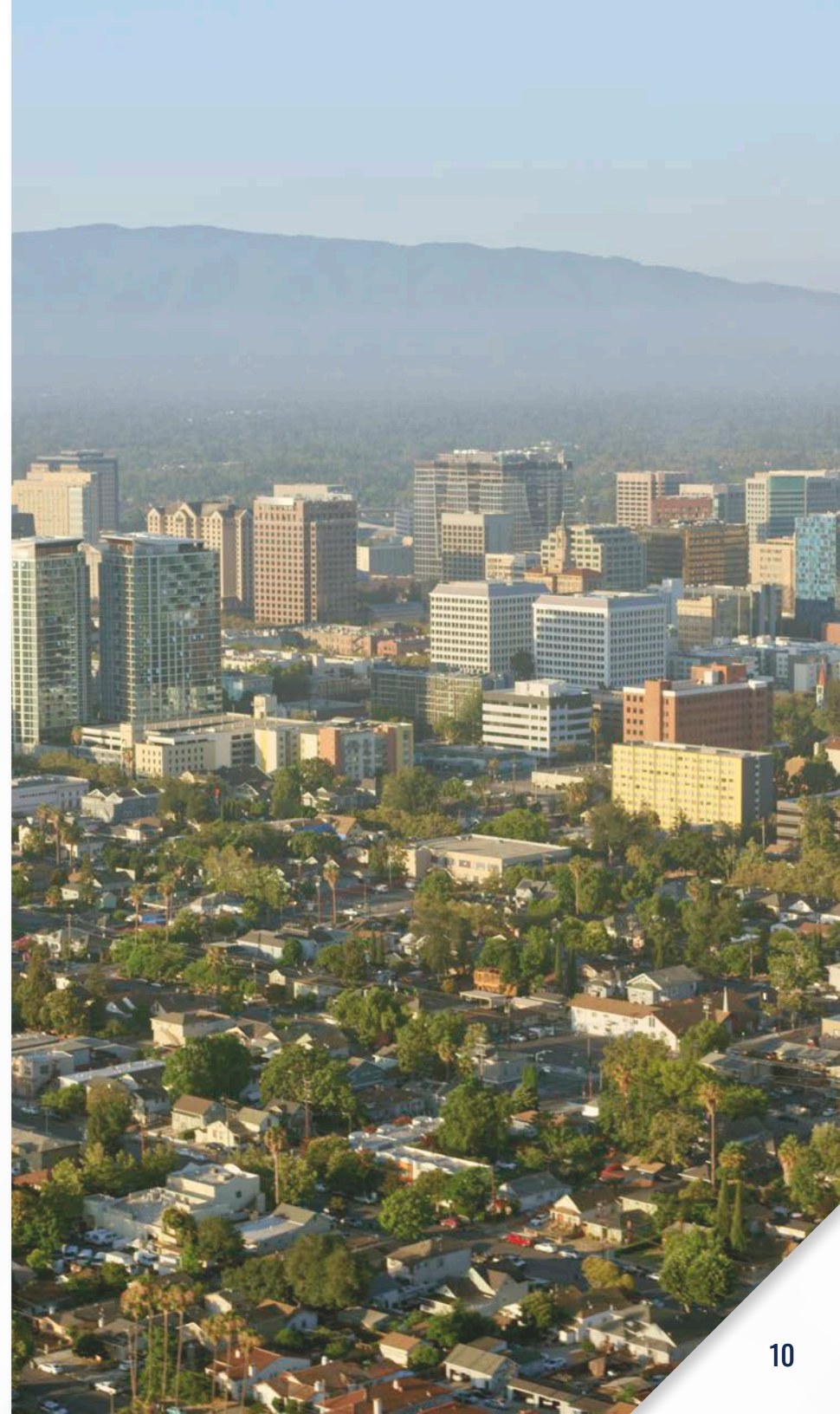
### EDUCATED WORKFORCE

The metro has one of the most skilled labor forces in the nation. More than half of residents ages 25 and older have obtained at least a bachelor's degree — well above the national rate.



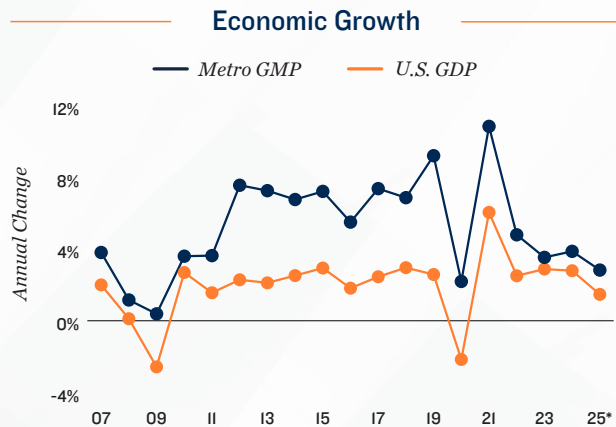
### HIGH-INCOME EARNERS

The tech and financial sectors contribute to a median household income that is roughly double that of the nation, supporting a vibrant live music scene and abundant restaurants.



