

**AVAILABLE  
FOR SALE**

**COMPASS  
COMMERCIAL**



**OFFERING MEMORANDUM**

**315 N 10TH ST, SAN JOSE  
CA 95112**

**JALILI**  
COMMERCIAL GROUP

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# 315 N 10TH ST, SAN JOSE CA 95112

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## OFFERING SUMMARY

**\$1,950,000.00**



<b>Address</b>	315 N 10 <sup>th</sup> Street
<b>City/State/Zip</b>	San Jose, CA 95112
<b>APN</b>	249-52-076
<b>Building Size</b>	±4,314 SQ FT
<b>Lot Size</b>	6,098
<b>Year Built</b>	1930
<b>Zoning</b>	Commercial / Special Purpose (Church)

## HIGHLIGHTS

- **Commercial / Special Purpose (Church)**
- **Large Gathering area (120 seats)**
- **Gated property line**
- **Kitchen**
- **Stage**
- **Gated Sideyard**



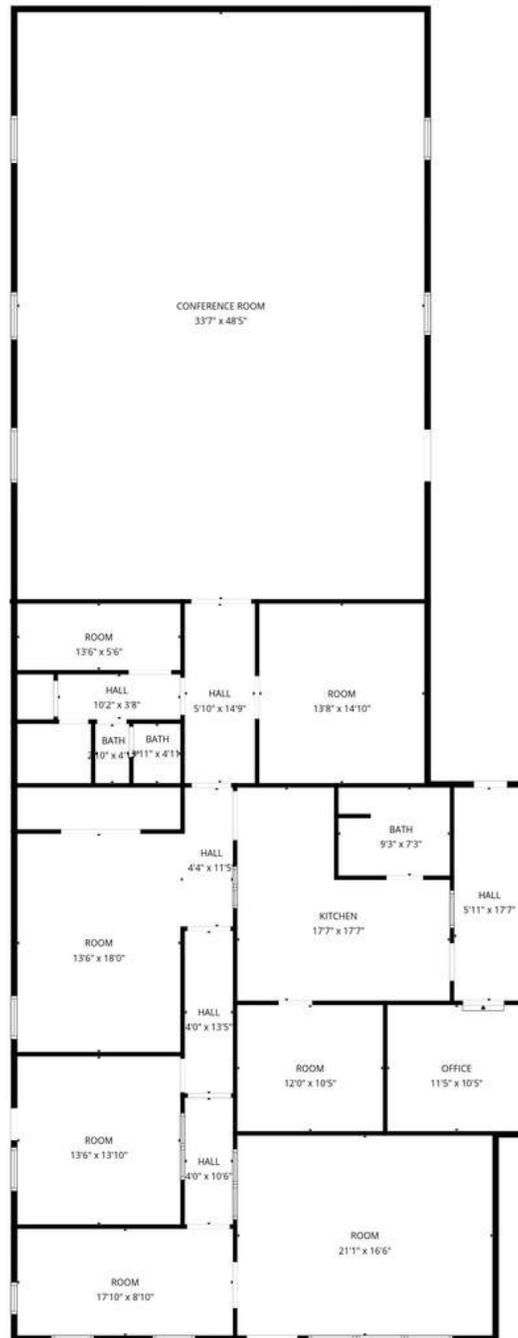
315 N 10th Street, San Jose, CA 95112 is a centrally located commercial property in the heart of Downtown San Jose, just minutes from Japantown, San Jose State University, and the city's core employment and cultural hubs. The property offers approximately 4,314 square feet of building area and is positioned within a dense, urban infill neighborhood that continues to attract investment and redevelopment. Excellent access to Highway 87, I-280, and I-880 enhances regional connectivity, while nearby public transit options further strengthen accessibility for users and tenants.

The surrounding area is experiencing ongoing residential, office, and mixed-use growth, driving increased foot traffic and long-term demand for well-located commercial assets. The property's proximity to downtown amenities, major employers, and expanding housing stock supports stable tenancy and future upside. 315 N 10th Street represents a compelling opportunity for both investors and owner-users seeking a strategically located asset in one of Silicon Valley's most dynamic and supply-constrained submarkets.

# SITE PLAN



# FLOORPLAN







PROPERTY PHOTOS





La Gran Comision  
SAN JOSE, CA

Bethlehem Temple

315

# INTERIOR PHOTOS



120 Seat Assembly Room

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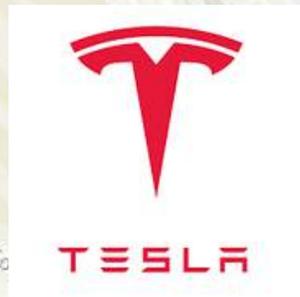






