

OFFICE BUILDING FOR SALE

MID-TOWN/ROSE GARDEN OFFICE FOR SALE!

MID-TOWN/ROSE GARDEN OFFICE FOR SALE!

250 MERIDIAN AVE, SAN JOSE, CA 95126

MIKE PRIOLO

President

408.439.8875

mike@mpire-cre.com

CalDRE #01878385

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OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

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SECTION 1

PROPERTY INFORMATION

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MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126
OFFICE BUILDING FOR SALE



PROPERTY SUMMARY

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126



OFFERING SUMMARY

Sale Price:	\$1,540,000
Lot Size:	0.14 Acres
Building Size:	1,700 SF

PROPERTY HIGHLIGHTS

- Eligible for SBA Financing with only 10% down!
- Perfect for a professional office, medical or wellness owner user
- Beautifully renovated
- ADA ramps at front and rear of building w/ private, secure parking in rear
- Excellent Demographics - \$180,000 average household income, \$1,270,000 average home value within 1 mile
- Close proximity to freeways and O'Connor Hospital

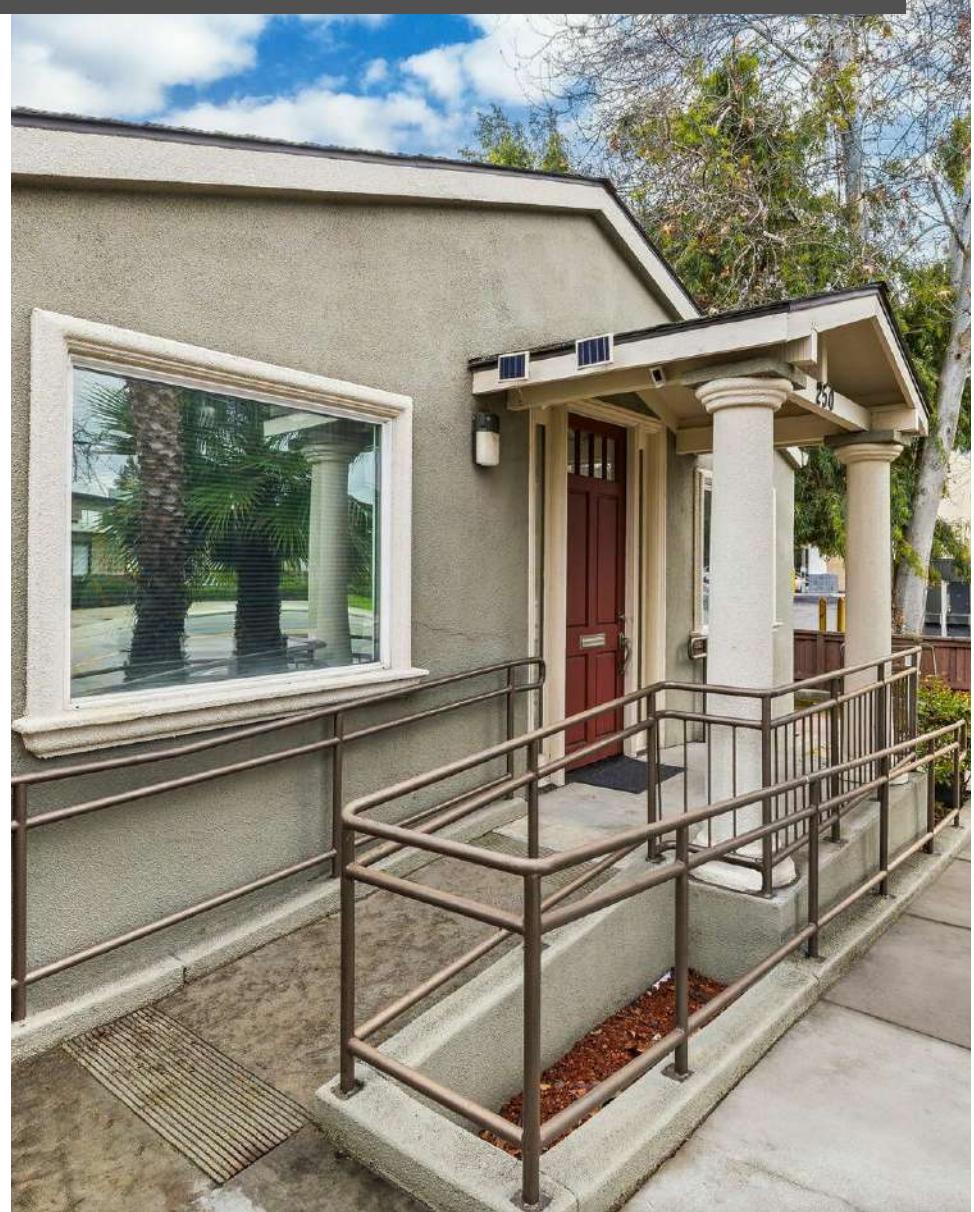


Scan me!

PROPERTY DESCRIPTION

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126



LOCATION DESCRIPTION

250 Meridian Ave is situated in the heart of Midtown San Jose, a highly walkable and transit-friendly neighborhood (Walk Score of 92), offering a rare blend of urban convenience and residential-office synergy.

A key advantage of this location is its immediate proximity to O'Connor Hospital (approx. 1.7 miles) — a 358-bed full-service acute care facility serving more than 1 million area residents with comprehensive inpatient and outpatient medical, surgical, and specialty services. This adjacency makes the property especially attractive for medical, wellness, and health-adjacent professional practices that benefit from patient accessibility, referral proximity, and closeness to critical care infrastructure.

