



Multi-Tenant | Prime Corner Location With Significant Upside Potential

# For Sale or Lease

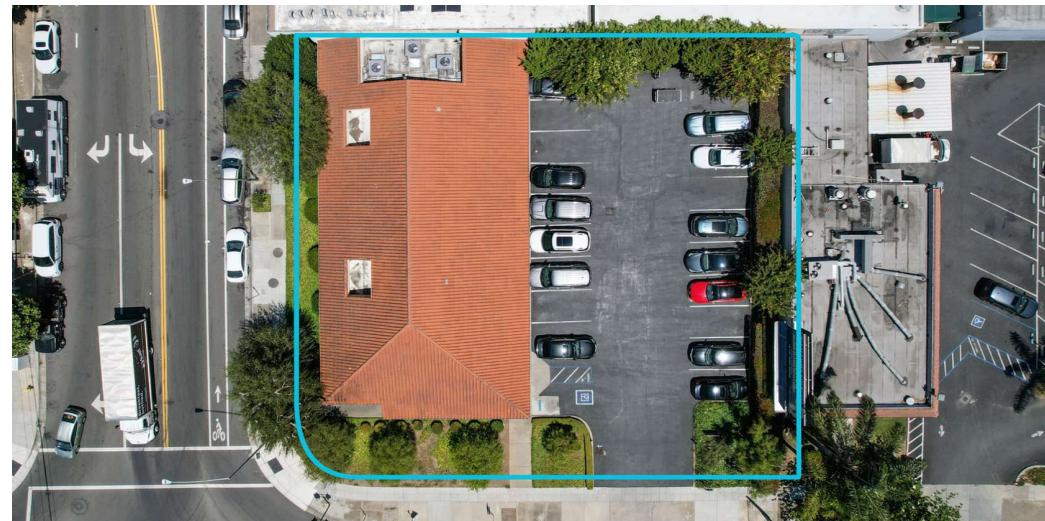
1156 N 4TH STREET // SAN JOSE, CALIFORNIA 95112

COMPASS  
COMMERCIAL

Get in touch

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# Executive Summary



|             |                      |
|-------------|----------------------|
| Sale Price  | <b>\$3,200,000</b>   |
| Lease Rate: | <b>\$2.50/SF NNN</b> |

## Property Overview

Introducing an exceptional investment opportunity in the heart of San Jose, CA. Boasting  $\pm 6,953$  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.

