FOR SALE

841-843

MALONE ROAD

San Jose, CA

CBRE COMPASS

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RARE OWNER-USER OR INVESTOR OFFICE OPPORTUNITY IN PRESTIGIOUS WILLOW GLEN

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 841-843 Malone St_OM_Anderson_v04_RB 09/04/26

EXECUTIVE SUMMARY

This investment opportunity presents the advantages of an attractive Willow Glen setting combined with a professional office environment in one of Silicon Valley's most desirable submarkets. The property offers flexible occupancy alternatives, making it well-suited for owner-users, investors seeking stable tenancy, or organizations planning for future growth. Surrounded by the neighborhood's vibrant mix of retail, dining, and professional services, the asset benefits from strong market appeal and an established business community. Coupled with Willow Glen's enduring desirability, limited commercial supply, and strong underlying demographics, the property offers compelling long-term appreciation potential and the opportunity to capitalize on sustained demand in a highly sought-after location.

PROPERTY	841-843 Malone Road
CITY	San Jose
SUBMARKET	Willow Glen
BUILDING SIZE	±2,199 SF
LOT SIZE	±0.16 Acres
YEAR BUILT	1958
PARKING	11 Parking Spaces
ZONING	C1
USE	Professional Office

INVESTMENT HIGHLIGHTS

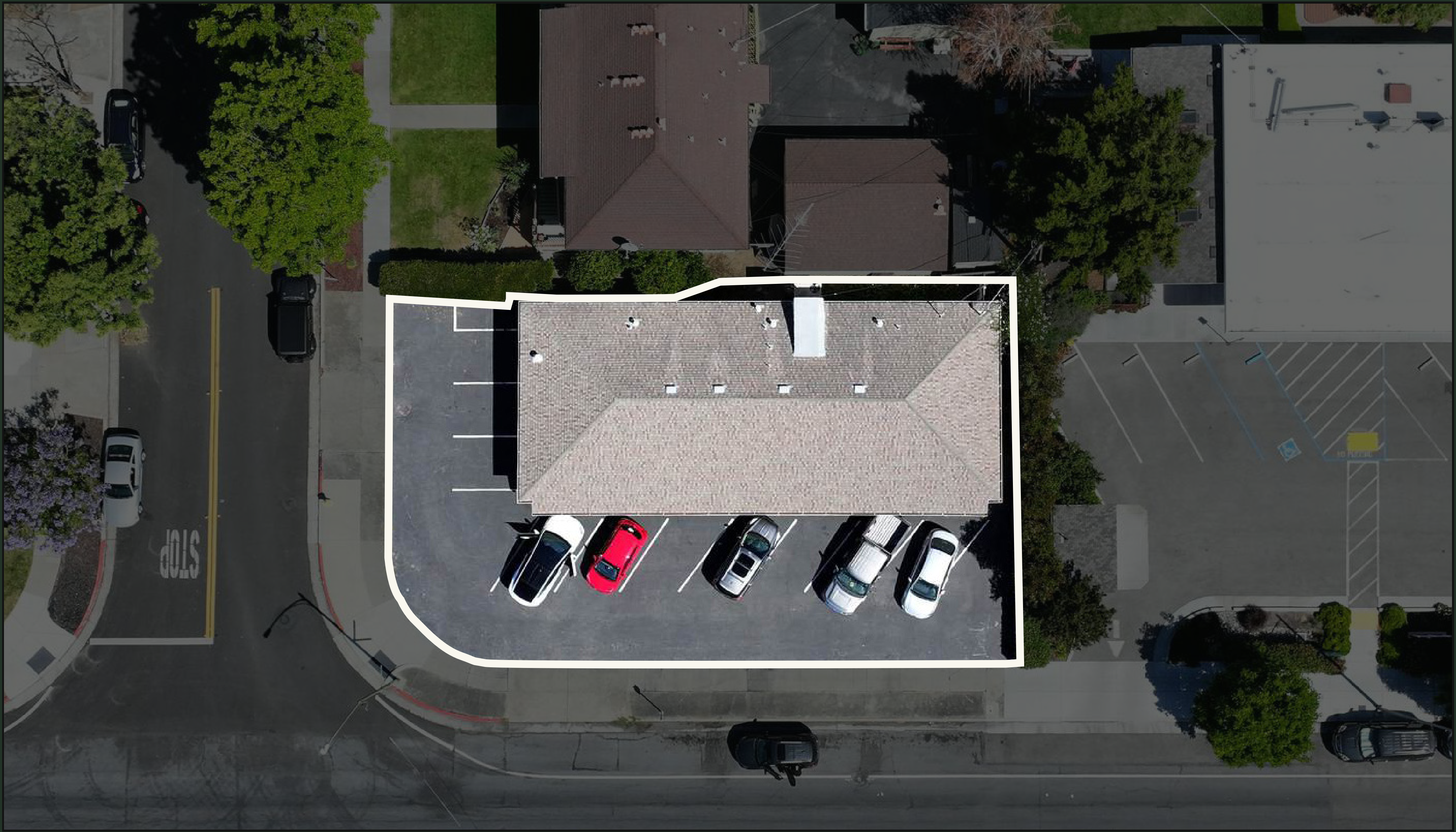
Located in the heart of Willow Glen, one of San Jose's most desirable and established neighborhoods, this property offers a rare owner-user or investor opportunity with immediate access to the area's vibrant business and residential community. The asset benefits from a location near Downtown San Jose, providing connectivity to major transportation corridors and Silicon Valley's renowned employment base. Featuring dedicated parking, strong visibility and accessibility, and quality professional office improvements, the property is well-positioned to support a variety of business uses. Coupled with excellent neighborhood demographics and a highly sought-after market location, this offering presents an exceptional opportunity for both occupancy and long-term value appreciation.

