

2455 AUTUMNVALE DRIVE

Marcus & Millichap

SUITE B | SAN JOSE, CA 95131



OFFERING MEMORANDUM

OWNER-USER OPPORTUNITY IN NORTH SAN JOSE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

ACTIVITY ID: ZAG0010147

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap



EXCLUSIVELY LISTED BY:

JIM WRIGHT

INVESTMENT ASSOCIATE
C: (650) 644-6544 | O: (650) 391-1700
Jim.Wright@marcusmillichap.com
License: CA 02251133

YURI SERGUNIN, CCIM

MANAGING DIRECTOR INVESTMENTS
C: (650) 701-5590 | O: (650) 391-0764
Yuri.Sergunin@marcusmillichap.com
License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS
C: (408) 348-8821 | O: (650) 391-1807
JJ.Taughinbaugh@marcusmillichap.com
License: CA 01413305

PROPERTY SUMMARY

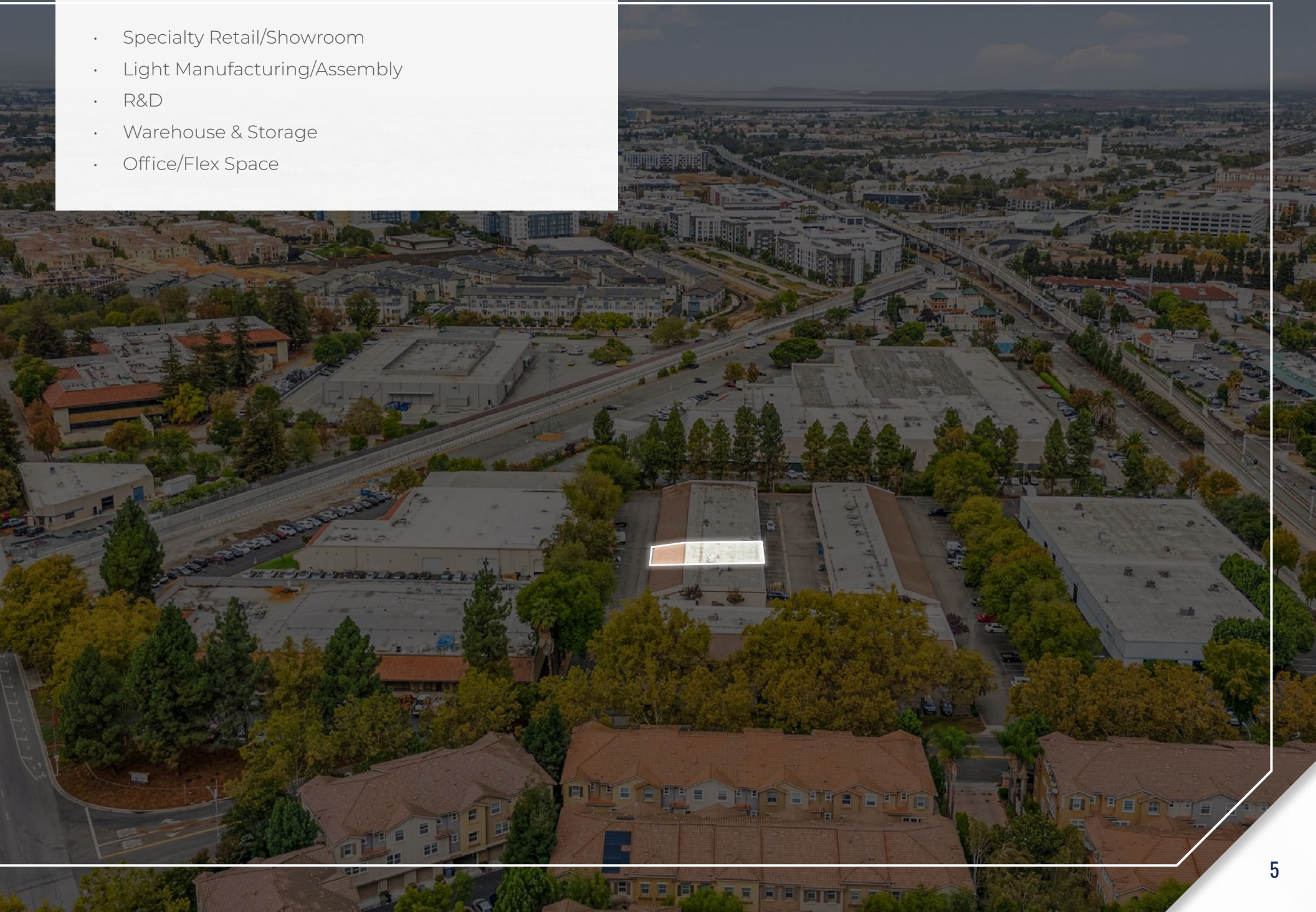
ADDRESS	2455 Autumnvale Drive San Jose, CA 95131
PRICE	\$1,170,000
ASSESSOR PARCEL NUMBER	244-01-050
ZONING	IP
PROPERTY TYPE	Single Condominium Unit
PROPERTY SIZE	2,347 SF

