



Multi-Tenant | Prime Corner Location With Significant Upside Potential

For Sale or Lease

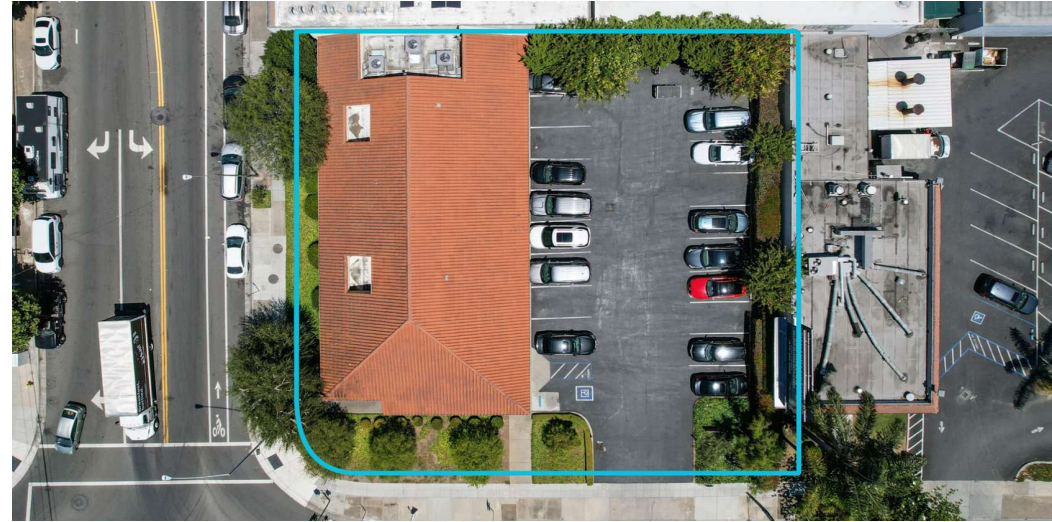
1156 N 4TH STREET // SAN JOSE, CALIFORNIA 95112

COMPASS
COMMERCIAL

Get in touch

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Executive Summary



Sale Price	\$3,200,000
Lease Rate:	\$2.50/SF NNN

Offering Summary

APN:	235-09-026
Building Size:	±5,583 SF
Lot Size:	±16,250 SF
Price / SF:	\$573.17
Year Built:	1979
Zoning:	Commercial Pedestrian

Property Overview

Introducing an exceptional investment opportunity in the heart of San Jose, CA. Boasting ±6,953 square feet of prime office space, this distinguished building is ideal for investors seeking a lucrative addition to their portfolio. Built in 1979 and zoned CP, the property provides flexibility for a range of office, medical and commercial uses. Its strategic location in the San Jose area offers unparalleled access to the thriving business landscape of Silicon Valley. With its well-maintained structure, abundant space, and enviable zoning, this property is primed to deliver long-term value and serve as a cornerstone asset for forward-thinking investors in the office building sector.