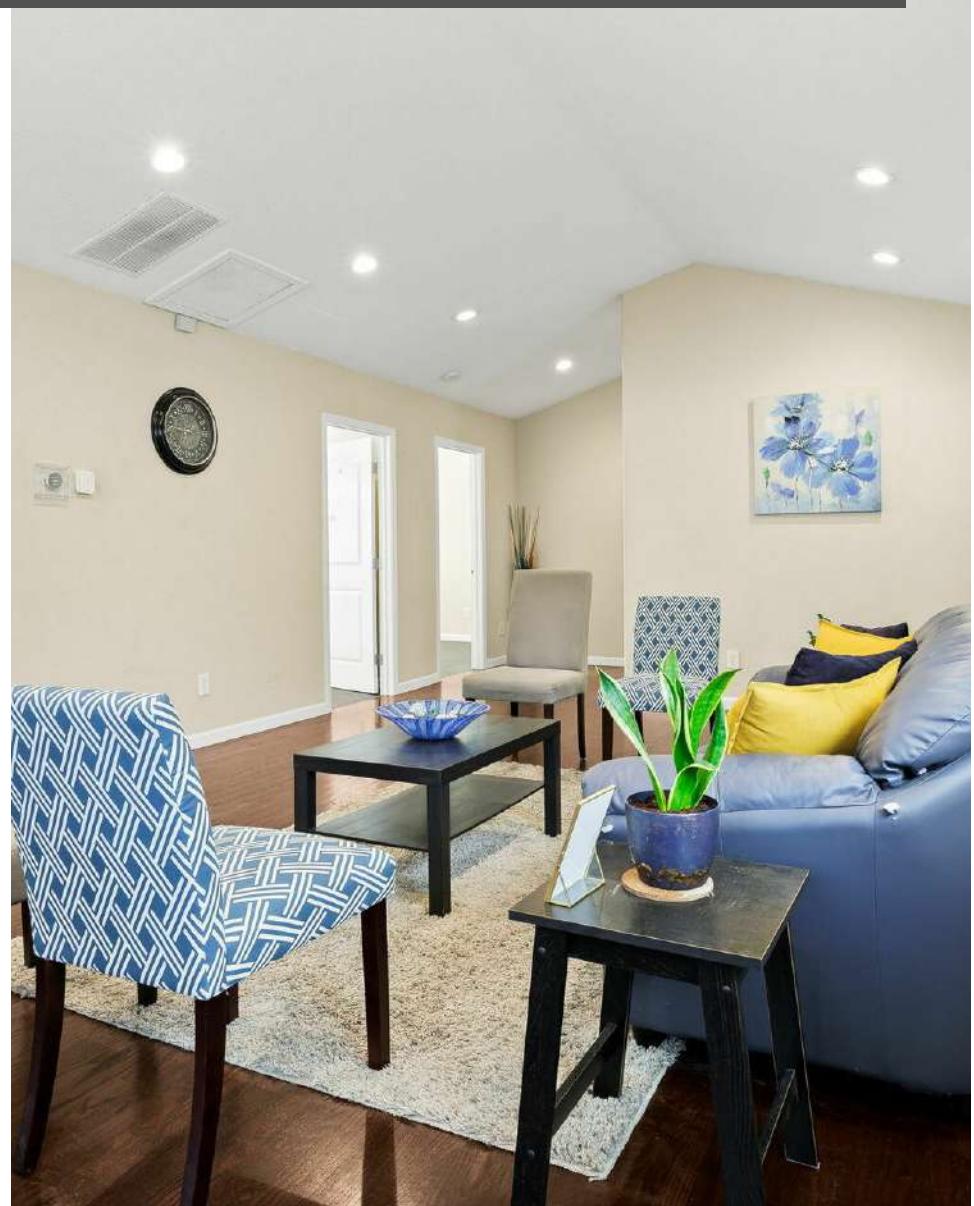
The surrounding neighborhoods further enhance the property's value proposition. According to Zillow, average home values in the area are approximately \$1.54MM, and the average household income is roughly \$191,000 — reflecting one of the most affluent and stable residential bases in Silicon Valley. These strong demographics support high-quality client profiles, consistent demand for medical and professional services, and excellent long-term owner-user viability.

Beyond its healthcare and demographic strengths, the site offers exceptional connectivity: minutes from I-280 and Highway 87, immediate access to Willow Glen, Campbell, and Downtown San Jose, and convenient walkability to neighborhood retail and services. Combined, these factors position 250 Meridian Ave within a "hospital + neighborhood + commuter" synergy zone that is extremely rare for small freestanding office buildings in San Jose.

COMPLETE HIGHLIGHTS

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

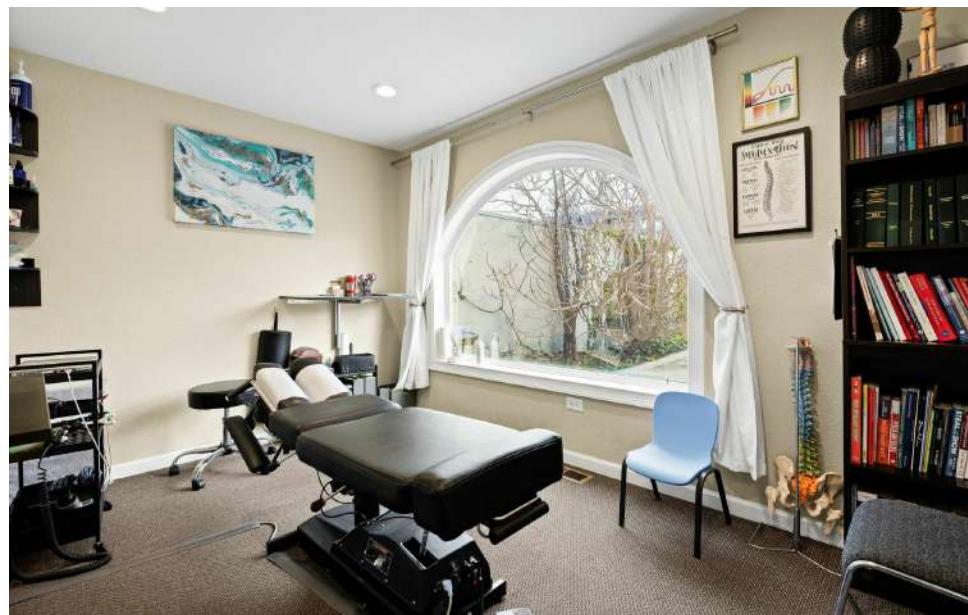
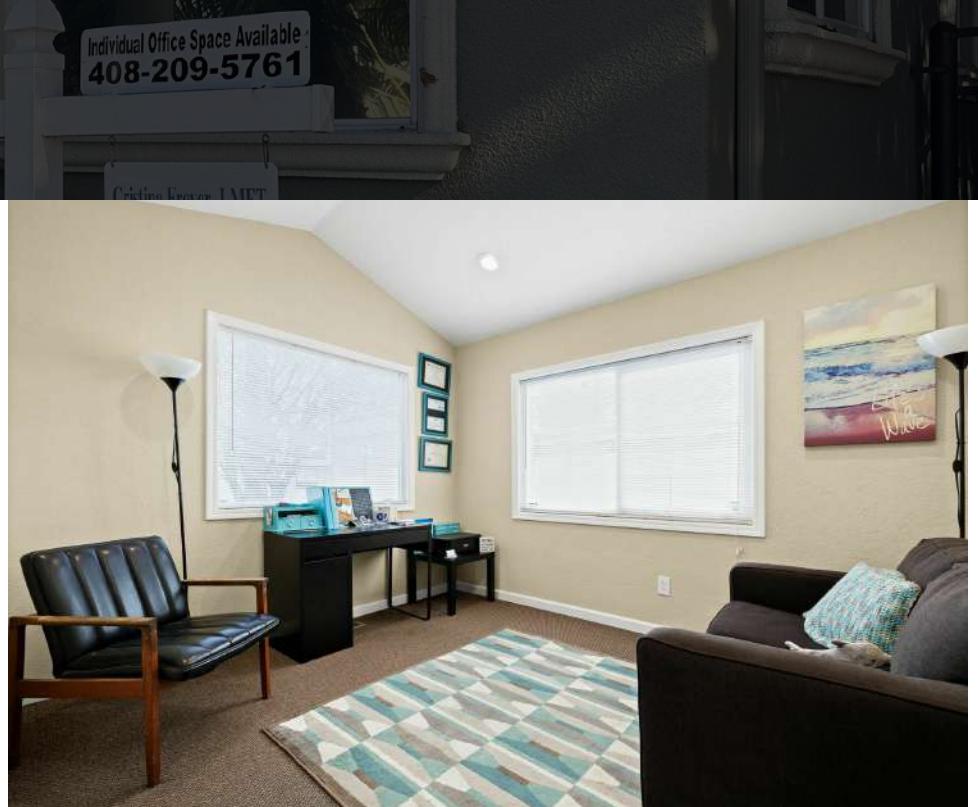