Opportunities to acquire small office assets in Willow Glen are increasingly rare due to limited inventory and strong owner-user or investor demand.

We are pleased to share a unique opportunity to own a legacy commercial property in Willow Glen, which has been family-owned for over 50 years.

This single story building features five private offices and one large open space that can be separated into two additional offices. It also ncludes a dedicated waiting room at the entrance with a reception area. Two of the offices feature private half-bathrooms, and there are two additional centrally located half-bathrooms. The property also includes a separate kitchen space with new countertops. The interior has been newly painted and updated with luxury vinyl flooring throughout most of the building. Additionally, the property offers 11 parking spaces, plus one designated space for a motorcycle or bicycles.

- Prime Willow Glen Location
- Near Downtown San Jose
- Owner-User or Investor Opportunity
- Dedicated Parking
- Excellent Neighborhood Demographics
- Strong Visibility and Accessibility
- Professional Office Improvements
- Silicon Valley Employment Base



PROPERTY OVERVIEW

Building description

Office layout

Reception areas

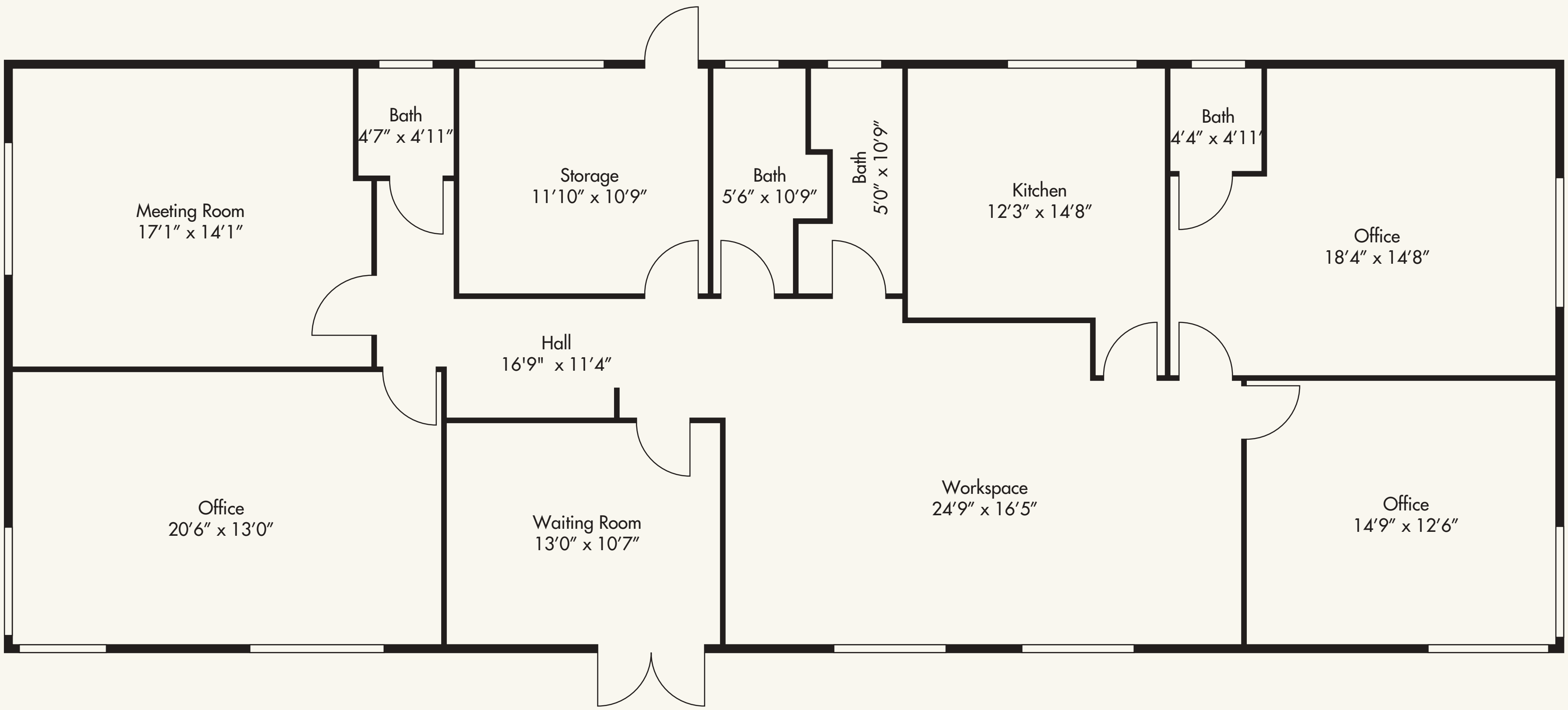
Private offices

Conference rooms

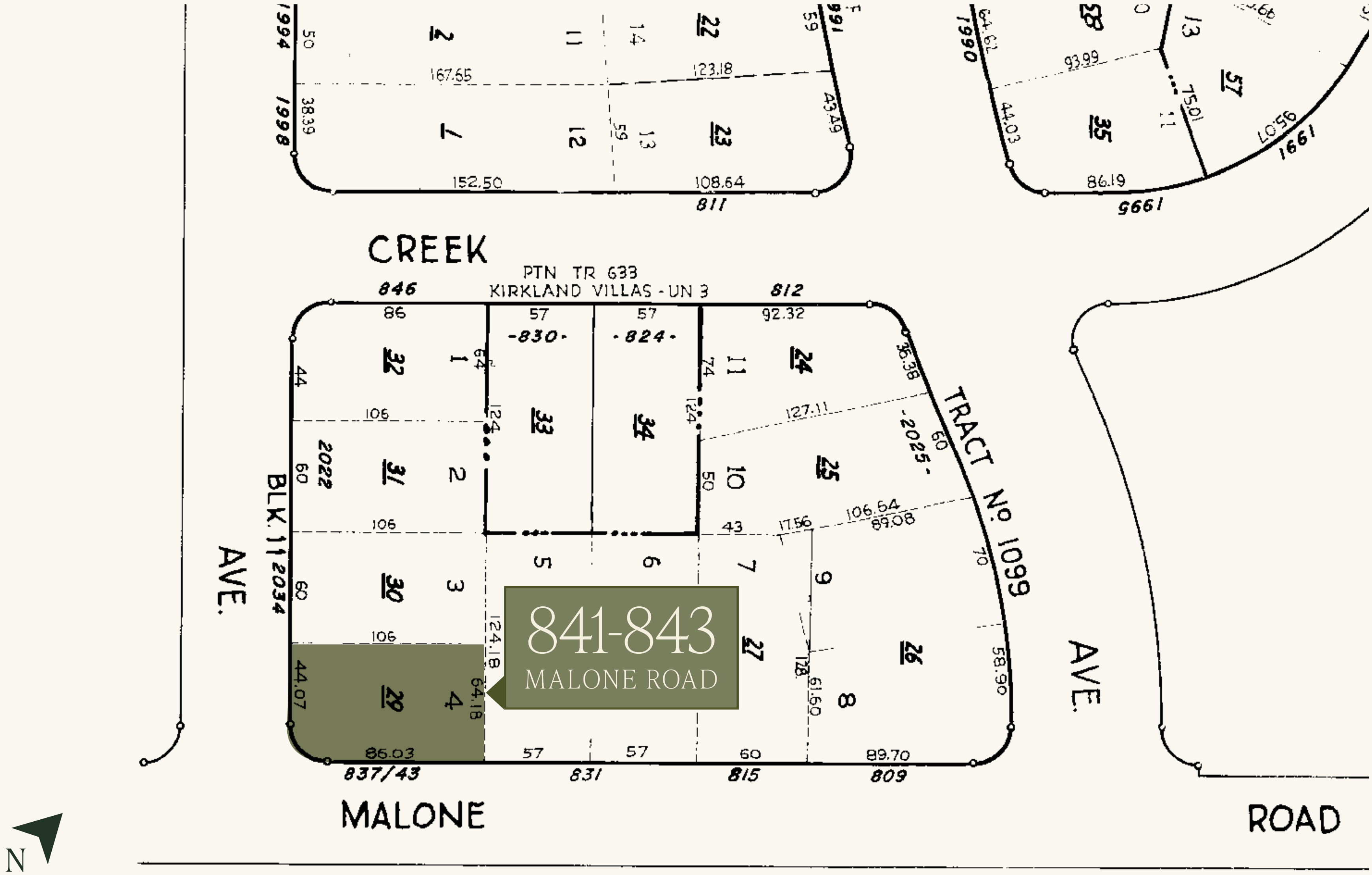
Parking configuration

SITE PLAN

FLOOR PLAN


Bath
4'7" x 4'11"
Storage
11'10" x 10'9"
Bath
5'6" x 10'9"
Bath
5'0" x 10'9"
Kitchen
12'3" x 14'8"
Bath
4'4" x 4'11"
Meeting Room
17'1" x 14'1"
Office
18'4" x 14'8"
Hall
16'9" x 11'4"
Workspace
24'9" x 16'5"
Office
20'6" x 13'0"
Waiting Room
13'0" x 10'7"
Office
14'9" x 12'6"

PARCEL MAP