## Offering Summary

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

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# Complete Highlights

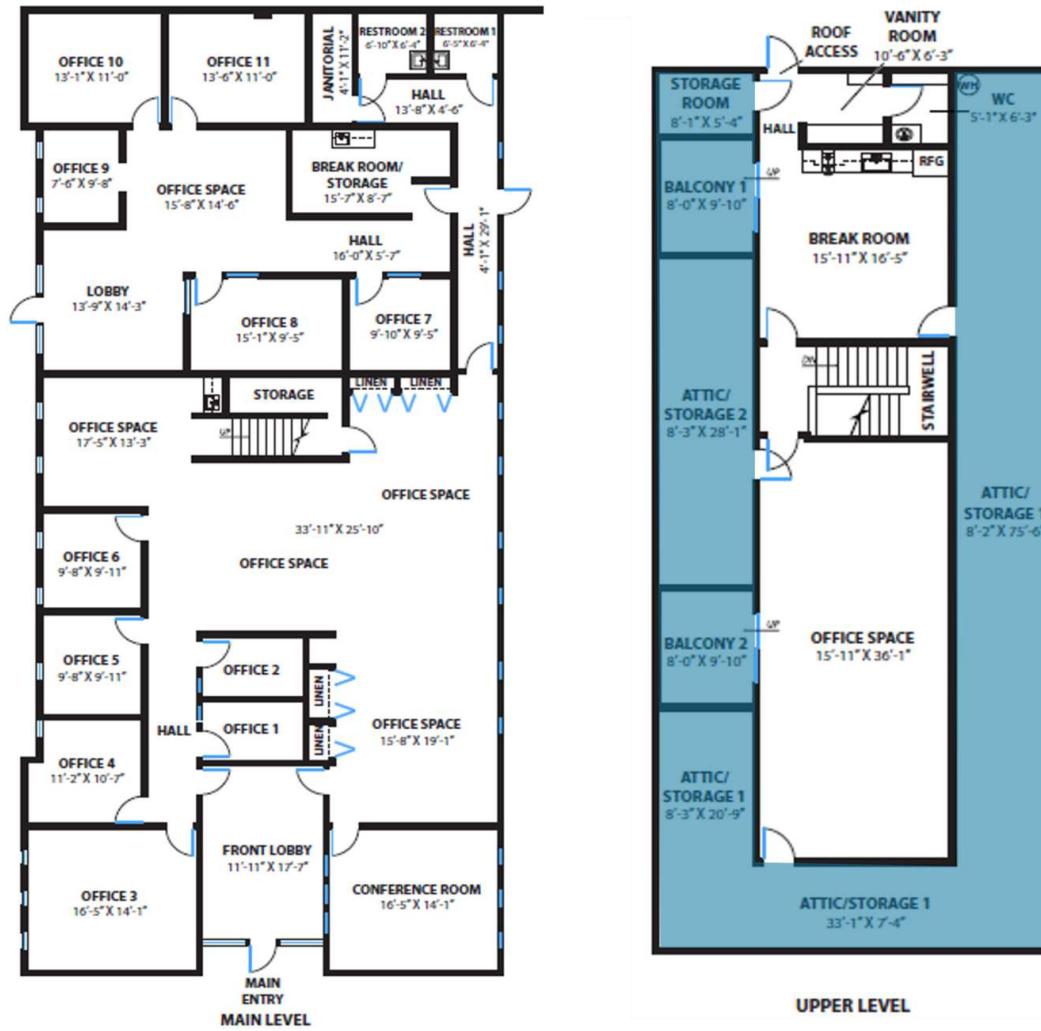


## Property Highlights

- 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**

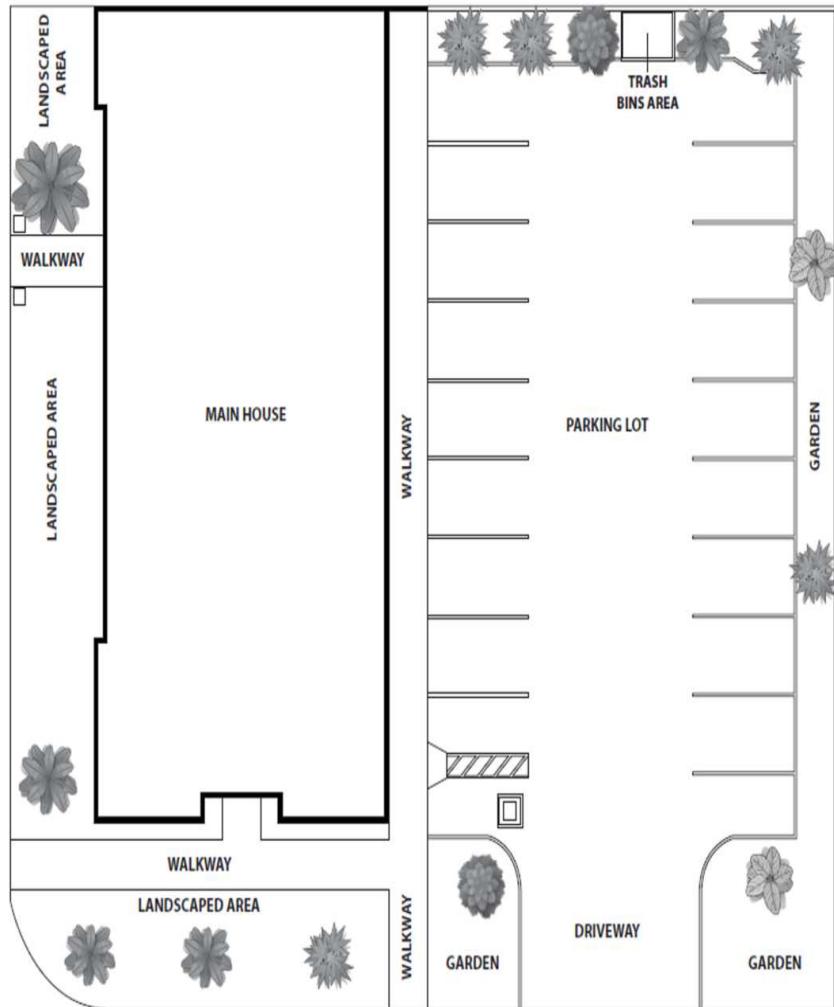
- Storage 1: ±953 SF
- Storage 2: ±240 SF
- Balcony 1: ±87 SF
- Balcony 2: ±90 SF