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Complete Highlights



Property Highlights

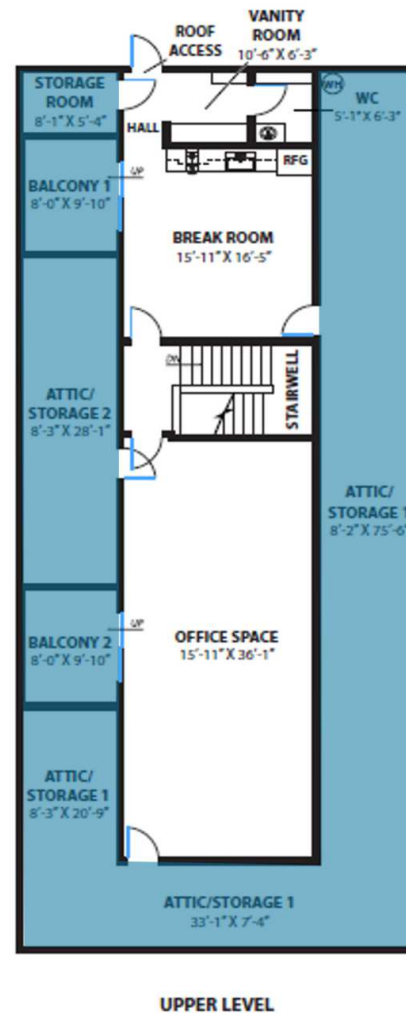
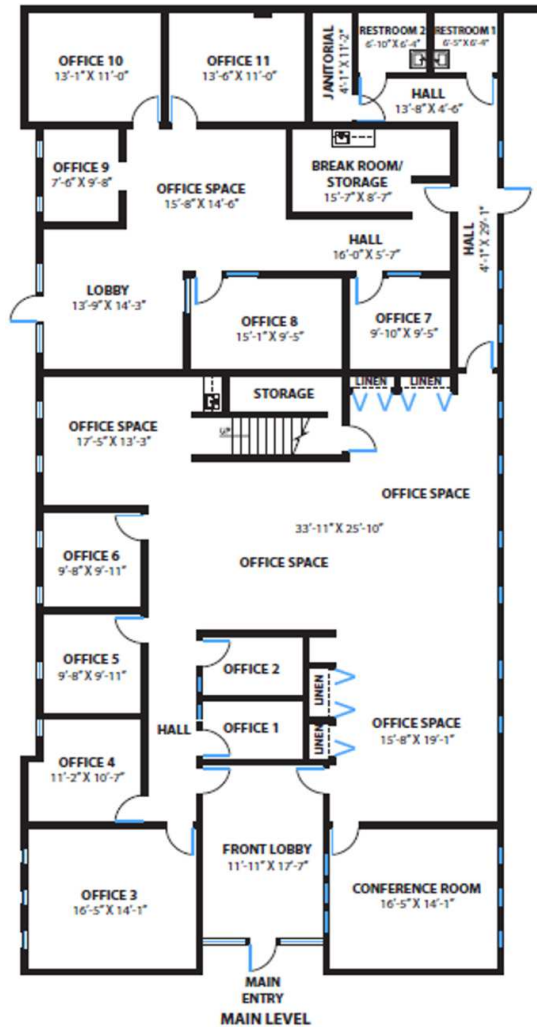
- **Flexible Zoning | CP (Commercial Pedestrian):** Wide-use zoning allows for retail, professional office, and medical uses, giving investors the ability to attract diverse tenant types or pursue an owner-user strategy.
- **Billboard Income Stream:** Dual-sided billboard leased and professionally managed by Outfront Media provides additional passive income with no management burden.
- **Ample Private Parking:** Includes 20 dedicated on-site parking stalls (3.73 stalls per 1,000 SF), plus convenient street parking — a rare advantage for medical or high-volume commercial tenants.
- **Separately Metered Utilities:** Fully submetered electrical allows for accurate usage tracking, supporting both single-tenant and multi-tenant configurations with operational ease.
- **Brand New Systems:** Three new HVAC units recently installed — minimizing future capital outlay and ensuring reliable climate control for future tenants.
- **Turnkey Amenities:** Includes an in-suite kitchenette with full-size refrigerator and dishwasher, ideal for medical or office buildouts seeking plug-and-play convenience.