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BUILDING FEATURES

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WILLOW GLEN LOCATION OVERVIEW

WILLOW GLEN LIFESTYLE & LOCATION

One of *Silicon Valley's* Most Coveted Neighborhoods

Located in the heart of Willow Glen, 841-843 Malone Road offers an exceptional opportunity to establish a business presence within one of San Jose's most desirable and recognizable neighborhoods. Known for its tree-lined streets, historic character, walkable environment, and strong sense of community, Willow Glen has long been regarded as one of Silicon Valley's premier places to live and work.

The Property benefits from a highly accessible location just minutes from Downtown San Jose while maintaining the charm and pedestrian-oriented atmosphere that distinguishes Willow Glen from other commercial districts throughout the Valley. The neighborhood attracts a diverse mix of professionals, entrepreneurs, residents, and visitors who value its blend of historic architecture, local businesses, and vibrant community culture.

A WALKABLE BUSINESS ENVIRONMENT

At the center of Willow Glen's appeal is the renowned Lincoln Avenue corridor, a destination lined with boutique retailers, cafés, award-winning restaurants, professional service providers, and wellness-focused businesses. This thriving commercial district creates a dynamic environment that supports both professional office users and client-facing businesses seeking a prestigious address and convenient amenities.

Employees and visitors alike enjoy immediate access to dining, coffee shops, banking services, fitness facilities, and neighborhood retail, creating an attractive work-life balance rarely available in traditional office locations.