INVESTMENT HIGHLIGHTS

- Prime, turnkey owner-user opportunity in North San Jose (8 min walk to the Bart Station)
- Perfectly maintained, new paint and refinished flooring
- Grade level roll-up door
- Built out mezzanine storage location
- 4 Offices, large warehouse space, kitchen, 2 bathrooms, large conference room
- 75% office space - 25% warehouse space

POTENTIAL USES (IP ZONING)

- Specialty Retail/Showroom
- Light Manufacturing/Assembly
- R&D
- Warehouse & Storage
- Office/Flex Space



PROPERTY PHOTOS



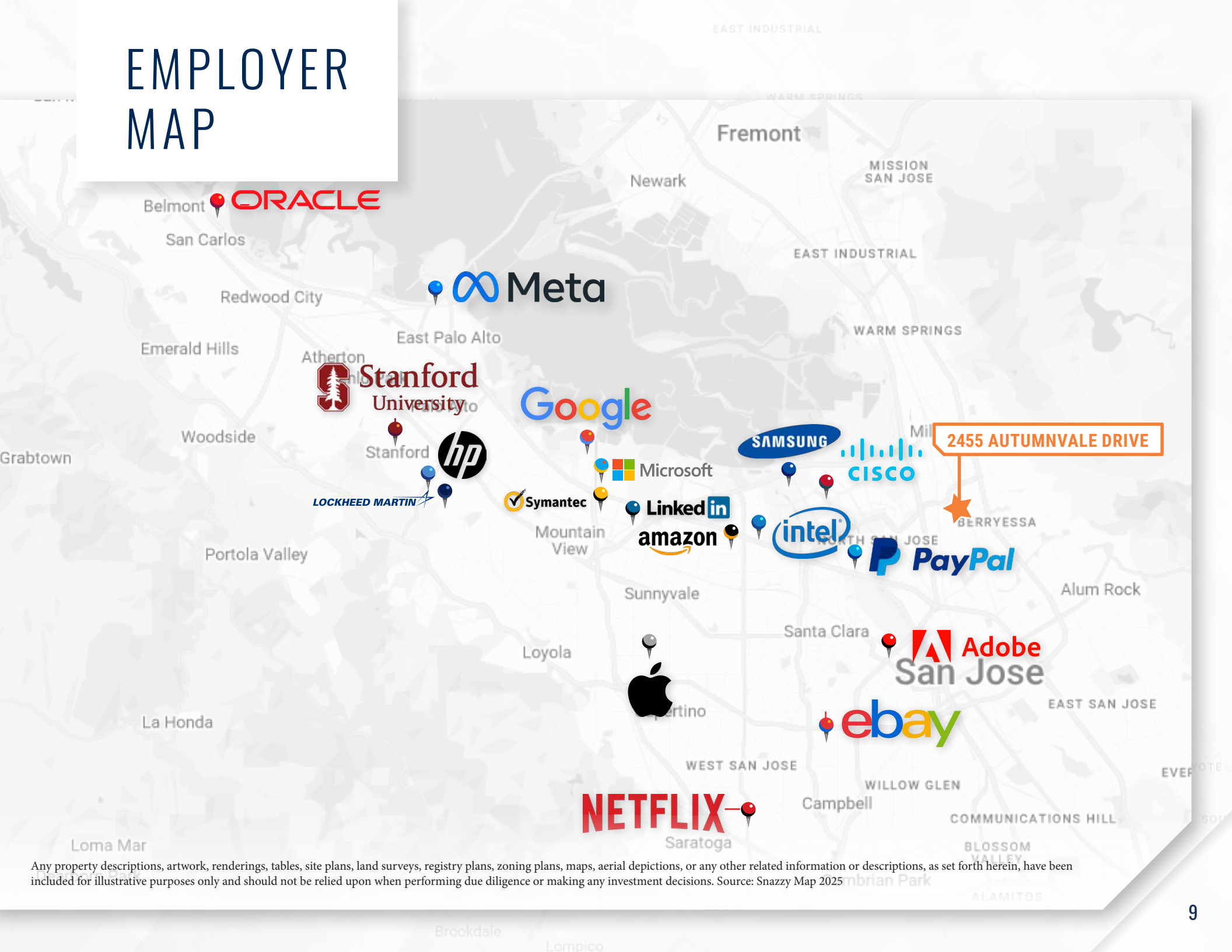
PROPERTY PHOTOS



REGIONAL AERIAL



EMPLOYER MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Snazzy Map 2025

MARKET OVERVIEW

SAN JOSE

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 1.95 million inhabitants, and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 983,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today, despite recent volatility in the office sector.

▮ METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups.