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Floorplan



FLOOR PLAN INFORMATION


Measurements Calculated to the Exterior Walls

Main Level: ±4,386 SF
 Upper Level: ±1,197 SF
Total: ±5,583

Upper Level

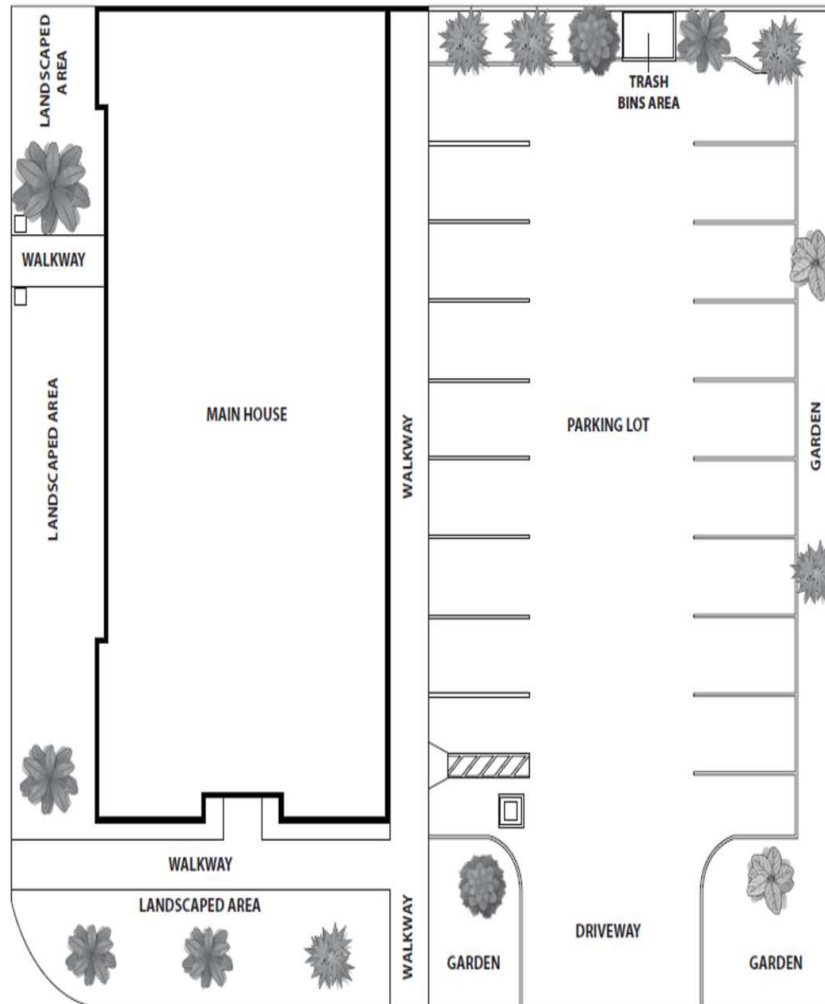
- Storage 1: ±953 SF
- Storage 2: ±240 SF
- Balcony 1: ±87 SF
- Balcony 2: ±90 SF

Total: ±1,370 SF

 The outside perimeter is NOT included in the square footage

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Site Plan



PROPERTY SQ FT INFORMATION MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 5583 SQ FT