**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

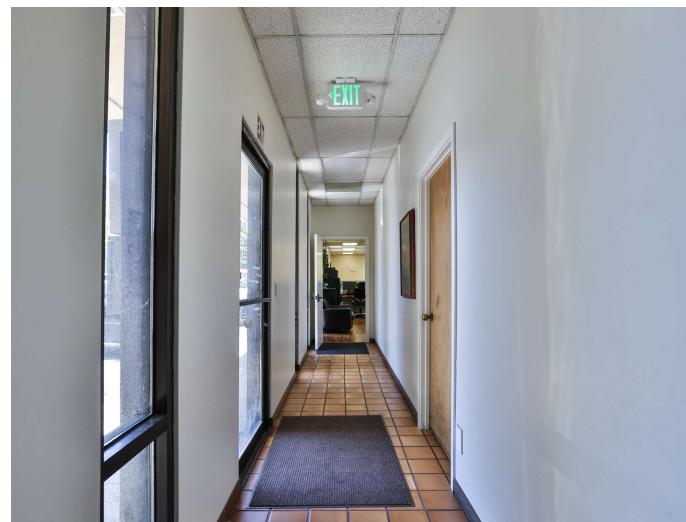
## Aerial Photos



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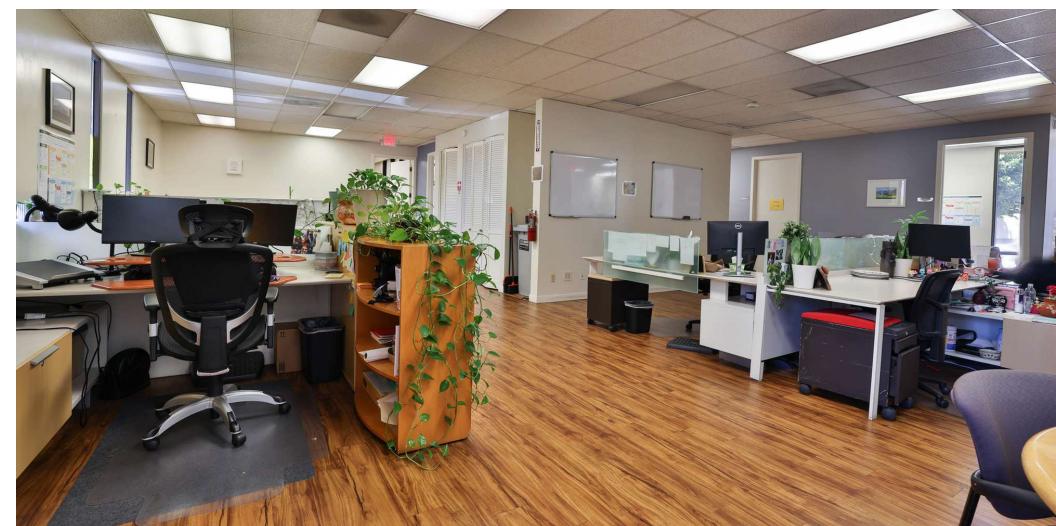
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# Interior Photos