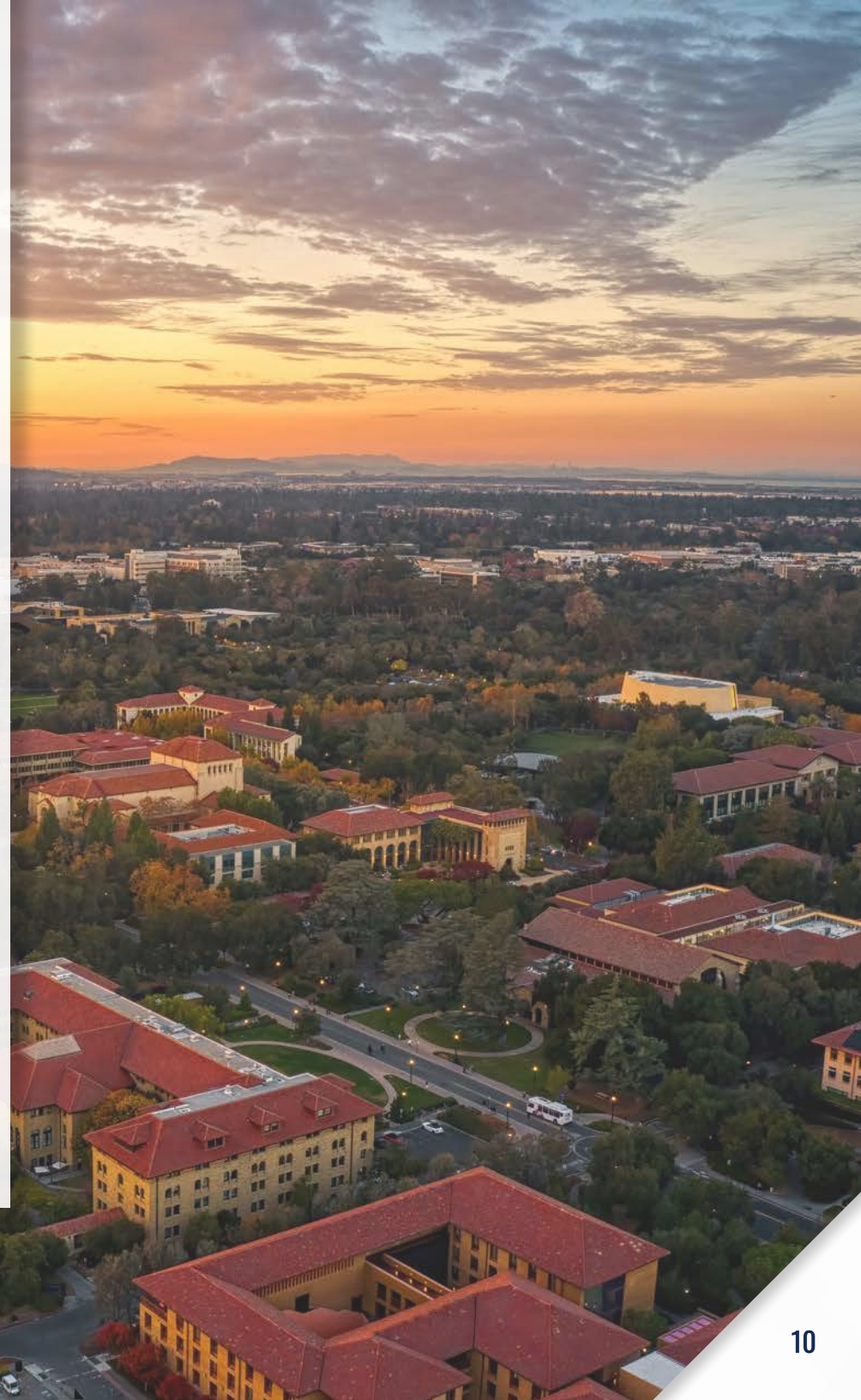
HIGH INCOMES

Well-paying jobs in the tech sector contribute to a median annual household income level that is more than double the U.S. median.



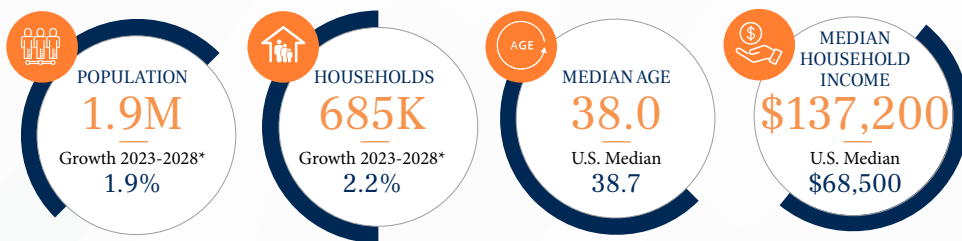
HIGHLY-EDUCATED WORKFORCE

A pro-business environment and affordability will continue to lure new companies to Atlanta.



DEMOGRAPHIC DATA

- The metro is expected to add approximately 36,000 people through 2028, and during this time, more than 21,500 households will be formed.
- High home prices contribute to a homeownership rate of 55 percent, which is below the national rate.
- Nearly 47 percent of residents ages 25 and older hold a bachelor's degree, including more than 20 percent who have also obtained a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly-educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and relatively close to some of the world's finest wine-producing regions, notably the Napa, Sonoma and Alexander valleys.

SPORTS