- * Main House (Main Level): 4386 Sq Ft
- * Main House (Upper Level): 1197 Sq Ft

COMBINED: 6953 Sq Ft

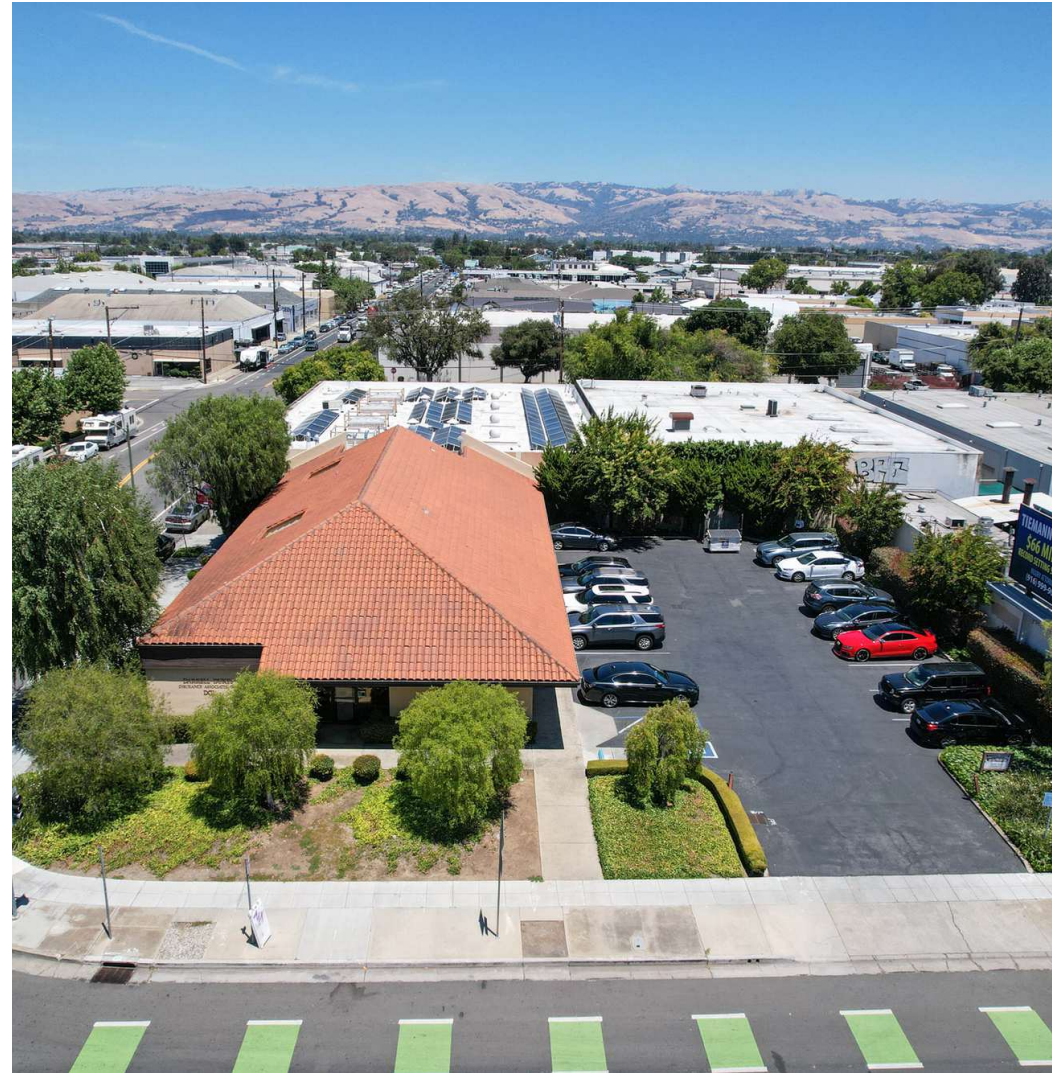
NON-LIVING SPACE: 1370 SQ FT

- * Main House Upper Level Storage 1: 953 Sq Ft
- * Main House Upper Level Storage 2: 240 Sq Ft
- * Main House Upper Level Balcony 1: 87 Sq Ft
- * Main House Upper Level Balcony 2: 90 Sq Ft

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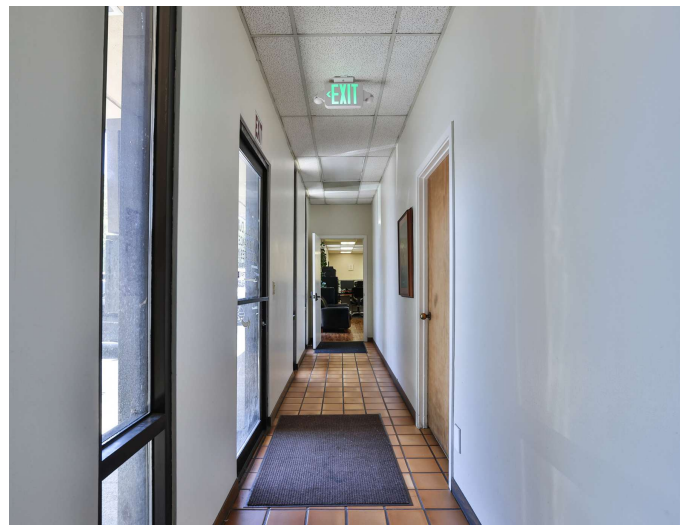
Aerial Photos



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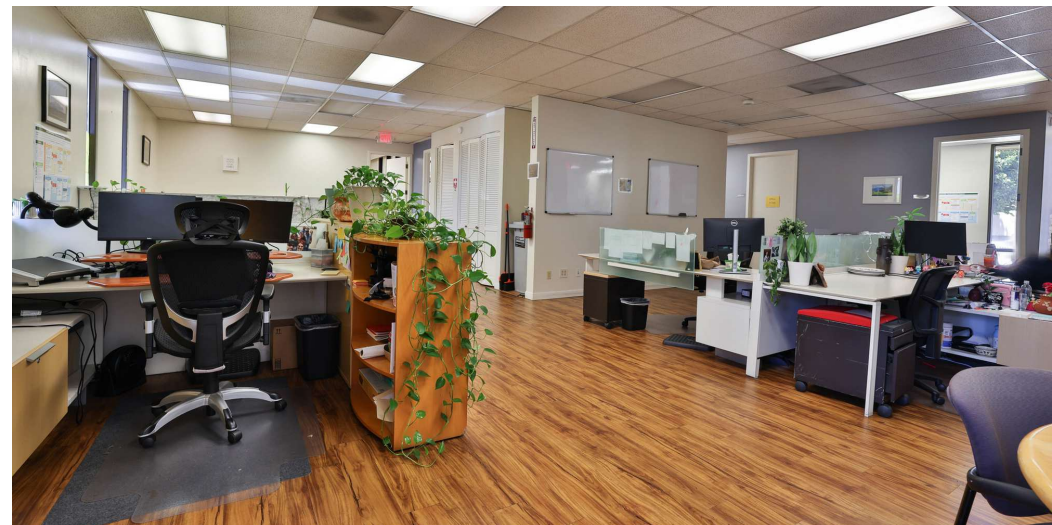
Interior Photos



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General Plan & Zoning Information

Zoning Designation:
CP – Commercial
Pedestrian

General Plan:
Neighborhood/Community
Commercial (NCC)

The NCC designation supports small- to mid-scale commercial uses that serve surrounding neighborhoods. Typical uses include retail, local services, neighborhood-serving offices, and community-oriented businesses.



