

Rare Downtown San Jose

Owner User/Investment Opportunity

30,000± SF Retail/Office Building For Sale

255-299 Bassett Street, San Jose

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INVESTMENT OVERVIEW



OFFERING PRICE: \$8,349,000 (\$278.30/SF)
5.39% Cap Rate

BUILDING AREA: 30,000± SF

Property Type: Retail/Office

LAND AREA: 42,000± SF

YEAR BUILT: 1950

PARCEL NUMBERs (APN): 259-23-023 & 259-23-025

Zoning: CIC – Combined Industrial Commercial

of Units: 6

RARE DOWNTOWN SAN JOSE OWNER USER/ INVESTMENT OPPORTUNITY

30,000± SF Retail/Office Building For Sale

- 255-299 Bassett Street, San Jose presents a rare opportunity for an owner-user/investor to acquire a 30,000± square foot retail/office building with six units of which can be combined or separated.
- The property is situated on a 42,000± square foot lot with two large parking lots directly adjacent to the property.
- This property offers a classic brick and wood design with modern updated units making it perfect for someone looking for a unique building to own.
- There is 9,923± SF available for an owner user to occupy while the rest of the building is leased out generating income.
- The property is in the CIC – Combined Industrial Commercial zoning designation which allows for uses such as, professional office, retail services, personal services & many more.
- The property is currently 66% leased, allowing for the remaining 33% of the building for immediate occupancy by an Owner User.
- The property also allows for an investor to acquire it at a very competitive cap rate of 5.39% based on a projected proforma of the building 100% leased.
- Extremely strong demographics with household incomes in excess of \$160,221 in a 1-mile radius.

Rent Roll



S&A Property Management, Inc.

Commercial Rent Roll - 299 Bassett St (299baset)

From Month = 01/2026, To Month = 01/2026

Property Unit	Tenant	Lease Type	Area	Lease From	Lease To	Term	Market Rent	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Annual CAM	Annual Misc	Security Deposit
Current Leases														
299baset ROOF11	Tarana Wireless, Inc.	Commercial	1.00	08/01/2025	07/31/2026	12	1,600.00	1,600.00	1,600.00	19,200.00	19,200.00	0.00	0.00	1,600.00
299baset SUITE100	VACANT	N/A	4334.00			0	10,835.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
299baset SUITE125	Noe Arroyo & Jesus Silva DBA Lift Pro	Commercial	4717.00	07/01/2025	08/31/2028	38	10,224.00	5,433.00	1.15	65,196.00	13.82	5.41	0.00	7,594.00
299baset SUITE150	Noe Arroyo & Jesus Silva DBA Lift Pro	Commercial	4732.00	07/01/2025	08/31/2028	38	7,098.00	5,433.35	1.15	65,200.20	13.78	5.39	0.00	7,594.40
299baset SUITE200	VACANT	N/A	5589.00			0	10,410.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
299baset SUITE250	Boyang Li-Puyu Li-Yiqin Wang dba	Commercial	6065.00	09/01/2025	12/31/2030	64	8,984.00	6,250.00	1.03	75,000.00	12.37	4.45	0.00	8,500.00
299baset SUITE50	Pink Labs Inc. - Eliza Chau	Commercial	5113.00	12/01/2025	12/31/2028	37	0.00	6,391.25	1.25	76,695.00	15.00	6.00	0.00	8,947.75
Total Current			30,551.00				49,151.00	25,107.60	0.82	301,291.20	9.86	3.56	0.00	34,236.15
Future Leases														
	0		0.00						0.00	0.00	0.00	0.00	0.00	0.00
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent									
Occupied	5	20,628.00	67.52	25,107.60	301,291.20									
Vacant	2	9,923.00	32.48	0.00	0.00									
Total	7	30,551.00		25,107.60	301,291.20									