PROPERTY HIGHLIGHTS

- Prime Midtown San Jose location with excellent walkability (Walk Score 92) and strong surrounding demographics
- The back three offices are occupied by a chiropractor on a month to month lease. The current rent is \$1975/ month gross. Tenant is willing to stay or will vacate.
- Freestanding 1,700 SF office building with six private offices and two (ADA) restrooms.
- Close proximity to O'Connor Hospital and surrounding medical/professional office space
- Built-out basement (not included in SF) ideal for conference space, break room, admin use, or storage - including the basement the building measures ~2,065 square feet.
- Fully ADA-compliant access, including ramp and handrail system
- Secure gated driveway and rare off-street private parking lot in the rear
- Strong owner-user appeal for medical, therapy/counseling, chiropractic, dental, wellness, legal, real estate, tax/CPA, or boutique professional service practices
- Excellent visibility along Meridian Ave with professional signage opportunities
- Bright, clean interior with modern flooring, large windows, and comfortable office layout
- Easy access to I-280 and Hwy 87, minutes from Downtown, Willow Glen, and Campbell
- Surrounded by affluent residential neighborhoods and a growing employment base
- Located in the Midtown San Jose submarket, which maintains stable demand and limited new construction, with submarket rents averaging

ADDITIONAL PHOTOS

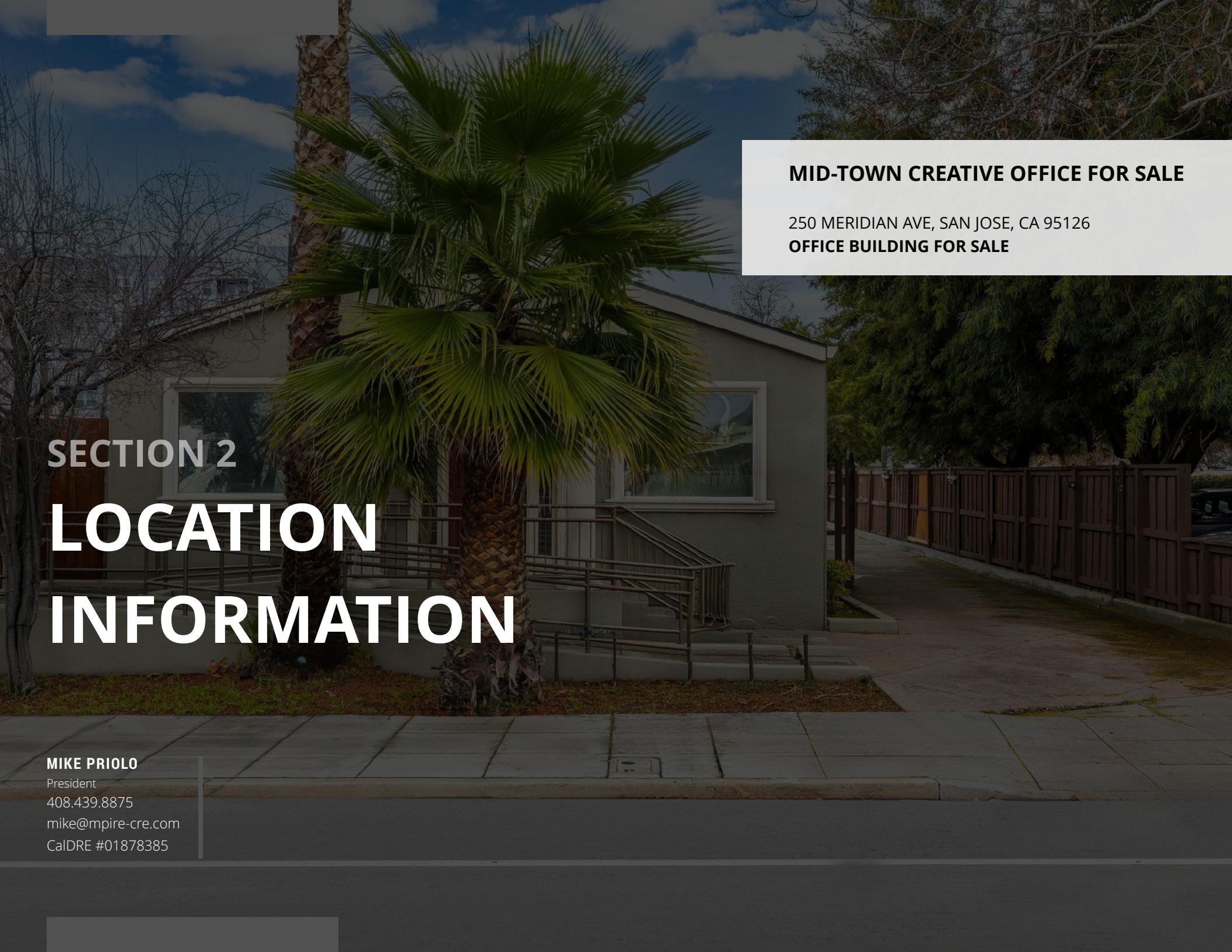
OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126