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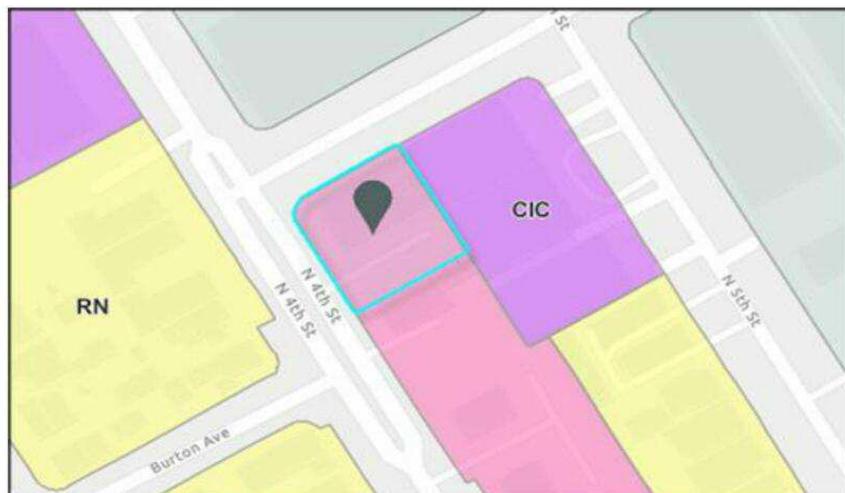
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# General Plan & Zoning Information