# RETAILER MAP

SUBJECT PROPERTY



San Jose

Sunol-Midtown

Plato Arroyo Park

Regional Medical Center of San Jose

Rancho del Pueblo Golf Course

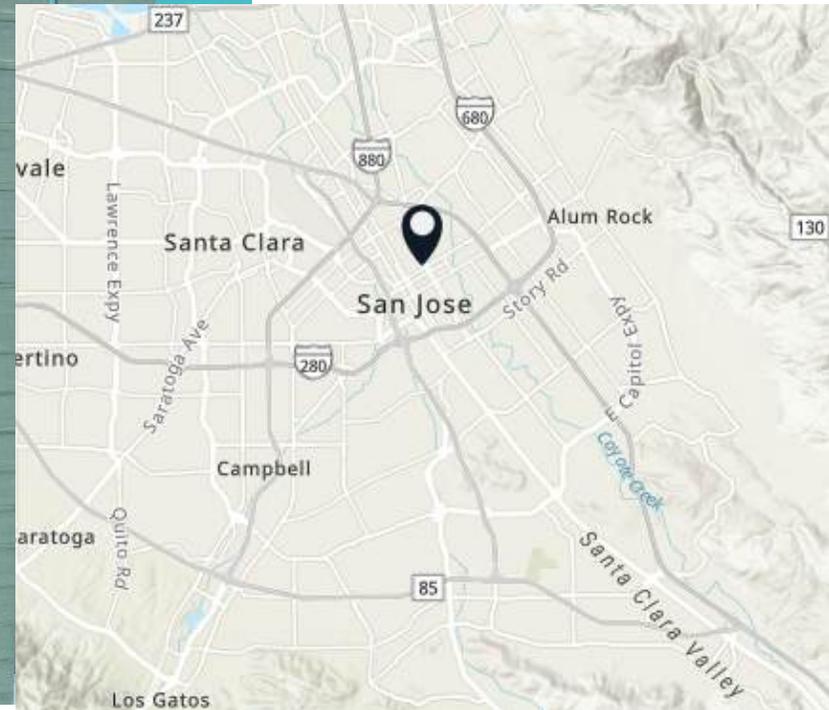
P.A.L. Sportscenter

Coyote Creek Parkchain

Kelly Park

Coyote Creek Park Chain

Buena Vista  
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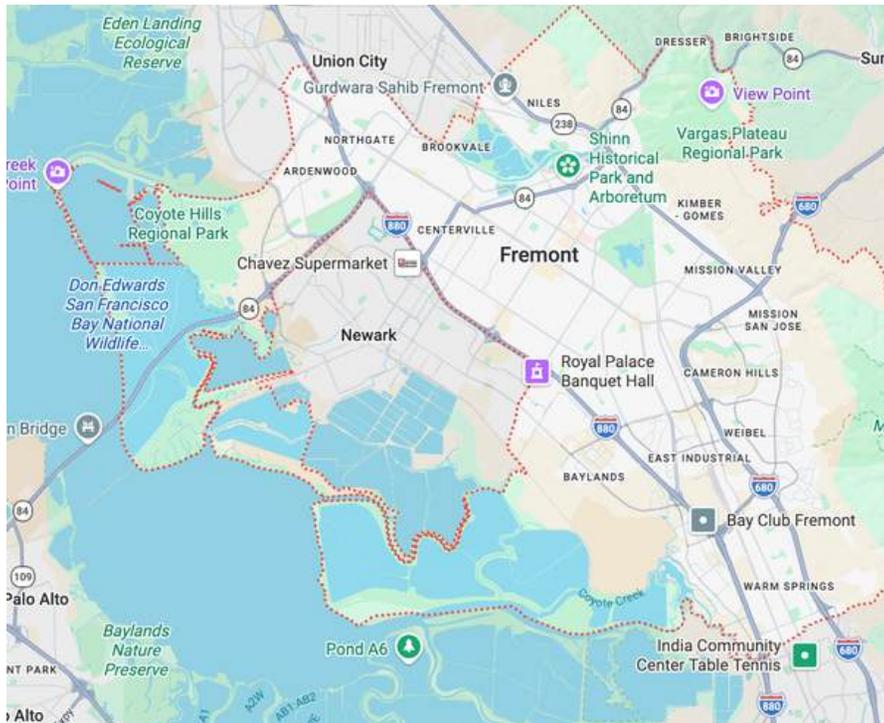
# San Jose | CA

San Jose, California is the economic and cultural center of Silicon Valley and the third-largest city in California. Known globally as a hub for innovation and technology, San Jose is home to major employers spanning tech, life sciences, advanced manufacturing, and professional services. The city benefits from a highly educated workforce, strong median household incomes, and a diverse population that contributes to its dynamic business environment. With direct access to major highways, Caltrain, light rail, and Norman Y. Mineta San Jose International Airport, San Jose offers exceptional regional and global connectivity.

Beyond its role as a technology powerhouse, San Jose continues to evolve as a vibrant urban center with significant investment in downtown revitalization, transit-oriented development, and housing. The city features a growing mix of residential, office, retail, and entertainment uses, supported by institutions such as San José State University and a thriving arts and dining scene. Limited land availability, continued job growth, and long-term population demand position San Jose as one of the most resilient and desirable real estate markets in Northern California.

## San Jose, California – Demographic Snapshot Category Data

- **Median Age: 38.1 years** (slightly younger for males at ~37.2 years and older for females at ~39.1 years).
- **Gender Distribution: Approximately 49.1% female and 50.9% male.**
- **Median Household Income: \$141,565** (one of the highest in the U.S. for large cities, driven by the tech industry).
- **Per Capita Income: Around \$63,253.**
- **Poverty Rate: Approximately 7.85–8%.**
- **Foreign-Born Residents: About 41.6% of the population was born outside the U.S., contributing to its high diversity.**



### Household Income Range % of Households

Less than \$25,000	~8%
\$25,000 – \$49,999	~9%
\$50,000 – \$74,999	~9%
\$75,000 – \$99,999	~9%
\$100,000 – \$149,999	~17%
\$150,000 – \$199,999	~13%
\$200,000+	~34%





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