SECTION 2

LOCATION INFORMATION

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MID-TOWN CREATIVE OFFICE FOR SALE

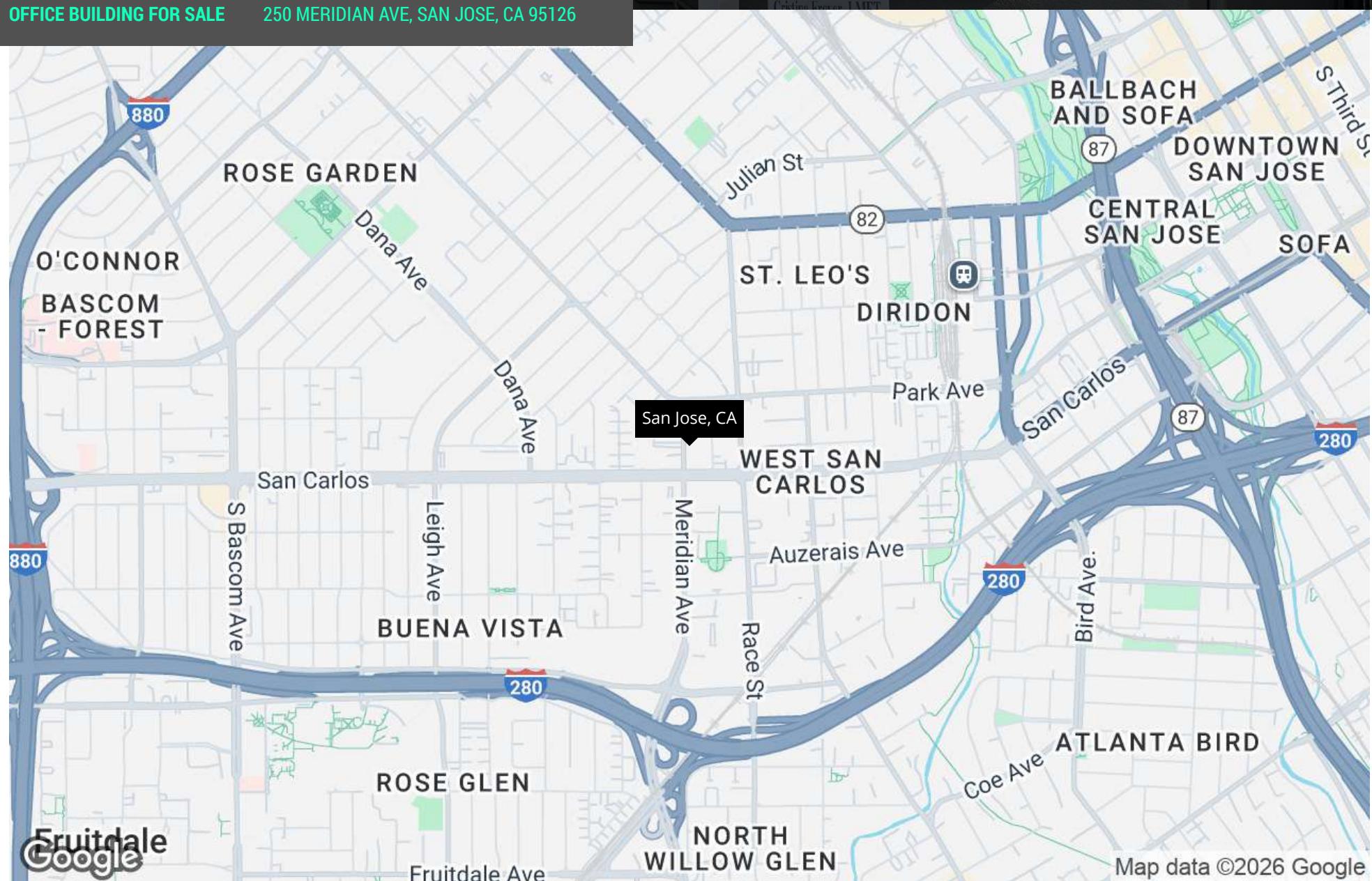
250 MERIDIAN AVE, SAN JOSE, CA 95126

OFFICE BUILDING FOR SALE

REGIONAL MAP

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

Individual Office Space Available
408-209-5761



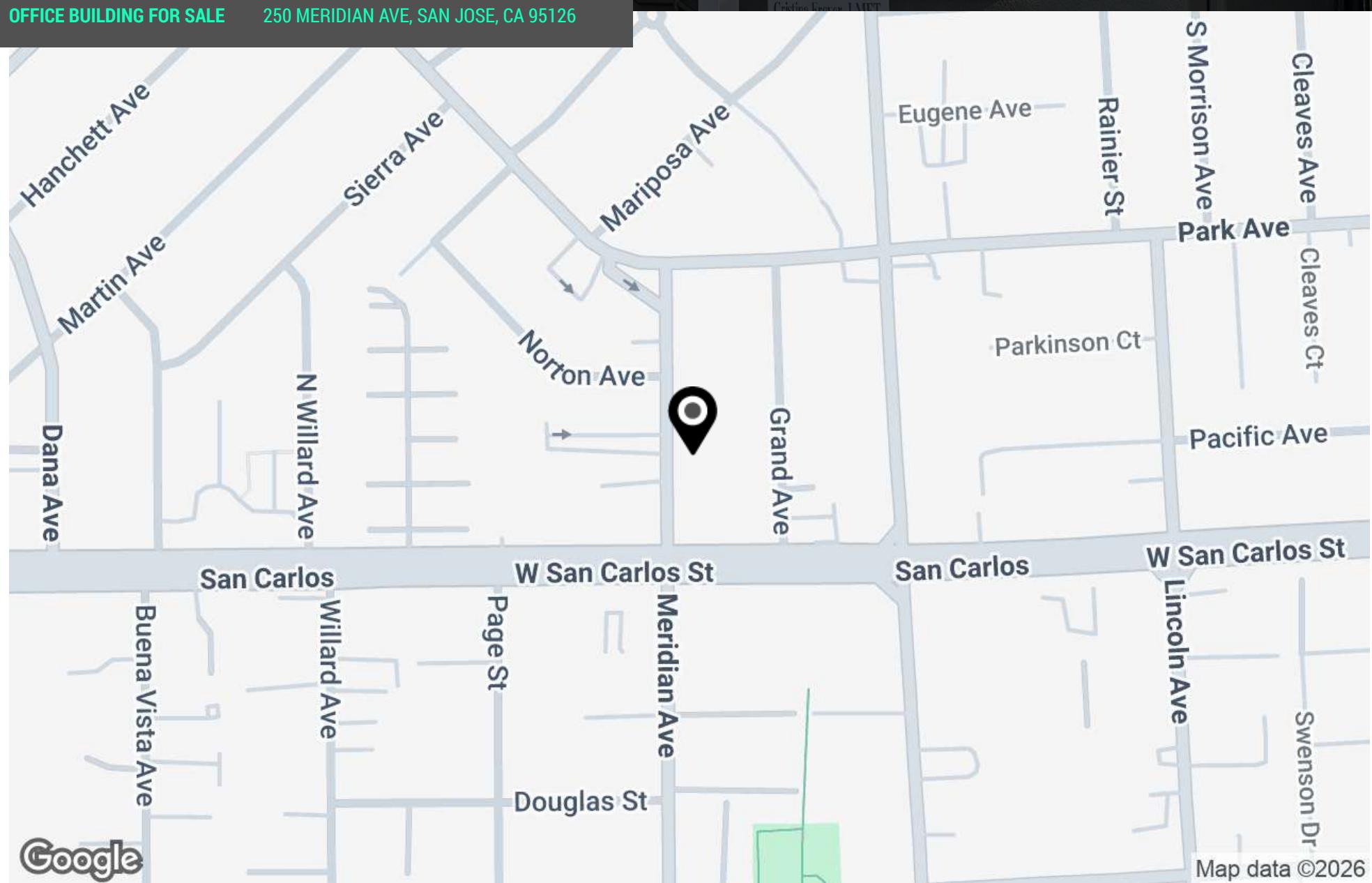
Map data ©2026 Google

LOCATION MAP

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

Individual Office Space Available
408-209-5761

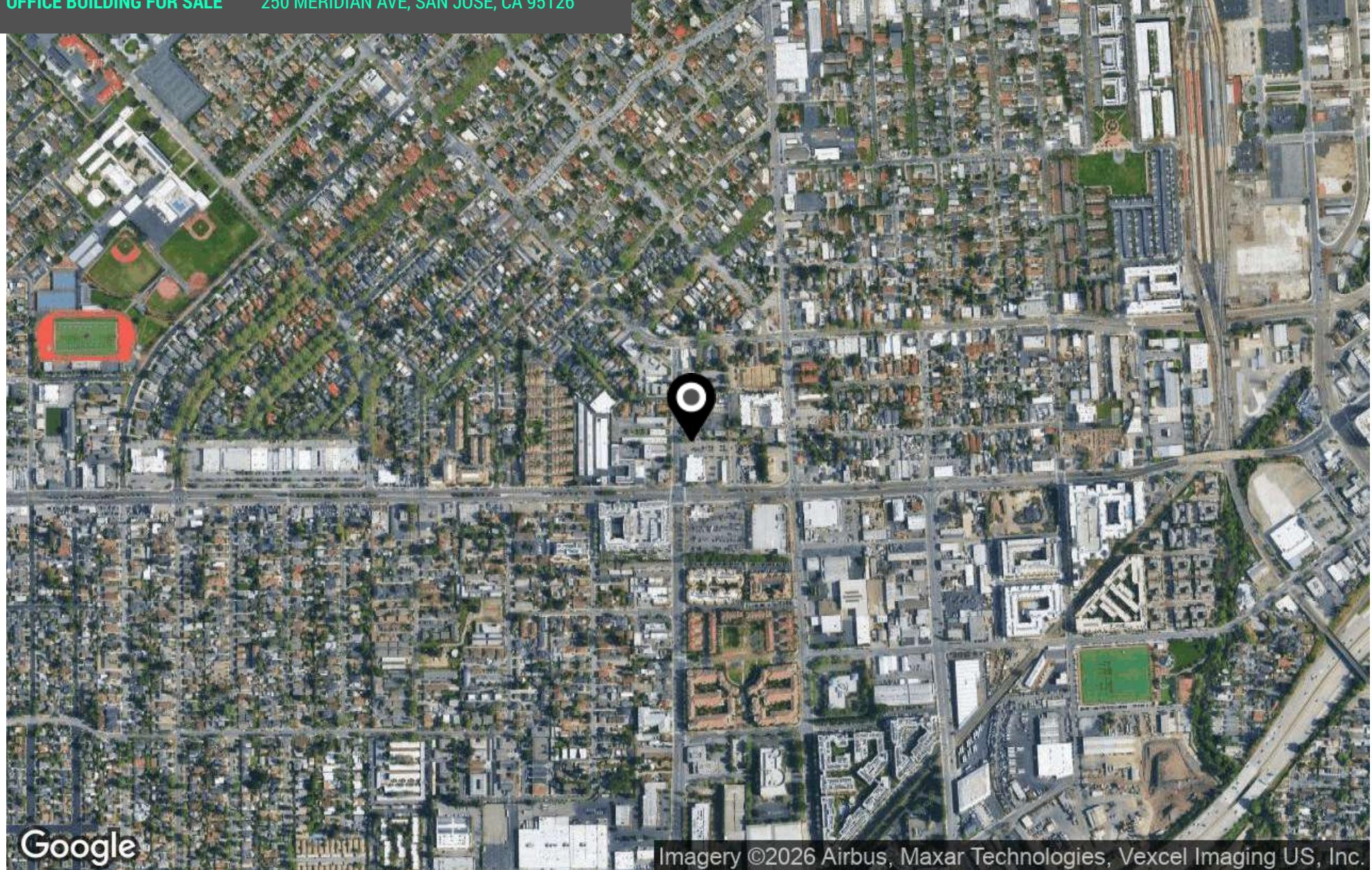


AERIAL MAP

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

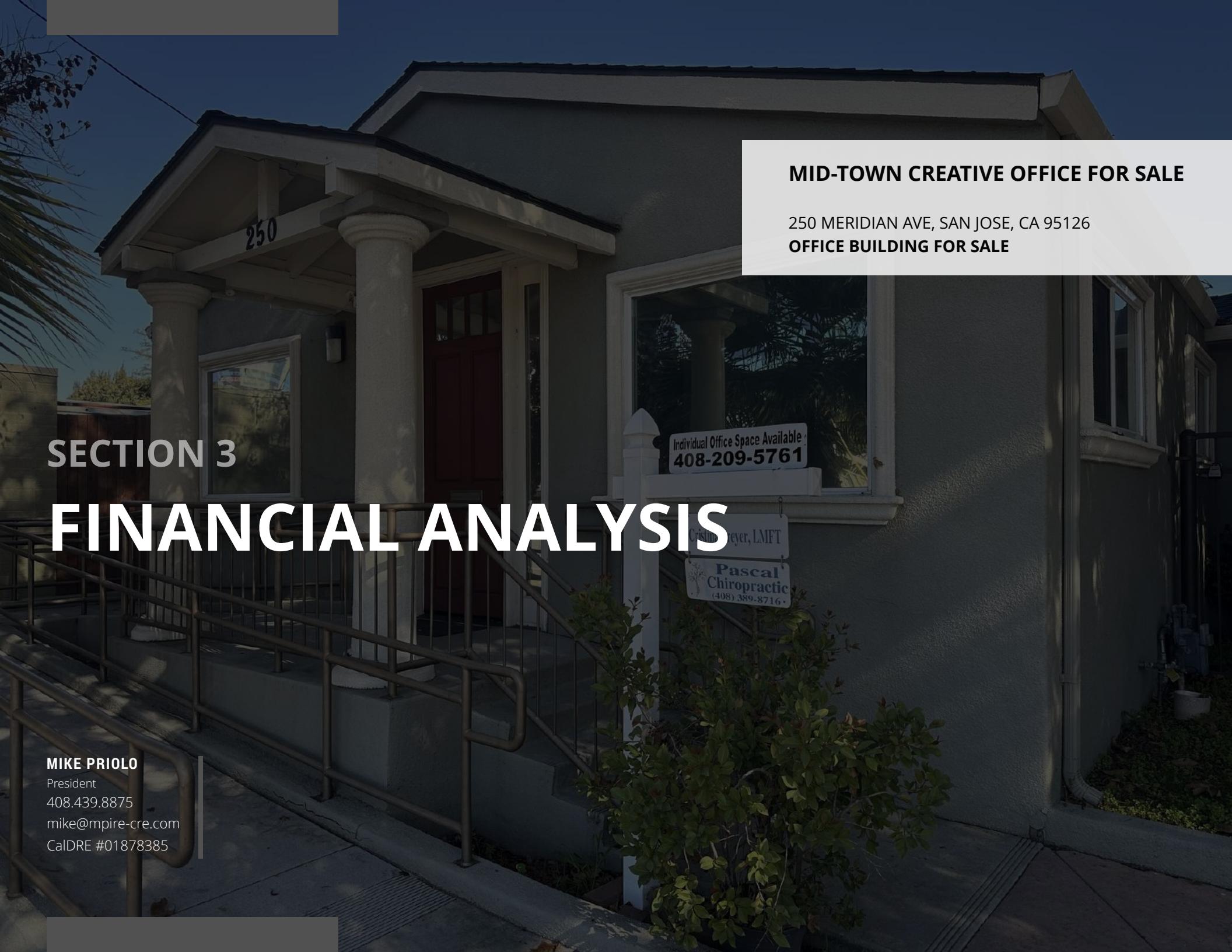
Individual Office Space Available
408-209-5761

Crédit: Esri, LMET



Google

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SECTION 3

FINANCIAL ANALYSIS

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MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

OFFICE BUILDING FOR SALE

FINANCIAL SUMMARY

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

INVESTMENT OVERVIEW

Price	\$1,540,000
Price per SF	\$906

OPERATING DATA

Gross Scheduled Income	\$23,700
Total Scheduled Income	\$23,700
Gross Income	\$23,700
Operating Expenses	\$26,682

FINANCING DATA

Down Payment	\$154,000
Loan Amount	\$1,386,000
Debt Service	\$106,498
Principal Reduction YR 1	\$24914
Debt Service Monthly	\$8,530
Less Chiropractor Rent:	\$1975