STRATEGIC SILICON VALLEY CONNECTIVITY

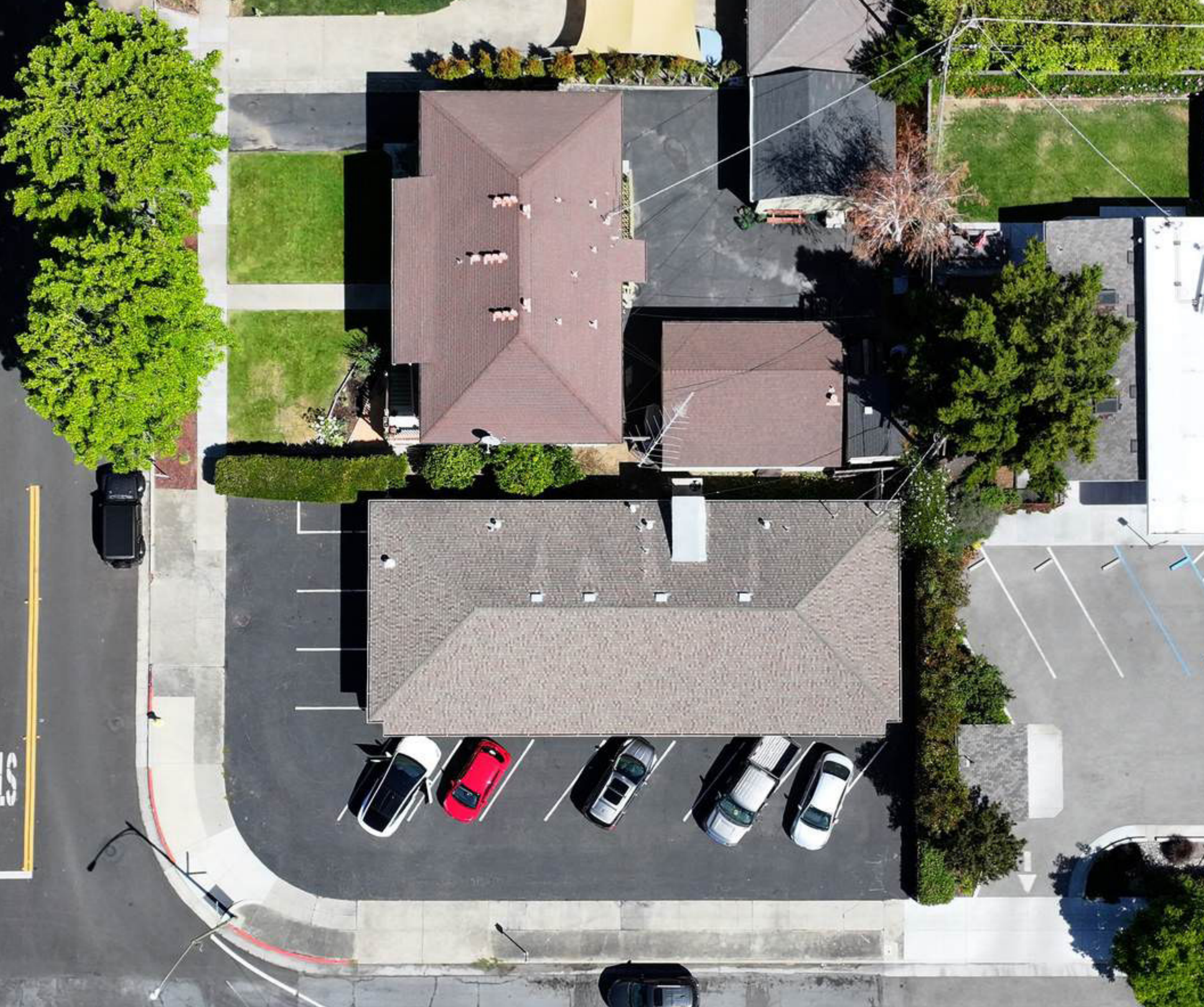
While Willow Glen offers a distinct neighborhood atmosphere, it remains exceptionally connected to the broader Silicon Valley economy. The Property enjoys convenient access to Highways 87, 280, and 101, allowing efficient connectivity to Downtown San Jose, Santana Row, Valley Fair, San Jose Mineta International Airport, and the region's major employment centers. The location also provides proximity to Diridon Station, Caltrain, and future transit improvements that continue to enhance regional accessibility.

This strategic positioning allows businesses to benefit from a prestigious local presence while maintaining convenient access to clients, employees, and transportation infrastructure throughout Silicon Valley.

AFFLUENT AND STABLE MARKET FUNDAMENTALS

Willow Glen continues to be one of the area's most sought-after residential and commercial submarkets, supported by strong household incomes, highly educated residents, and long-term neighborhood stability. The area's reputation for quality housing, excellent amenities, and community engagement has driven sustained demand for well-located commercial properties and contributed to resilient real estate values over time.

For owner-users and investors alike, the combination of location, demographics, accessibility, and limited commercial inventory creates a compelling long-term ownership opportunity within one of San Jose's most enduring and prestigious neighborhoods.