Outdoor Parking Lots



Outdoor Parking Lots



Outdoor Parking Lots



Front Entrance of Building



Front Entrance of Building



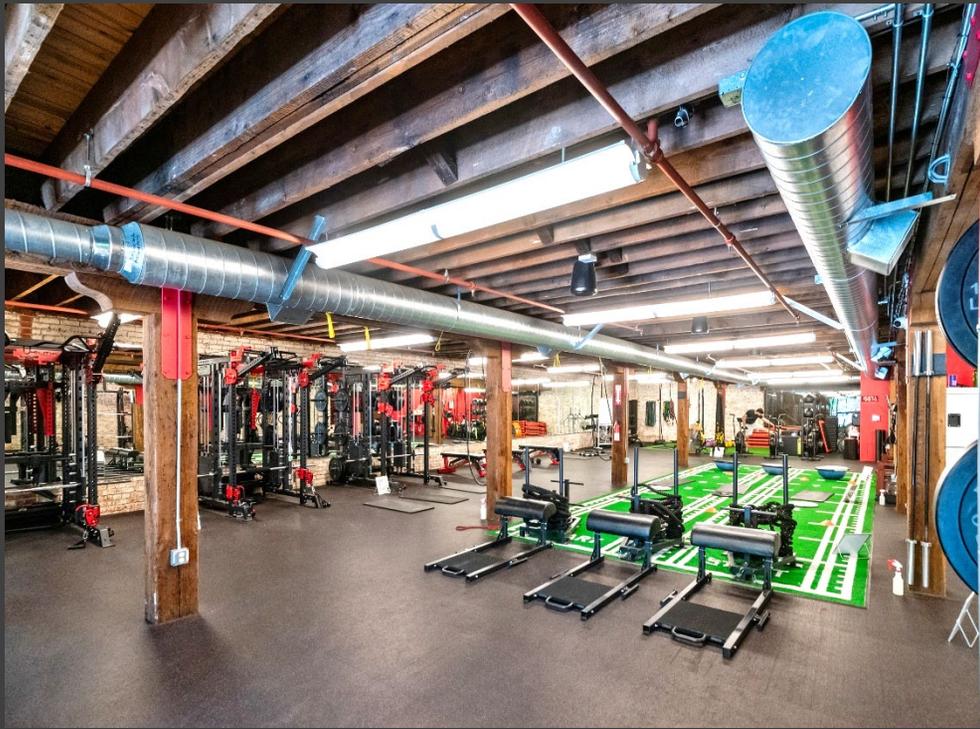
Common Area of Building



Common Area of Building



Interior Photos of Units



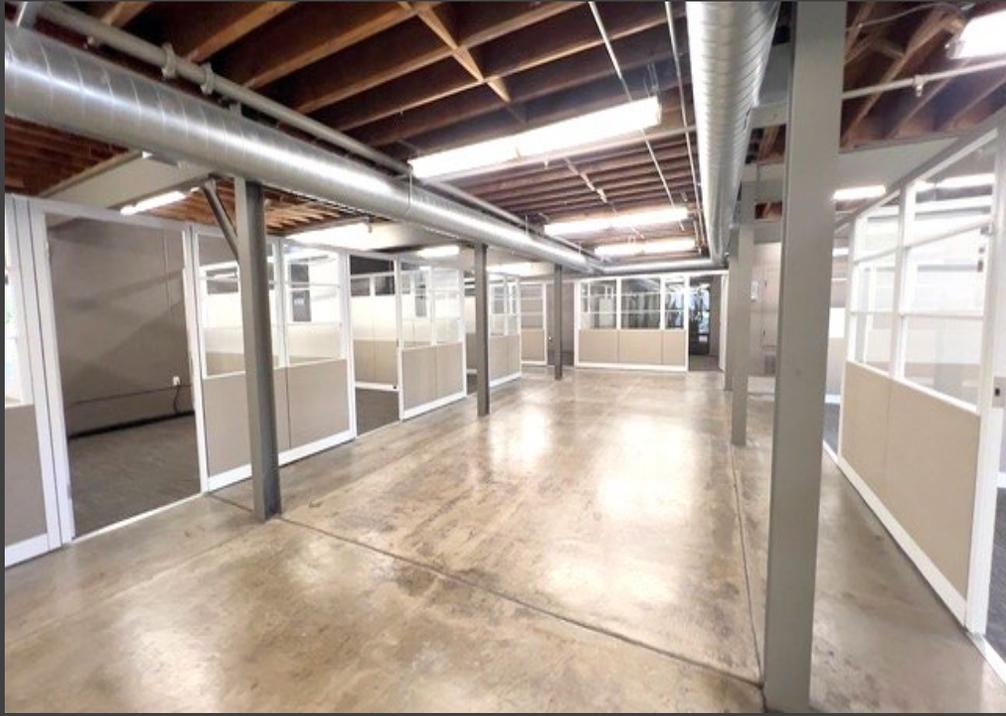
Interior Photos of Units



Interior Photos of Units



Interior Photos of Units



Downtown San Jose

Subject Site



2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	33,748	692,895	1,613,086
Households	15,402	239,286	553,684
Average Household Size	2.06	2.81	2.86
Owner Occupied Housing Units	3,187	102,988	288,842
Renter Occupied Housing Units	12,215	136,298	264,842
Median Age	36.6	37.3	38.7
Median Household Income	\$113,725	\$135,899	\$164,040
Average Household Income	\$160,221	\$187,341	\$224,157

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