TOTAL MONTHLY PAYMENT:	\$6555

The above Total Monthly Payment assumes the new buyer keeps Pascal Chiropractors as a tenant. If the new buyer wants the entire space, then the monthly P&I Mortgage Payment will be \$8,530

Marcus & Millichap

Capital Corporation

250 Meridian Ave, San Jose, CA

Building/Acquisition Price \$ 1,540,000.00

Source of Funds	LTV	Amount	Rates	Fixed Period	Collateral	Monthly Payment	Combined Payment
Est. Bank	50%	\$ 770,000	6.00%	5 Yrs 25 Yr Amort.	1st Deed	\$4,616.54	\$8,529.89
Est. SBA 504 Loan	40%	\$ 616,000	5.852%	25 Yrs	2nd Deed	\$3,913.35	
Est. Borrower (10%)		\$ 154,000					
Est. Costs		\$ 46,350					
Est. Down w/ Costs		\$ 200,350					

SBA: Rate is FIXED at the time of the debenture sale.
 Prepay: Step-down (Yr 1 is Start Rate and steps down... no prepay after 10 Yrs)

Estimated Fees:

Appraisal:	\$3,500
Environmental:	\$2,000
Processing/Docs/Misc	\$2,350
MMCC:	\$13,860
SBA:	\$24,640
Est. Total:	\$46,350

For more information, please contact:

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INCOME & EXPENSES

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

INCOME SUMMARY

Rent: Pascal Chiropractors	\$23,700
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GROSS INCOME	\$23,700
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EXPENSES SUMMARY

Fixed: Property Taxes "Asking Price @ 1.2040%"	\$18,542
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Fixed: Property Insurance "Approx from Seller"	\$2,500
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Operational: Garbage, Water, Sewer "Approx from Seller"	\$960
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Operational: Gas and Electricity "Approx from Seller"	\$720
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Operational: Landscaping "2025 Actual"	\$1,800
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Operational: Xfinity Internet/phone "2025 Actual"	\$2,160
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OPERATING EXPENSES	\$26,682
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The above Operating Expenses were obtained from the Seller and represent an estimate based on historical expenses paid. These are believed to be accurate, Buyer should be aware that all costs are subject to change.

RENT ROLL

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Rear	Pascal Chiropractors	561 SF	33%	\$42.25	-	-	\$23,700	-	-
TOTALS		561 SF	33%	\$42.25	\$0	\$0.00	\$23,700		
AVERAGES		561 SF	33%	\$42.25			\$23,700		

Pascal Chiropractors is currently on a Month to Month lease but will sign a term lease at \$1975/month gross. Pascal is also willing to vacate should the new buyer want the entire space. The front three offices have been rented in the past for \$775 per month and is an additional option for the buyer.