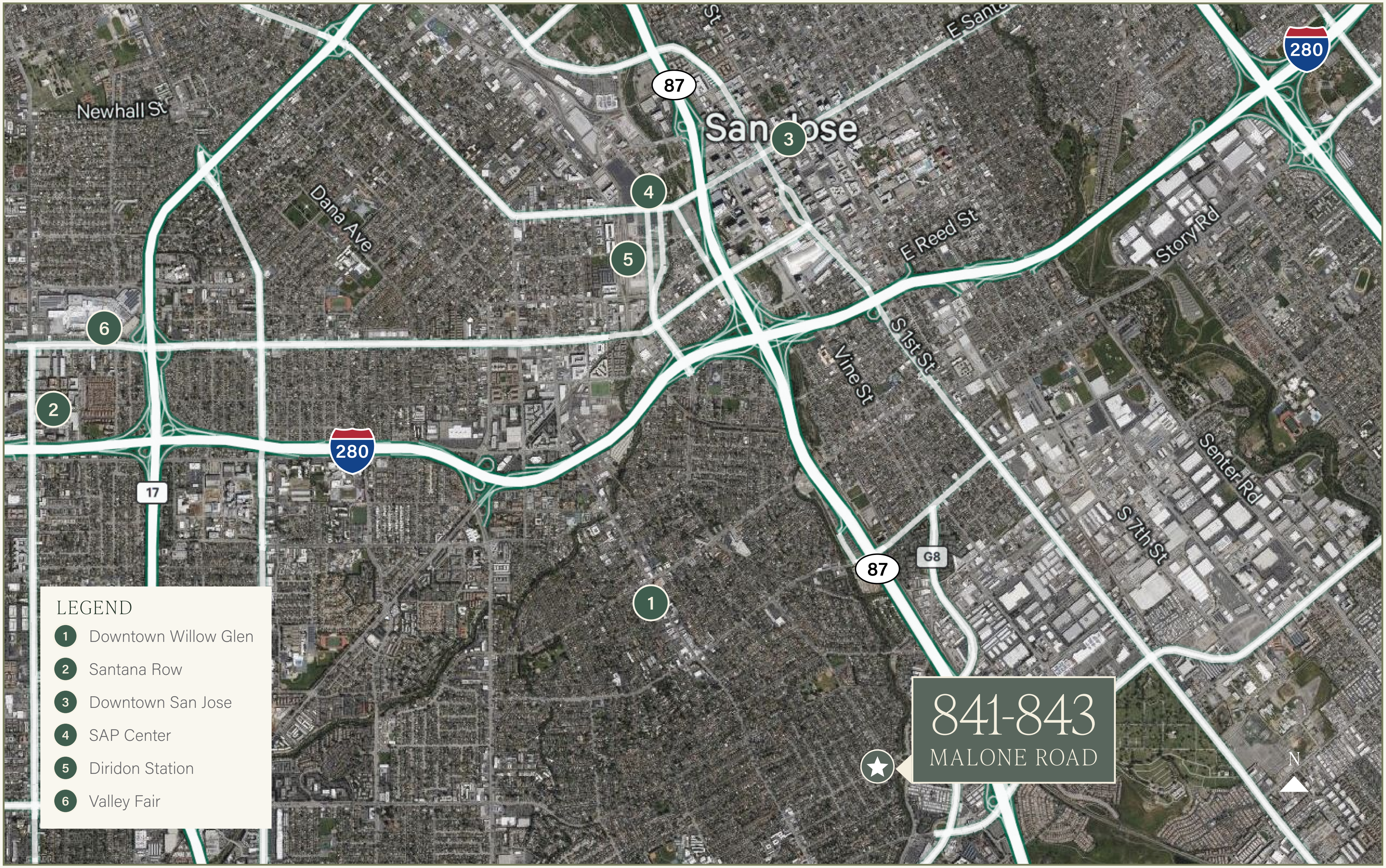
Why Willow Glen ?

Situated in one of Silicon Valley's most prestigious and recognizable neighborhoods, the property offers a compelling combination of location, accessibility, and long-term investment appeal. The surrounding walkable retail and restaurant district provides immediate access to popular dining, shopping, and everyday amenities, while Downtown San Jose is just minutes away, connecting users to the region's major employment, entertainment, and transportation hubs. The area is supported by strong affluent demographics and a highly educated workforce, creating a desirable environment for businesses, professionals, and consumers alike. Its exceptional neighborhood identity and sense of place further distinguish it from competing markets, while convenient access to Highways 87, 280, and 101 enhances regional connectivity. With limited commercial inventory, a robust owner-user market, and historically strong demand for well-located assets, the property is positioned to benefit from continued long-term value appreciation and enduring market appeal.

A Rare Opportunity to Own in the Heart of Willow Glen, One of Silicon Valley's Most Established and Desirable Communities.

Located in the heart of Historic Willow Glen, the property benefits from one of San Jose's most sought-after neighborhoods, known for its charming tree-lined streets, established residential character, and strong sense of community. Just steps away, Lincoln Avenue serves as the district's vibrant retail and dining corridor, featuring an eclectic mix of boutique shops, local businesses, professional service providers, and neighborhood amenities. The area's exceptional walkability allows residents, employees, and visitors to easily access a wide variety of restaurants, cafés, and everyday conveniences without relying on a vehicle. In addition, Willow Glen's concentration of professional services, including medical, financial, legal, and consulting firms, creates a dynamic business environment that supports both commercial activity and a steady customer base. The neighborhood itself is a significant selling point, offering a unique blend of small-town charm, pedestrian-friendly accessibility, and a thriving local business community.

NEIGHBORHOOD AMENITIES



OWNER-USER OPPORTUNITY

CONTROL YOUR REAL ESTATE, CONTROL YOUR FUTURE

841-843 Malone Road presents a rare opportunity for business owners to acquire and occupy their own commercial real estate in one of Silicon Valley's most desirable office submarkets. Unlike leasing, ownership provides long-term control over occupancy costs while enabling a business to build equity in a tangible asset that can appreciate over time.

The Property's efficient office layout, dedicated on-site parking, and highly accessible Willow Glen location create an ideal environment for professional firms seeking a permanent headquarters with a prestigious business address. With limited inventory of small standalone office buildings available for purchase, owner-user opportunities of this scale remain increasingly scarce throughout Silicon Valley. The property consists of approximately 2,199 square feet with on-site parking, making it well suited for a wide range of professional uses.

AN ALTERNATIVE TO RISING LEASE COSTS

For many small and mid-sized businesses, real estate ownership offers a strategic alternative to continued rent escalation. Owning a property allows an organization to secure its occupancy, customize space to its operational needs, and benefit from the long-term appreciation potential of commercial real estate in a highly sought-after market.