USE	CP
General Retail	C
Alcohol, off-sale - beer and/or wine only	
Alcohol, off-sale - full range of alcoholic beverages	C
Alcohol, off-sale - as incidental to a winery, brewery, or distillery	S
Food, beverages, and groceries	P
Nursery, plant	P
Outdoor vending	A
Outdoor vending, fresh fruits, and vegetables	P
Pawn shop/broker	C
Retail art studio	P
Retail bakery	P
Retail sales, goods, and merchandise	P
Seasonal sales	P
Agriculture	
Aquaculture, aquaponics, and hydroponics	S
Certified farmers' market	S
Certified farmers' market, small	P
Neighborhood agriculture	P
Drive-Through Uses	
Drive-through uses in conjunction with any use	-
Education and Training	
Child day care center located on an existing School Site or as an incident to a permitted on-site church/religious assembly use involving no building additions or changes to the site	P
Day care center	S
Instructional art studios	P

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USE	CP
Education and Training	
Private instruction, personal enrichment	P
School, elementary and secondary (public or private)	C
School, driving (class C & M license)	P
School, post-secondary	P
School, trade and vocational	C
Entertainment and Recreation	
Arcade, amusement game	P
Health club, gymnasium	P
Performing arts rehearsal space	P
Poolroom/billiards establishment	P
Private club or lodge	C
Recreation, commercial indoor	P
Recreation, commercial outdoor	C
Relocated cardroom	-
Stadium, 2,000 seats or fewer	C
Stadium, more than 2,000 seats	CC
Theater, indoor	S
Theater, outdoor	-
Food Service	
Banquet facility	S
Caterer	P
Commercial kitchen	S
Drinking establishments	C
Drinking establishments interior to a full-service hotel or motel that includes 75 or more guest rooms	P
Public eating establishments	P

USE	CP
Food Service	
Public eating establishment or retail establishment with incidental outdoor dining	P
Public eating establishment in conjunction with a winery, brewery, or distillery	P
Taproom or tasting room with off-sale of alcohol	A
General Services	
Bail bond establishment - outside main jail area	P/S
Bail bond establishment - within main jail area	P/S
Bed and breakfast Inn	P
Dry cleaner	P
Hotel or motel	P
Single room occupancy (SRO) hotel	C
Laundromat	P
Maintenance and repair, small household appliances	P
Messenger services	P
Mortuary and funeral Services	P
Personal services	P
Photo processing and developing	P
Printing and publishing	P
Social service agency	S
Health and Veterinary	
Animal boarding, indoor	P
Animal grooming	P
Emergency ambulance service	C
Hospital/in-patient facility	C
Medical cannabis dispensary	R
Cannabis retail storefront	R

USE	CP
Health and Veterinary	
Medical cannabis collective dispensary site only	R
Office, medical	P
Veterinary clinic	P
Historic Reuse	
Historic landmark structure reuse	S
Offices and Financial Services	
Automatic teller machine	P
Business support	P
Financial services	P
Office, general business	P
Payday lending establishment	R/-
Retail bank	P
Public, Quasi-Public and Assembly Uses	
Cemetery	C
Church/religious assembly	S
Construction/corporation yard associated with public, quasi-public or assembly use or transportation or utility use	-
Museums, libraries, parks, playgrounds, or community centers (publicly operated)	P
Museums, libraries, parks, playgrounds, or community centers (privately operated)	C
Recycling Uses	
Reverse vending machine	A
Small collection facility	A
Residential	
Emergency residential shelter within Airport Influence Area	S
Emergency residential shelter outside of Airport Influence Area (more than 150 beds)	S