MID-TOWN CREATIVE OFFICE FOR SALE

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OFFICE BUILDING FOR SALE

SECTION 4

SALE COMPARABLES

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SALE COMPS

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126



MID-TOWN CREATIVE OFFICE FOR SALE

250 Meridian Ave, San Jose, CA 95126

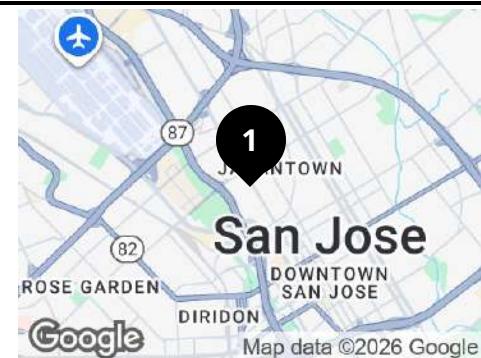
Price:	\$1,540,000	Bldg Size:	1,700 SF
Lot Size:	0.14 Acres	Year Built:	1970



623 N 1ST STREET

San Jose, CA 95112

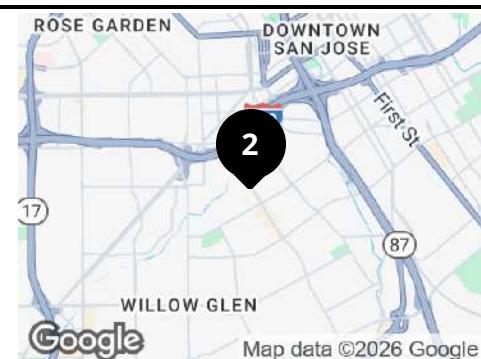
Price:	\$1,265,000	Bldg Size:	1,808 SF
Lot Size:	0.18 Acres	No. Units:	1
Year Built:	1914		



1057 LINCOLN AVE

San Jose, CA 95125

Price:	\$1,299,000	Bldg Size:	1,263 SF
Lot Size:	0.10 Acres	No. Units:	1
Year Built:	1917		



SALE COMPS

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

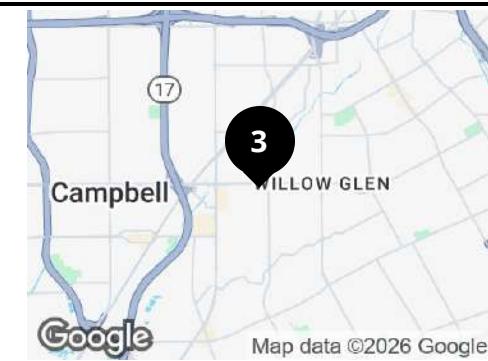


3

1426 E HAMILTON AVE

Campbell, CA 95008

Price: \$1,650,000 Bldg Size: 1,823 SF
Lot Size: 0.18 Acres No. Units: 1
Year Built: 1960



1

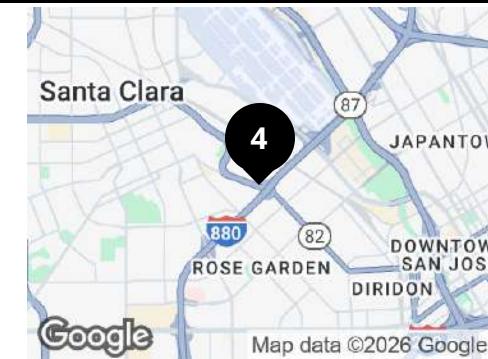


4

2060 THE ALAMEDA

San Jose, CA 95126

Price: \$1,500,000 Bldg Size: 2,620 SF
Lot Size: 0.26 Acres No. Units: 1
Year Built: 1920



1

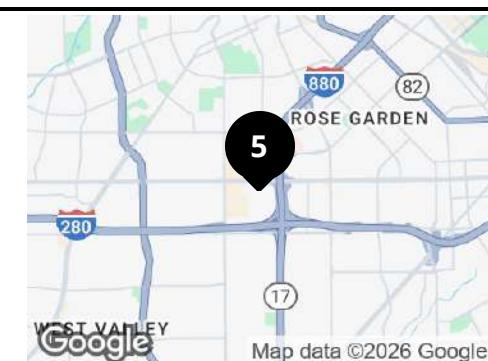


5

360 CLOVER AVE

San Jose, CA 95128

Price: \$2,462,500 Bldg Size: 3,000 SF
Lot Size: 0.30 Acres No. Units: 1
Year Built: 1953



1

SALE COMPS

OFFICE BUILDING FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

6



1790 HAMILTON AVE

San Jose, CA 95125

Price:	\$2,100,000	Bldg Size:	2,756 SF
Lot Size:	0.32 Acres	No. Units:	1
Year Built:	1946		



7



1912 LINCOLN AVE

San Jose, CA 95125

Price:	\$2,300,000	Bldg Size:	1,698 SF
Lot Size:	0.14 Acres	No. Units:	1
Year Built:	1930		



8



1344 LINCOLN AVE

San Jose, CA 95125

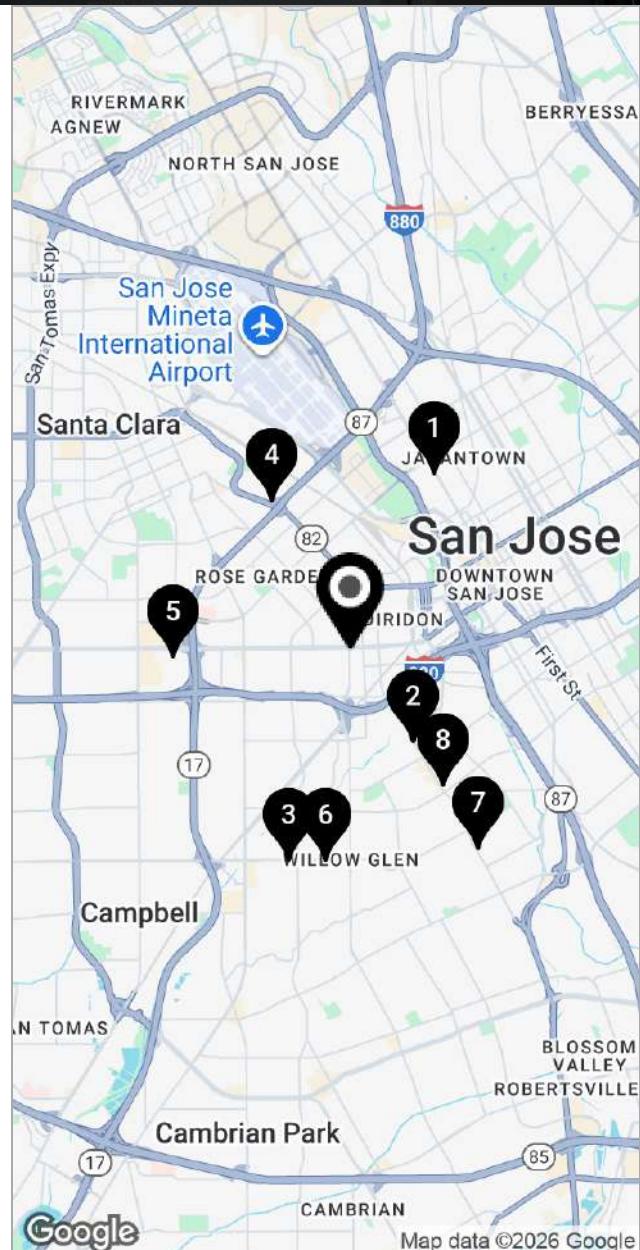
Price:	\$1,350,000	Bldg Size:	1,272 SF
Lot Size:	0.11 Acres	No. Units:	1
Year Built:	1930		