The Property provides a unique opportunity to transition from tenant to owner while establishing a long-term presence in a stable and highly regarded business community.

PROFESSIONAL IMAGE AND CLIENT EXPERIENCE

Willow Glen's reputation as one of San Jose's premier neighborhoods enhances the professional image of businesses operating within the area. Clients and employees alike benefit from the neighborhood's attractive streetscape, convenient amenities, and proximity to the vibrant Lincoln Avenue business district.

The combination of a standalone office environment, on-site parking, and nearby restaurants, cafés, and retail amenities creates an inviting atmosphere that supports client meetings, employee retention, and overall business growth.

FLEXIBLE OCCUPANCY OPTIONS

The Property offers flexibility for a variety of ownership strategies, including:

- Full owner occupancy
- Owner-user with supplemental rental income
- Professional services headquarters
- Medical or wellness office
- Legal, accounting, and financial services firms
- Consulting and technology companies
- Family office or boutique investment firm

This flexibility allows purchasers to tailor the property to their current needs while preserving future growth opportunities.

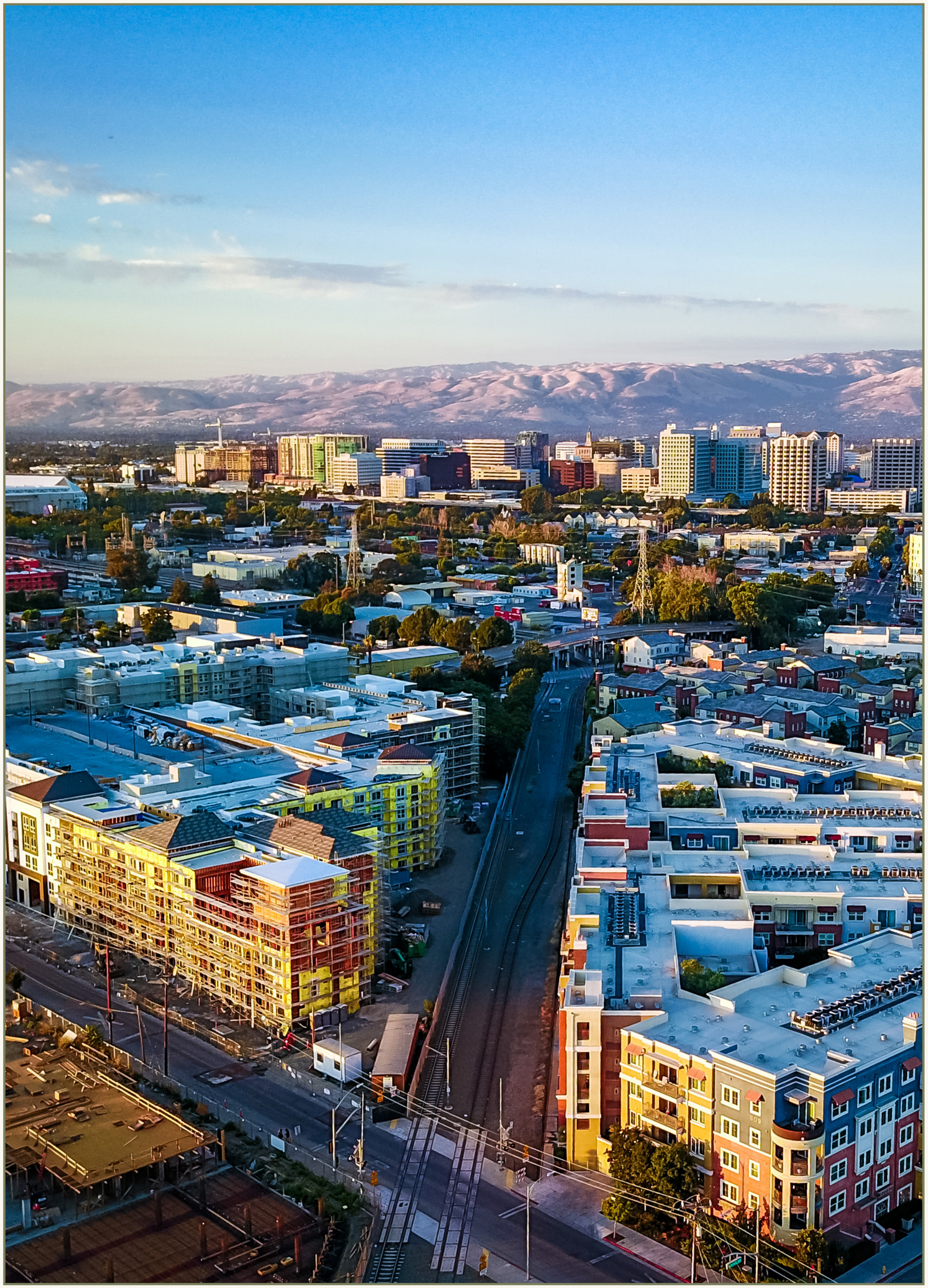
WHY OWN INSTEAD OF LEASE?

This property presents a compelling opportunity for an owner-user to **build equity instead of paying rent** by owning a valuable real estate asset while operating their business from a premier location. Ownership provides **long-term cost stability**, reducing exposure to rising rental rates and lease renewal uncertainty. The property also offers the flexibility to control your environment, allowing for customized improvements, branding, signage, and office layouts tailored to your business objectives. Situated in a **premium Willow Glen address**, one of San Jose's most respected and established neighborhoods, the property benefits from a prestigious business setting and strong local amenities. **With small office owner-user properties in Willow Glen rarely coming to market**, this represents a scarce acquisition opportunity in a highly sought-after submarket with consistent demand from local businesses.