**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.



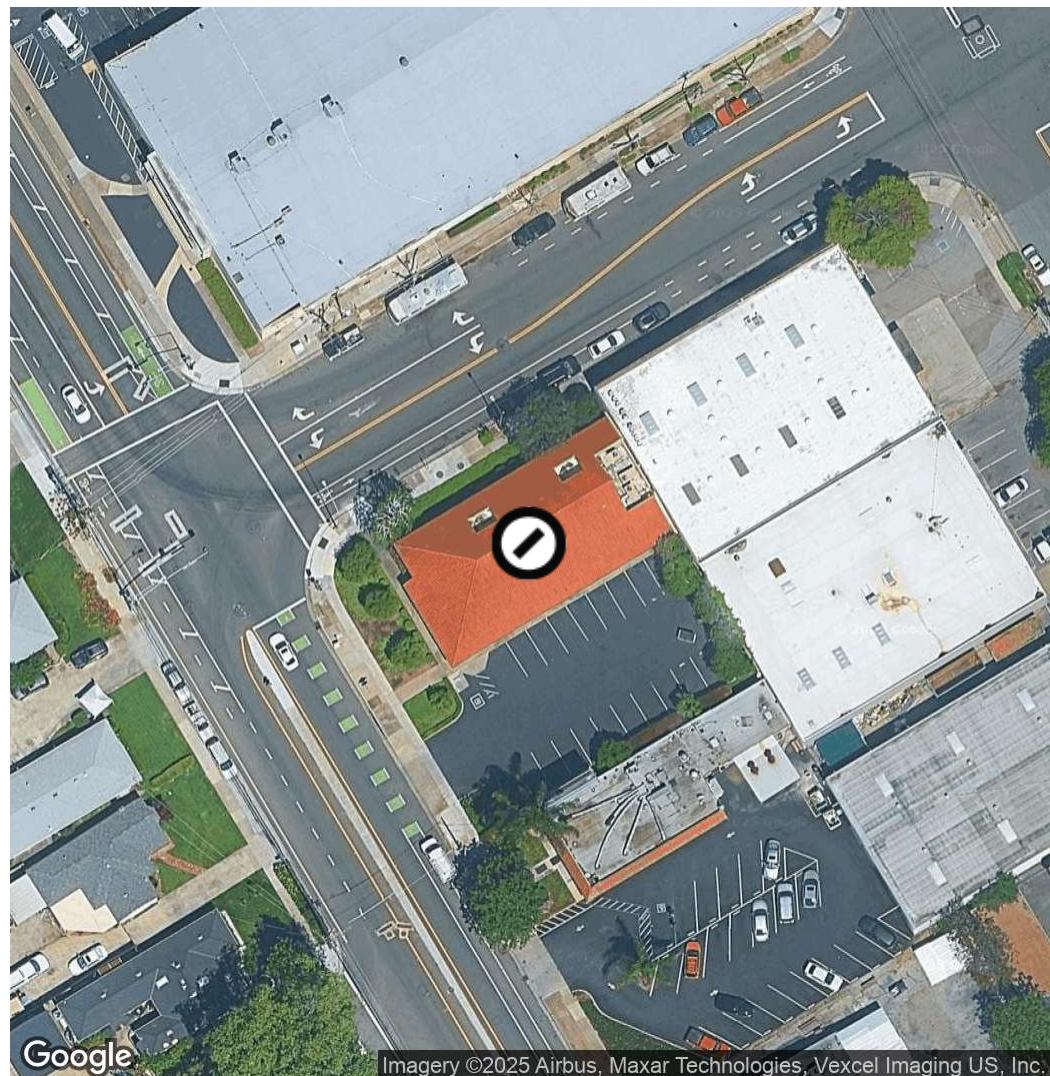
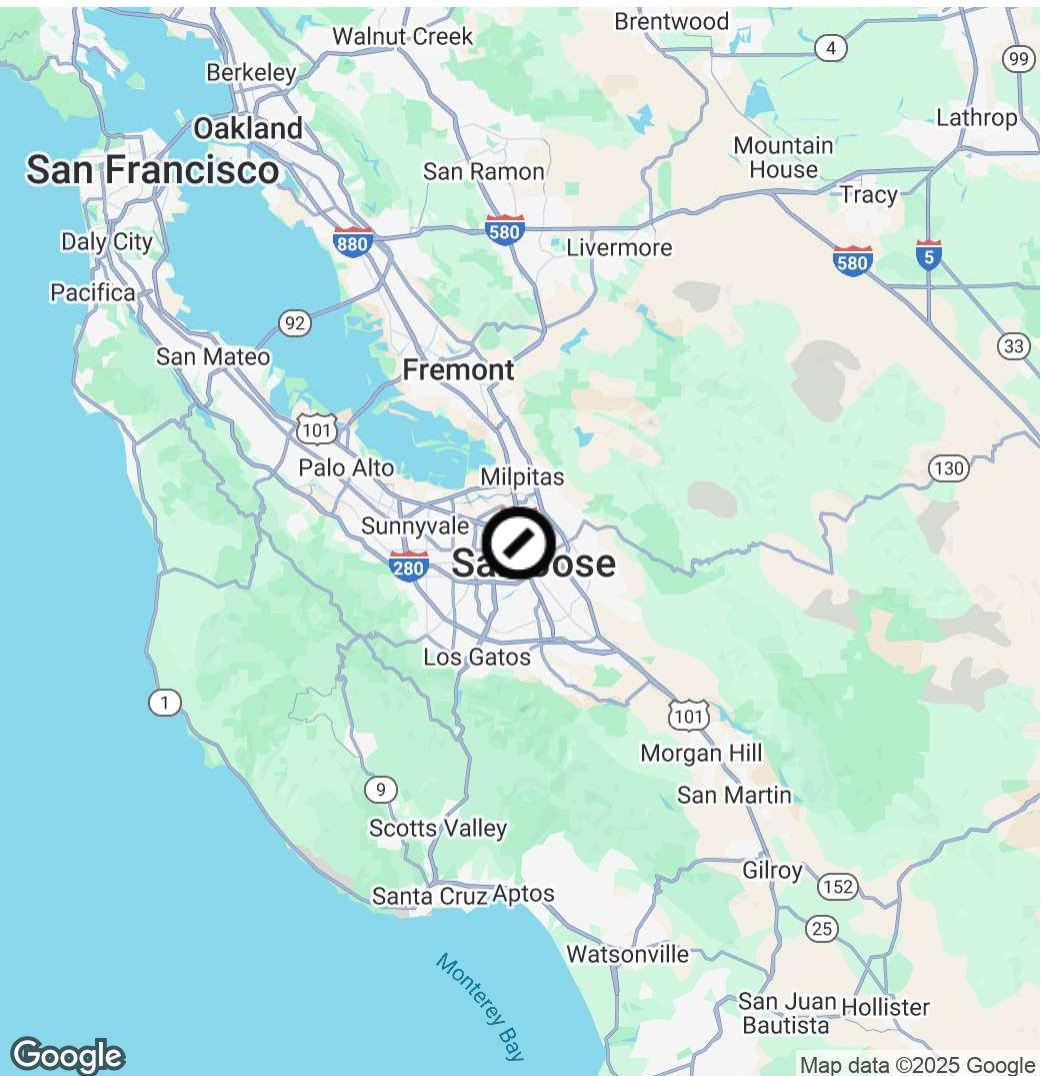
| USE  | CP |
|--|----|
| General Retail   | C  |
| Alcohol, off-sale - beer and/or wine only  |    |
| Alcohol, off-sale - full range of alcoholic beverages  | C  |
| Alcohol, off-sale - as incidental to a winery, brewery, or distillery  | S  |
| Food, beverages, and groceries   | P  |
| Nursery, plant   | 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  |