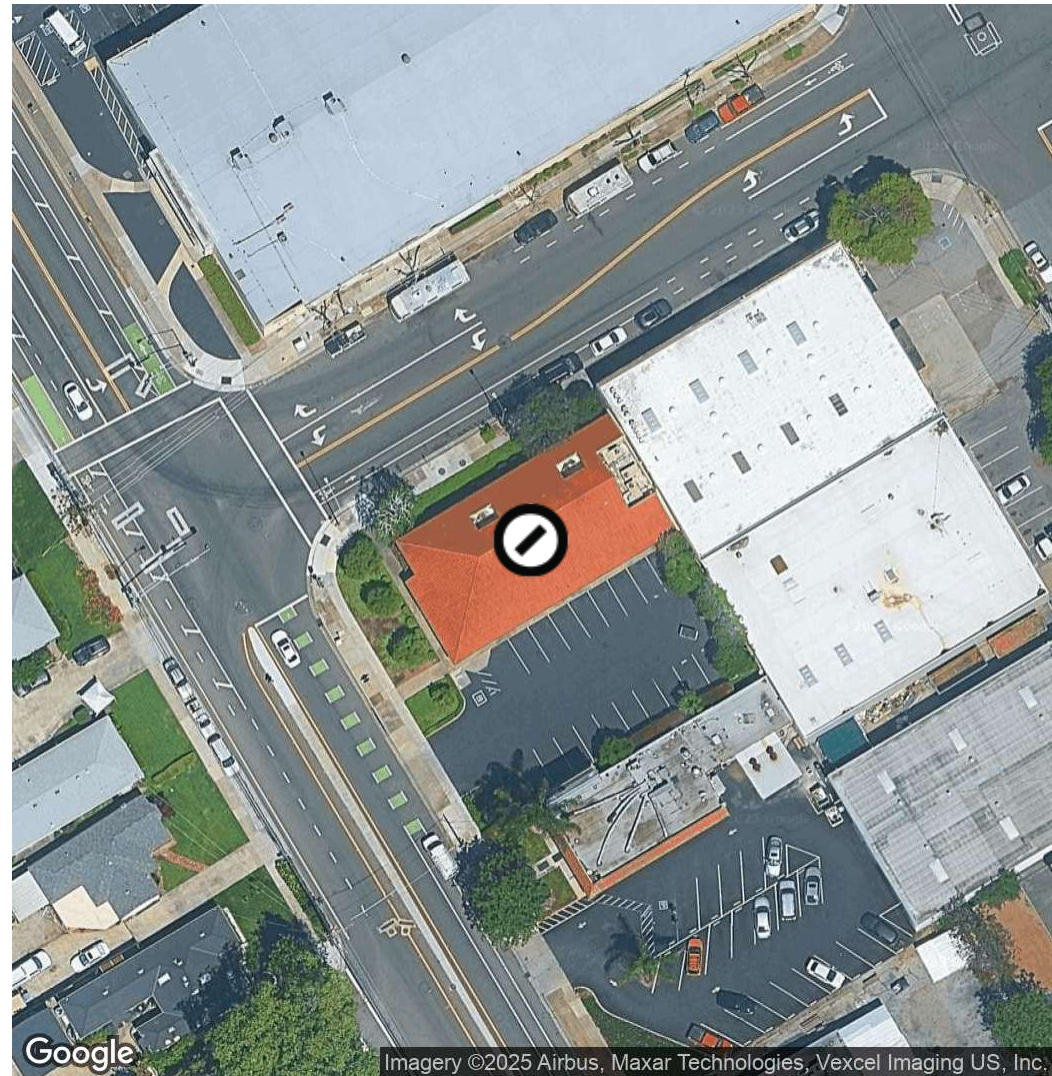
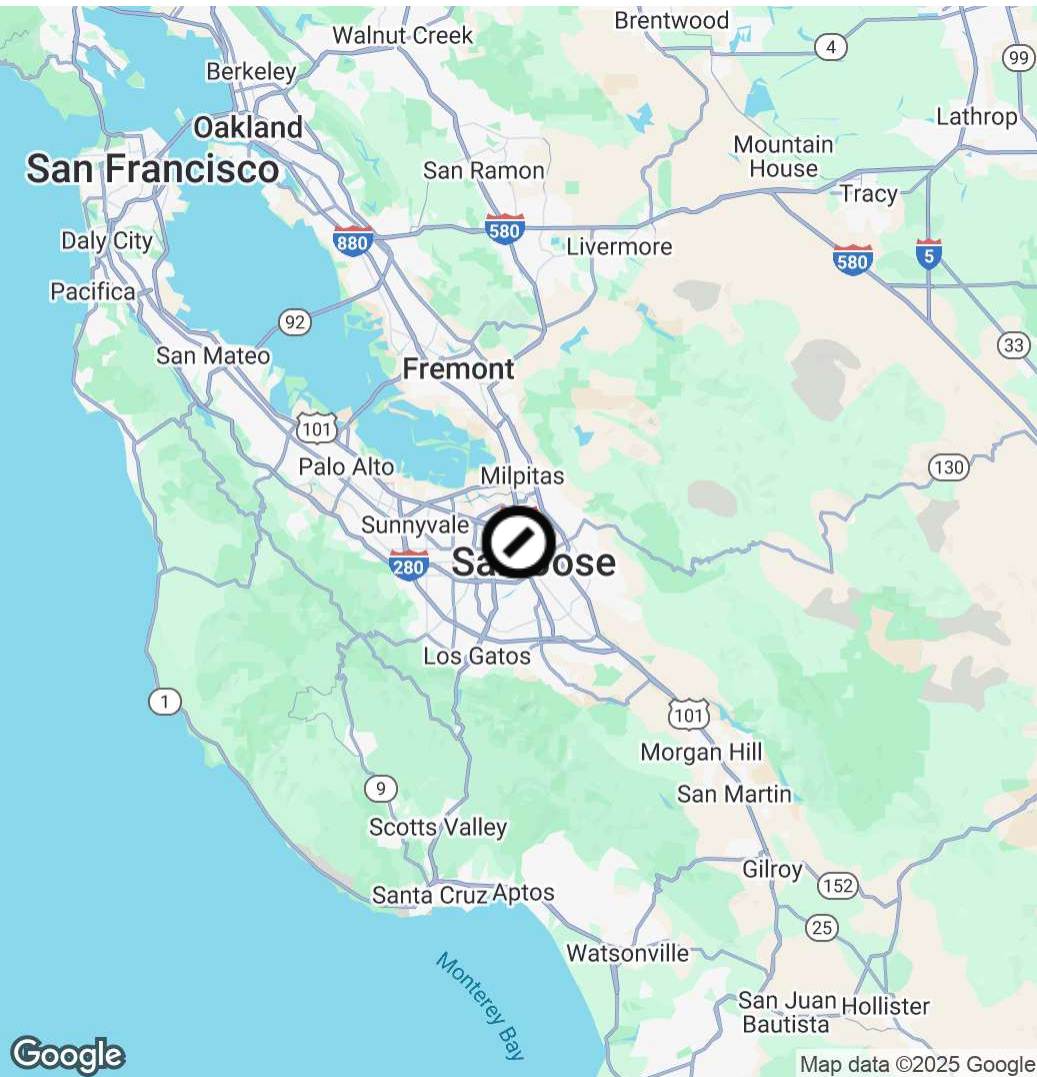
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USE	CP
Residential	
Emergency residential shelter outside of Airport Influence Area (150 beds or fewer)	S
Hotel supportive housing	P
Live/work uses	C
Low barrier navigation center	P
Mixed use residential/commercial outside Neighborhood Business District Overlay	C/S
Mixed use residential/commercial within Neighborhood Business District Overlay	P
Permanent supportive housing	-
Residential care facility for seven or more persons	C
Residential service facility for seven or more persons	C
Single room occupancy, living unit	C
Transportation and Utilities	
Data center	-
Commercial vehicle storage	-
Common carrier depot	-
Community television antenna systems	C
Off-site, alternating use and alternative parking arrangements	S
Parking establishment, off-street	-
Short term parking lot for uses or events other than on-site	-
Television, radio studios without antenna/dishes	-
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C
Utility facilities including corporation yards, storage or repair yards and warehouses	-
Wireless communication antenna	C
Wireless communication antenna, slimline monopole	S