IDEAL FOR

- CPA Firms
- Attorneys
- Wealth Managers
- Architects
- Insurance Agencies
- Medical Professionals
- Therapists
- Family Offices
- Consultants

Control occupancy costs while building equity in one of Silicon Valley's most desirable submarkets.



MARKET OVERVIEW

Silicon Valley's office market continues to be supported by strong long-term fundamentals, particularly for smaller owner-user properties. With limited inventory of small office buildings, opportunities to acquire well-located assets remain scarce, helping sustain demand from businesses seeking to own rather than lease their space. This owner-user demand, coupled with the region's strong economic base and highly educated workforce, reinforces the attractiveness of office ownership. Additionally, properties in established markets such as Silicon Valley have historically benefited from long-term land value appreciation, while stringent zoning regulations, high development costs, and constrained land availability create significant barriers to entry for new supply. These dynamics position well-located office assets as compelling opportunities for both operational stability and long-term value preservation.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE	1 MILE		3 MILES		5 MILES	
POPULATION						
2025 Population - Current Year Estimate	22,907		255,684		686,972	
2030 Population - Five Year Projection	23,039		259,551		691,275	
2020 Population - Census	22,910		255,853		690,508	
2010 Population - Census	20,589		238,316		659,602	
2020-2025 Annual Population Growth Rate	0.00%		-0.01%		-0.08%	
2025-2030 Annual Population Growth Rate	0.11%		0.30%		0.12%	
HOUSEHOLDS						
2025 Households - Current Year Estimate	8,788		92,485		232,090	
2030 Households - Five Year Projection	8,875		94,724		235,418	
2020 Households - Census	8,728		90,464		229,216	
2010 Households - Census	8,198		83,620		215,916	
2020-2025 Compound Annual Household Growth Rate	0.11%		0.35%		0.20%	
2025-2030 Annual Household Growth Rate	0.20%		0.48%		0.29%	
2025 Average Household Size	2.57		2.68		2.89	
HOUSEHOLD INCOME						
2025 Average Household Income	$234,960		$200,704		$202,808	
2030 Average Household Income	$262,882		$223,758		$226,659	
2025 Median Household Income	$146,416		$133,193		$142,352	
2030 Median Household Income	$186,285		$158,526		$168,156	
2025 Per Capita Income	$89,726		$72,642		$68,869	
2030 Per Capita Income	$100,677		$81,677		$77,556	
HOUSING VALUE						
2025 Owner Occupied Housing Units	4,999		41,991		111,810	
Under $50,000	38	0.8%	571	1.4%	1,317	1.2%
$50,000-$99,999	92	1.8%	371	0.9%	626	0.6%
$100,000-$149,999	67	1.3%	421	1.0%	1,001	0.9%
$150,000-$199,999	91	1.8%	348	0.8%	677	0.6%
$200,000-$249,999	70	1.4%	613	1.5%	850	0.8%
$250,000-$299,999	36	0.7%	323	0.8%	588	0.5%
$300,000-$399,999	47	0.9%	692	1.6%	1,473	1.3%
$400,000-$499,999	23	0.5%	535	1.3%	1,514	1.4%
$500,000-$749,999	120	2.4%	2,703	6.4%	8,133	7.3%
$750,000-$999,999	374	7.5%	5,704	13.6%	16,414	14.7%
$1,000,000-$1,499,999	1,039	20.8%	12,266	29.2%	34,239	30.6%
$1,500,000-$1,999,999	1,629	32.6%	9,055	21.6%	23,884	21.4%
$2,000,000 and Over	1,373	27.5%	8,388	20.0%	21,094	18.9%
2025 Median Value of Owner Occ. Housing Units	$1,654,236		$1,355,189		$1,340,431	
2025 Average Value of Owner Occ. Housing Units	$1,545,008		$1,371,348		$1,371,502	
EDUCATION						
2025 Population 25 and Over	16,056		180,391		485,805	
Less than 9th Grade	751	4.7%	13,384	7.4%	39,372	8.1%
9-12th Grade - No Diploma	739	4.6%	10,155	5.6%	28,671	5.9%
High School Diploma	2,118	13.2%	27,541	15.3%	75,696	15.6%
GED or Alternative Credential	315	2.0%	3,273	1.8%	10,015	2.1%
Some College - No Degree	2,237	13.9%	24,169	13.4%	65,929	13.6%
Associate`s Degree	1,086	6.8%	12,518	6.9%	37,099	7.6%
Bachelor`s Degree	4,472	27.9%	52,871	29.3%	137,384	28.3%
Graduate or Professional Degree	4,338	27.0%	36,480	20.2%	91,639	18.9%

Public demographic summaries indicate median household incomes exceeding $110,000 within the broader trade area. [loopnet.com]

DEMOGRAPHICS & WEALTH

POSITIONED WITHIN ONE OF SAN JOSE'S MOST AFFLUENT AND ESTABLISHED COMMUNITIES

841-843 Malone Road is strategically located within the highly desirable Willow Glen submarket, an area recognized for its affluent residential base, strong educational attainment, and long-term economic stability. The surrounding neighborhoods attract a diverse mix of professionals, executives, entrepreneurs, and business owners who value Willow Glen's unique combination of community character, accessibility, and quality of life.

The area's strong demographic profile continues to support healthy demand for professional office space and neighborhood-serving businesses, making Willow Glen one of the most sought-after commercial and residential districts in Silicon Valley.

AFFLUENT CONSUMER BASE

The Property benefits from access to a substantial population of high-income households within a short drive time. Residents within the surrounding trade area possess significant purchasing power and consistently support local professional services, healthcare providers, financial advisors, legal firms, and specialty businesses.