| USE  | CP | USE  | CP  | USE   | CP  |
|--|----|--|-----|---|-----|
| Education and Training   |    | Food Service   |     | Health and Veterinary   |     |
| Private instruction, personal enrichment   | P  | Public eating establishment or retail establishment with incidental outdoor dining | P   | Medical cannabis collective dispensary site only  | R   |
| School, elementary and secondary (public or private)   | C  | Public eating establishment in conjunction with a winery, brewery, or distillery   | P   | Office, medical   | P   |
| School, driving (class C & M license)  | P  | Taproom or tasting room with off-sale of alcohol                                   | A   | Veterinary clinic   | P   |
| School, post-secondary   | P  | General Services   |     | Historic Reuse  |     |
| School, trade and vocational   | C  | Bail bond establishment - outside main jail area                                   | P/S | Historic landmark structure reuse   | S   |
| Entertainment and Recreation   |    | Bail bond establishment - within main jail area                                    | P/S | Offices and Financial Services  |     |
| Arcade, amusement game   | P  | Bed and breakfast Inn  | P   | Automatic teller machine  | P   |
| Health club, gymnasium   | P  | Dry cleaner  | P   | Business support  | P   |
| Performing arts rehearsal space  | P  | Hotel or motel   | P   | Financial services  | P   |
| Poolroom/billiards establishment   | P  | Single room occupancy (SRO) hotel  | C   | Office, general business  | P   |
| Private club or lodge  | C  | Laundromat   | P   | Payday lending establishment  | R/- |
| Recreation, commercial indoor  | P  | Maintenance and repair, small household appliances                                 | P   | Retail bank   | P   |
| Recreation, commercial outdoor   | C  | Messenger services   | P   | Public, Quasi-Public and Assembly Uses  |     |
| Relocated cardroom   | -  | Mortuary and funeral Services  | P   | Cemetery  | C   |
| Stadium, 2,000 seats or fewer  | C  | Personal services  | P   | Church/religious assembly   | S   |
| Stadium, more than 2,000 seats   | CC | Photo processing and developing  | P   | Construction/corporation yard associated with public, quasi-public or assembly use or transportation or utility use | -   |
| Theater, indoor  | S  | Printing and publishing  | P   | Museums, libraries, parks, playgrounds, or community centers (publicly operated)                                    | P   |
| Theater, outdoor   | -  | Social service agency  | S   | Museums, libraries, parks, playgrounds, or community centers (privately operated)                                   | C   |
| Food Service   |    | Health and Veterinary  |     | Recycling Uses  |     |
| Banquet facility   | S  | Animal boarding, indoor  | P   | Reverse vending machine   | A   |
| Caterer  | P  | Animal grooming  | P   | Small collection facility   | A   |
| Commercial kitchen   | S  | Emergency ambulance service  | C   | Residential   |     |
| Drinking establishments  | C  | Hospital/in-patient facility   | C   | Emergency residential shelter within Airport Influence Area   | S   |
| Drinking establishments interior to a full-service hotel or motel that includes 75 or more guest rooms | P  | Medical cannabis dispensary  | R   | Emergency residential shelter outside of Airport Influence Area (more than 150 beds)                                | S   |
| Public eating establishments   | P  | Cannabis retail storefront   | R   |   |     |