## ECONOMY

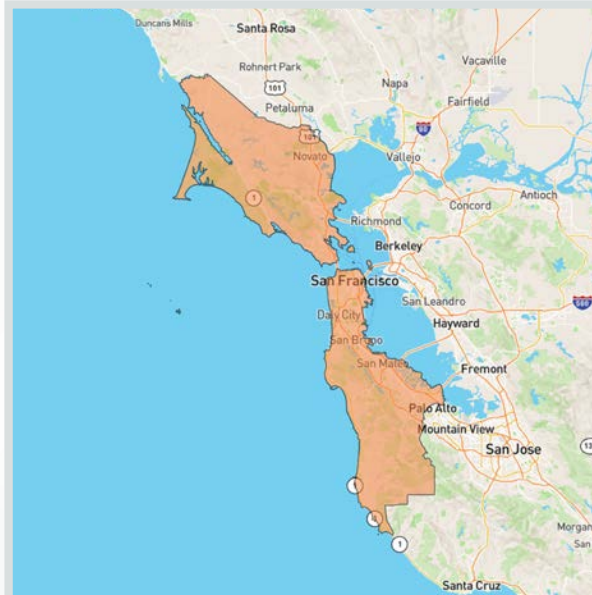
- The metro is home to more than 40 Fortune 500 companies that span a diverse range of sectors. Firms include Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc., and PG&E Corp.
- Tourism is a strong economic driver, expecting to draw more than 20 million visitors in 2025. The sector has shown continuous improvement in the wake of the health crisis, with the expected return of international travel boosting the outlook.
- The Bay's urban density contributes to high property values and demand for rental housing, while also bringing foot traffic for retail businesses. The latter is also helped by robust public transit.



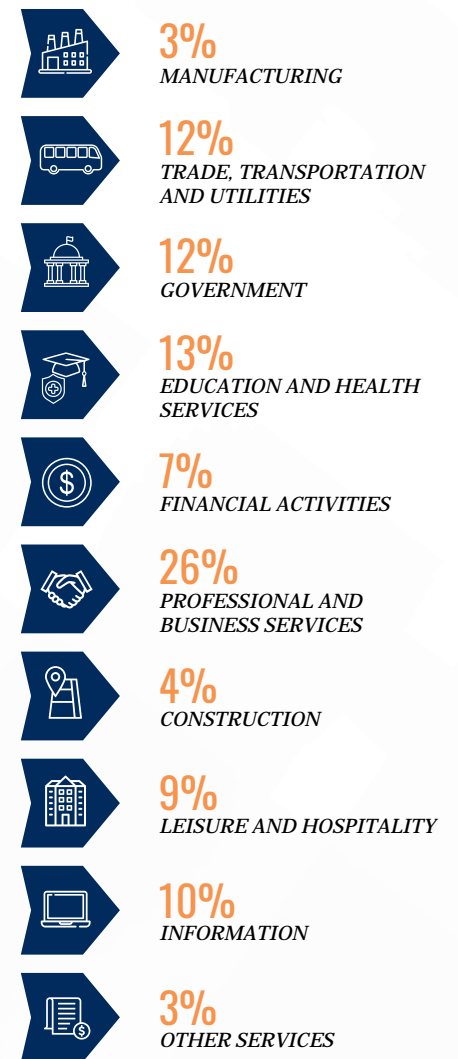
\* Forecast

## MAJOR AREA EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- Visa
- Gilead Sciences
- Deloitte



## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

## DEMOGRAPHICS

- The metro's populace is slated to expand by 1.2 percent through 2029. In the same period, roughly 9,000 households will be formed, generating demand for housing.
- Home prices significantly above the U.S. median result in a homeownership rate near 47 percent, which is well below the national rate, providing a strong rental market.
- Despite a large student population, San Francisco's appeal to skilled professionals skews its median age above the U.S.

## QUALITY OF LIFE

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and professional sports teams. It also acts as the administrative, financial, cultural and services hub for the West Coast. San Francisco's cost of living, however, is one of the most expensive in the nation, due in part to the tight housing market and elevated cost of goods and services. The metro also has one of the highest discretionary income levels in the U.S., as a result of the area's educated workers and its large concentration of jobs in well-paying industries. Cultural and recreational opportunities abound, including a theater district, symphony, opera and more than 80 museums.

## SPORTS

Baseball | **MLB** | Giants  
Basketball | **NBA** | Warriors



## EDUCATION

- San Francisco State University
- University of San Francisco
- University of California, San Francisco
- City College of San Francisco

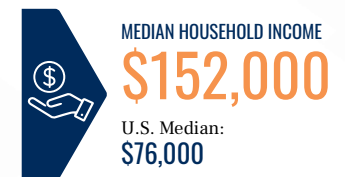
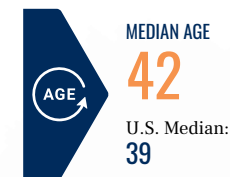
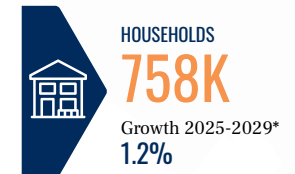


## ARTS & ENTERTAINMENT

- Golden Gate Park
- The Walt Disney Family Museum
- San Francisco Museum of Modern Art

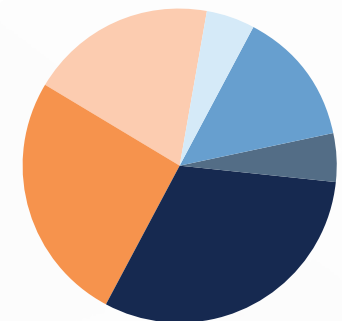
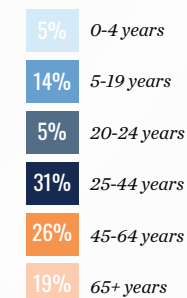


## QUICK FACTS



\* Forecast

## 2025 Population by Age



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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