Within a three-mile radius of the Property, average household incomes exceed $110,000 annually, while home values surpass $1 million, reflecting the area's economic strength and long-term desirability. *[propertyshark.com]*

This affluent customer base provides a stable foundation for businesses seeking proximity to decision-makers, homeowners, and established professionals.

HIGHLY EDUCATED WORKFORCE

Located in the heart of Silicon Valley, the Property draws from one of the most educated workforces in the country. The surrounding area is home to professionals employed in technology, finance, healthcare, legal services, engineering, and executive management positions.

Businesses operating from Willow Glen benefit from access to a deep talent pool while enjoying a neighborhood environment that appeals to employees seeking a more convenient and balanced work experience than traditional downtown office settings.

STRONG RESIDENTIAL STABILITY

Unlike many rapidly changing urban markets, Willow Glen has maintained its reputation as a stable and highly desirable residential community for decades. Strong homeownership rates, established neighborhoods, and limited commercial inventory contribute to the area's enduring appeal and long-term value preservation.

This stability supports consistent business activity and provides property owners with confidence in the long-term fundamentals of the surrounding market.

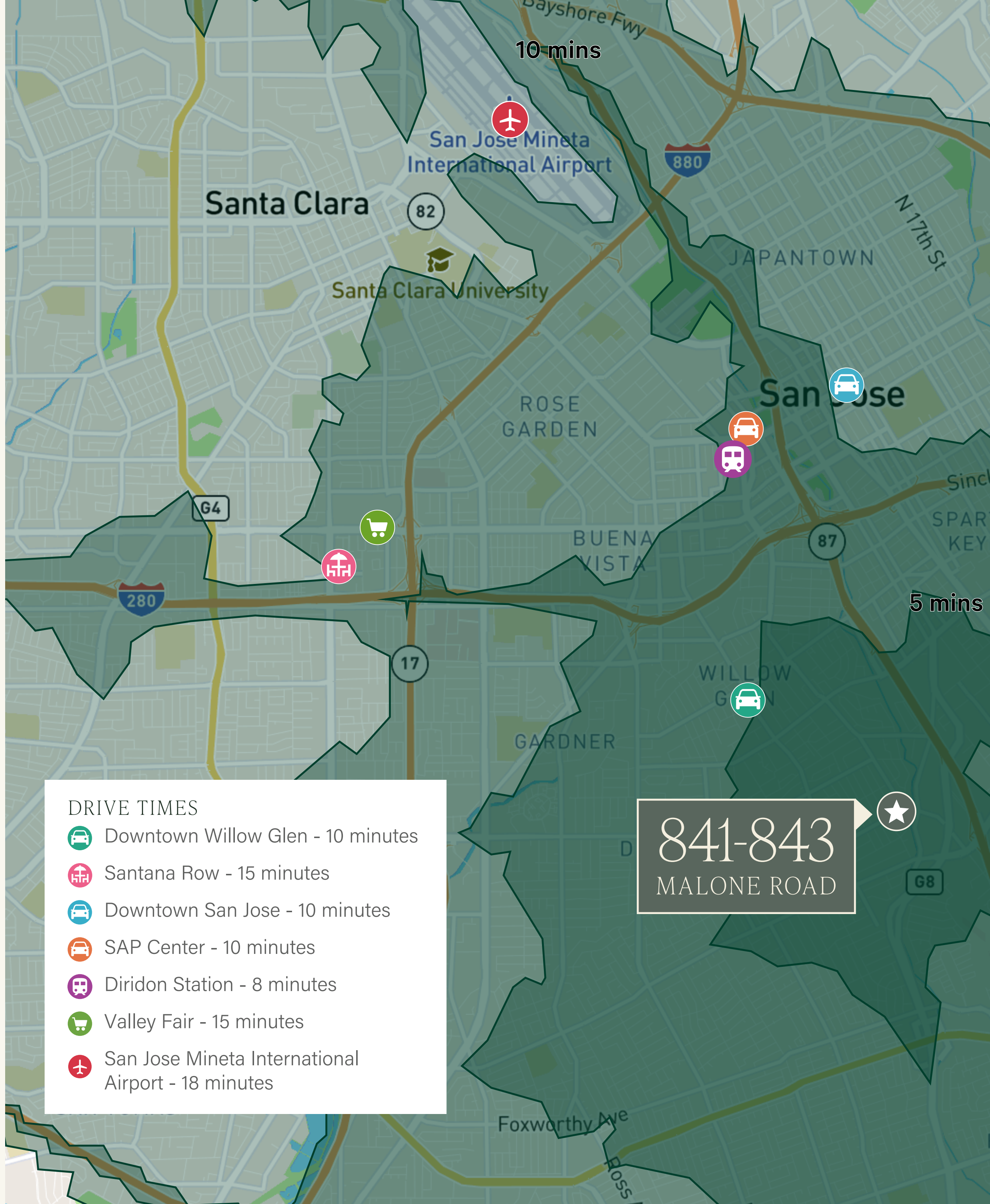
SILICON VALLEY ECONOMIC DRIVERS

The Property's location provides immediate access to one of the world's most productive and innovative economic regions. Major employment centers in Downtown San Jose, North San Jose, Santa Clara, Cupertino, and the broader Silicon Valley corridor are all readily accessible from Willow Glen.

The combination of regional employment growth, limited commercial development sites, and strong demographic trends continues to support demand for well-located office properties throughout the area.

Few office locations offer the combination of neighborhood prestige, purchasing power, workforce quality, and long-term market stability found in Willow Glen.

- Highly educated workforce
- Strong homeownership
- Affluent residential neighborhood
- Stability of market



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