| 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 | -  |

# Location Map



Google

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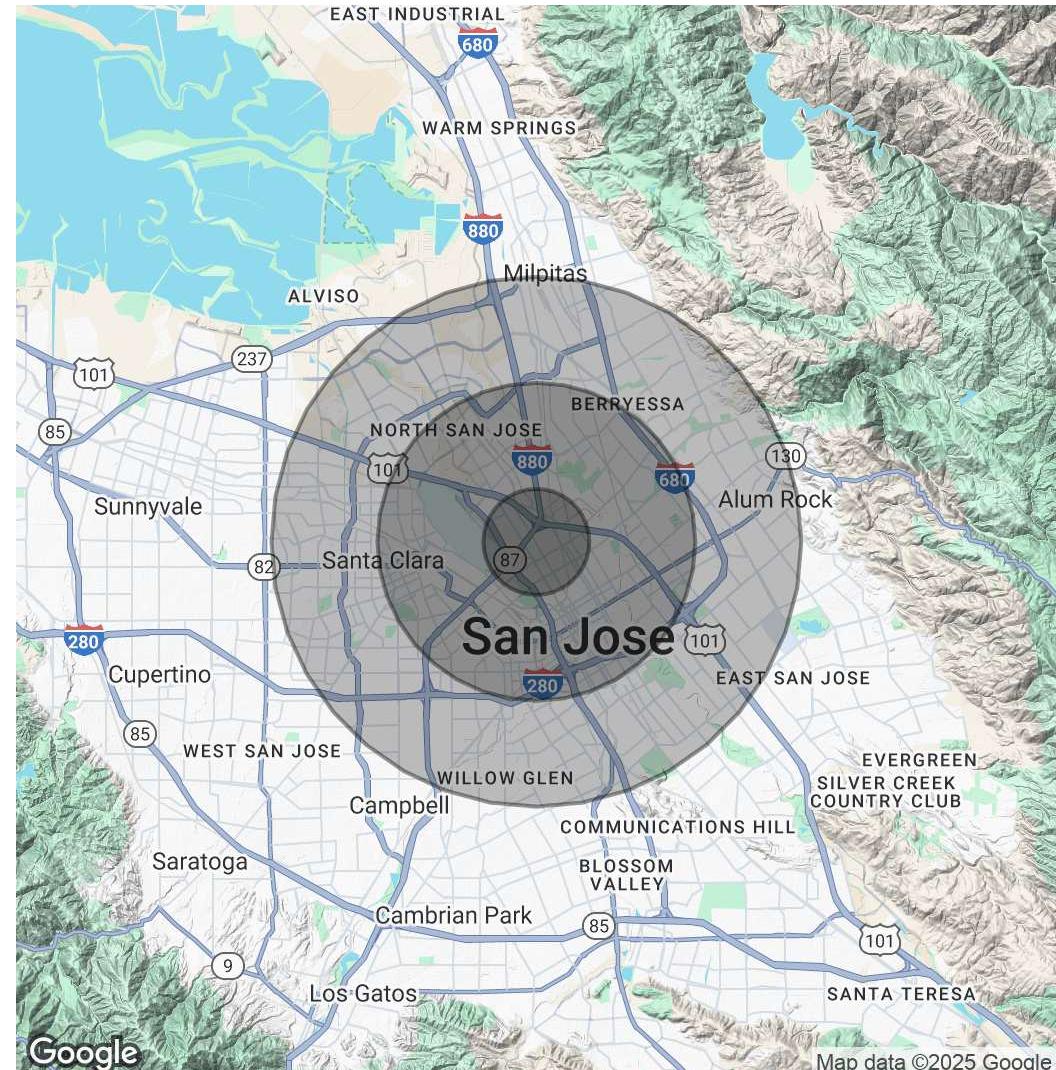
# Demographics Map & Report

| 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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