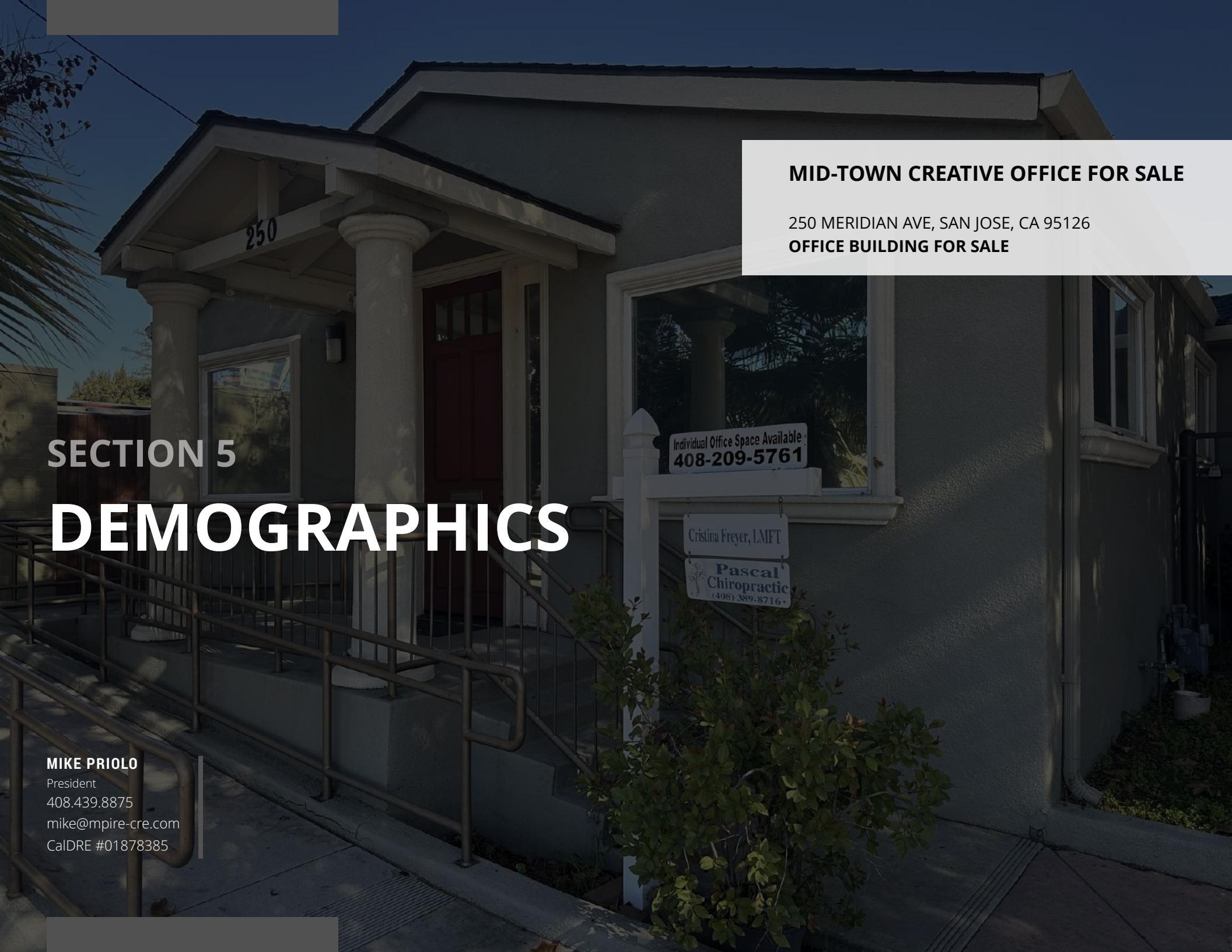


SALE COMPS MAP & SUMMARY

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	YEAR BUILT	PRICE/SF
★	Mid-Town Creative Office for Sale 250 Meridian Ave San Jose, CA	\$1,540,000	1,700 SF	0.14 Acres	1970	\$905.88
1	623 N 1st Street San Jose, CA	\$1,265,000	1,808 SF	0.18 Acres	1914	\$699.67
2	1057 Lincoln Ave San Jose, CA	\$1,299,000	1,263 SF	0.10 Acres	1917	\$1,028.50
3	1426 E Hamilton Ave Campbell, CA	\$1,650,000	1,823 SF	0.18 Acres	1960	\$905.10
4	2060 The Alameda San Jose, CA	\$1,500,000	2,620 SF	0.26 Acres	1920	\$572.52
5	360 Clover Ave San Jose, CA	\$2,462,500	3,000 SF	0.30 Acres	1953	\$820.83
6	1790 Hamilton Ave San Jose, CA	\$2,100,000	2,756 SF	0.32 Acres	1946	\$761.97
7	1912 Lincoln Ave San Jose, CA	\$2,300,000	1,698 SF	0.14 Acres	1930	\$1,354.53
8	1344 Lincoln Ave San Jose, CA	\$1,350,000	1,272 SF	0.11 Acres	1930	\$1,061.32
AVERAGES		\$1,740,813	2,030 SF	0.20 ACRES	1933	\$900.55





SECTION 5

DEMOGRAPHICS

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MID-TOWN CREATIVE OFFICE FOR SALE

**250 MERIDIAN AVE, SAN JOSE, CA 95126
OFFICE BUILDING FOR SALE**

AREA ANALYTICS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,319	239,054	659,565
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,539	90,694	230,371
Persons per HH	2.5	2.6	2.9
Average HH Income	\$180,710	\$176,990	\$186,372
Average House Value	\$1,270,590	\$1,331,622	\$1,306,531
Per Capita Income	\$72,284	\$68,073	\$64,266

Map and demographics data derived from AlphaMap