USE	CP
Transportation and Utilities	
Wireless communication antenna, building mounted	P
Utilities, Electrical Power Generation	
Co-generation facility	S
Fuel cells	P
Private electrical power generation facility	C
Solar photovoltaic system	P
Stand-by/backup facilities that do not exceed noise or air standards	A
Stand-by/backup facilities that do exceed noise or air standards	C
Temporary stand-by/backup	P
Vehicle Related Uses	
Accessory installation, passenger vehicles and pick-up trucks	-
Auto dealer, wholesale - no on-site storage	P
Car wash, detailing	-
Fuel service station or charge station, no incidental service or repair	C
Fuel service station or charge station with incidental service and repair	-
Glass sales, installation, and tinting	-
Leasing (rental) passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles	-
Sale, brokerage, or lease, commercial vehicles	-
Sale or brokerage, passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	-
Sale, vehicle parts	-
Tires, batteries, lube, oil change, smog check station, air conditioning servicing of passenger vehicles and pick-up trucks	-

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Location Map



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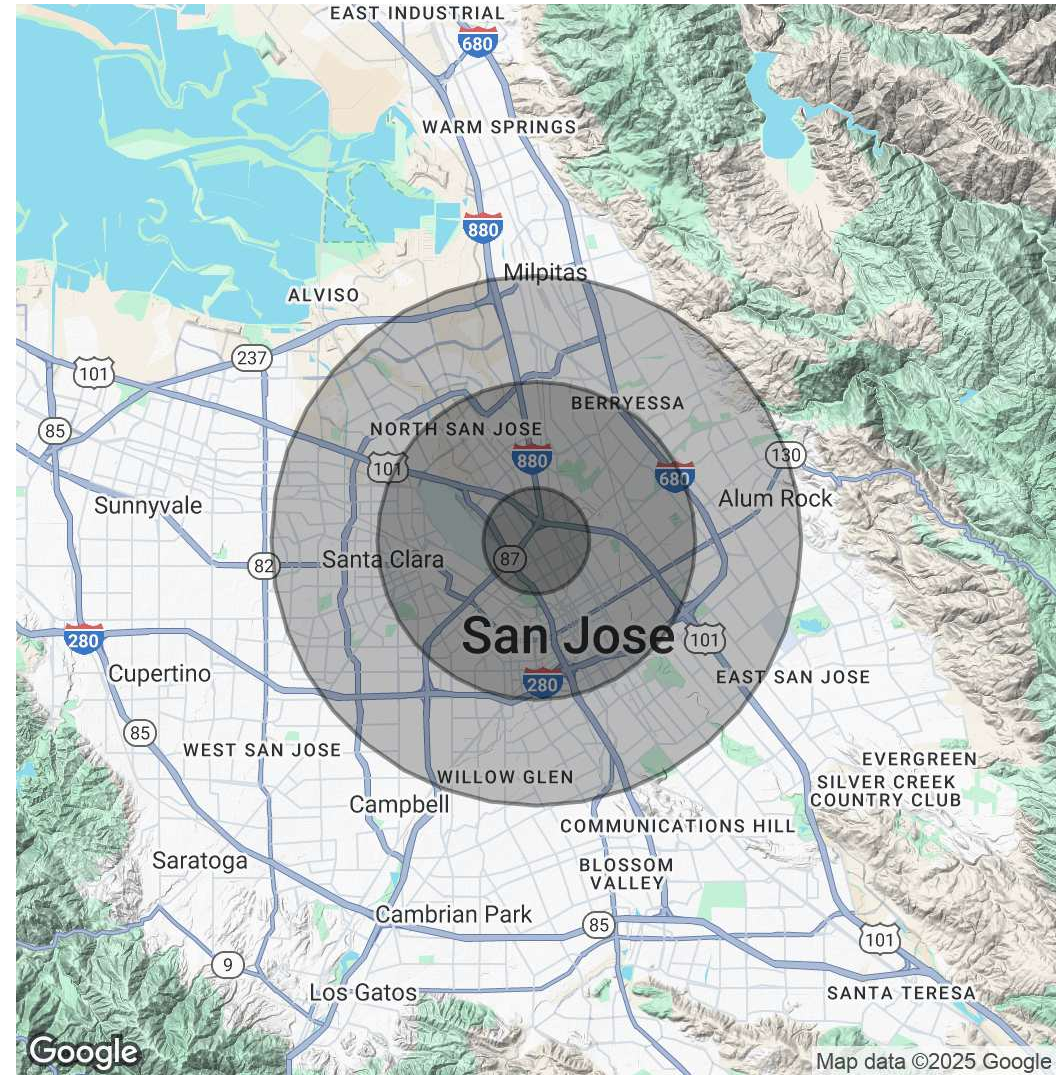
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	18,192	204,206	607,854
Average Age	38	38	38
Average Age (Male)	38	37	38
Average Age (Female)	39	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,111	71,082	205,937
# of Persons per HH	2.6	2.9	3
Average HH Income	\$187,275	\$174,759	\$187,453
Average House Value	\$1,070,787	\$1,209,563	\$1,235,857

Demographics data derived from AlphaMap



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