Football	NFL SAN FRANCISCO 49ERS
Hockey	NHL SAN JOSE SHARKS
Soccer	MLS SAN JOSE EARTHQUAKES
Soccer	NWSL BAY FC
Baseball	MiLB SAN JOSE GIANTS
Football	IFL BAY AREA PANTHERS

EDUCATION

- STANFORD UNIVERSITY
- SAN JOSE STATE UNIVERSITY
- SANTA CLARA UNIVERSITY
- SAN JOSE CITY COLLEGE

ARTS & ENTERTAINMENT

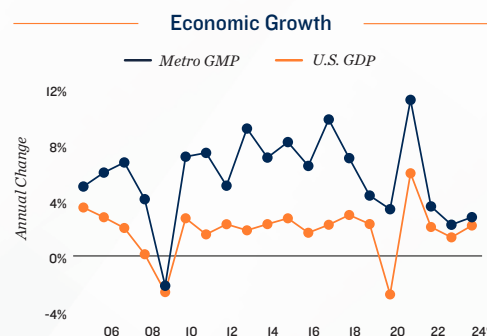
- CHILDREN'S DISCOVERY MUSEUM OF SAN JOSE
- SILICON VALLEY SYMPHONY
- SAN JOSE MUSEUM OF ART
- THE TECH INTERACTIVE

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHIC DATA

- The San Jose employment base contains nearly 1.2 million workers. There are 17 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate to a well-educated workforce.



*Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2023 TOTAL EMPLOYMENT



15%
MANUFACTURING



22%
PROFESSIONAL AND
BUSINESS SERVICES



8%
GOVERNMENT



8%
LEISURE AND
HOSPITALITY



3%
FINANCIAL ACTIVITIES



11%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



16%
EDUCATION AND
HEALTH SERVICES

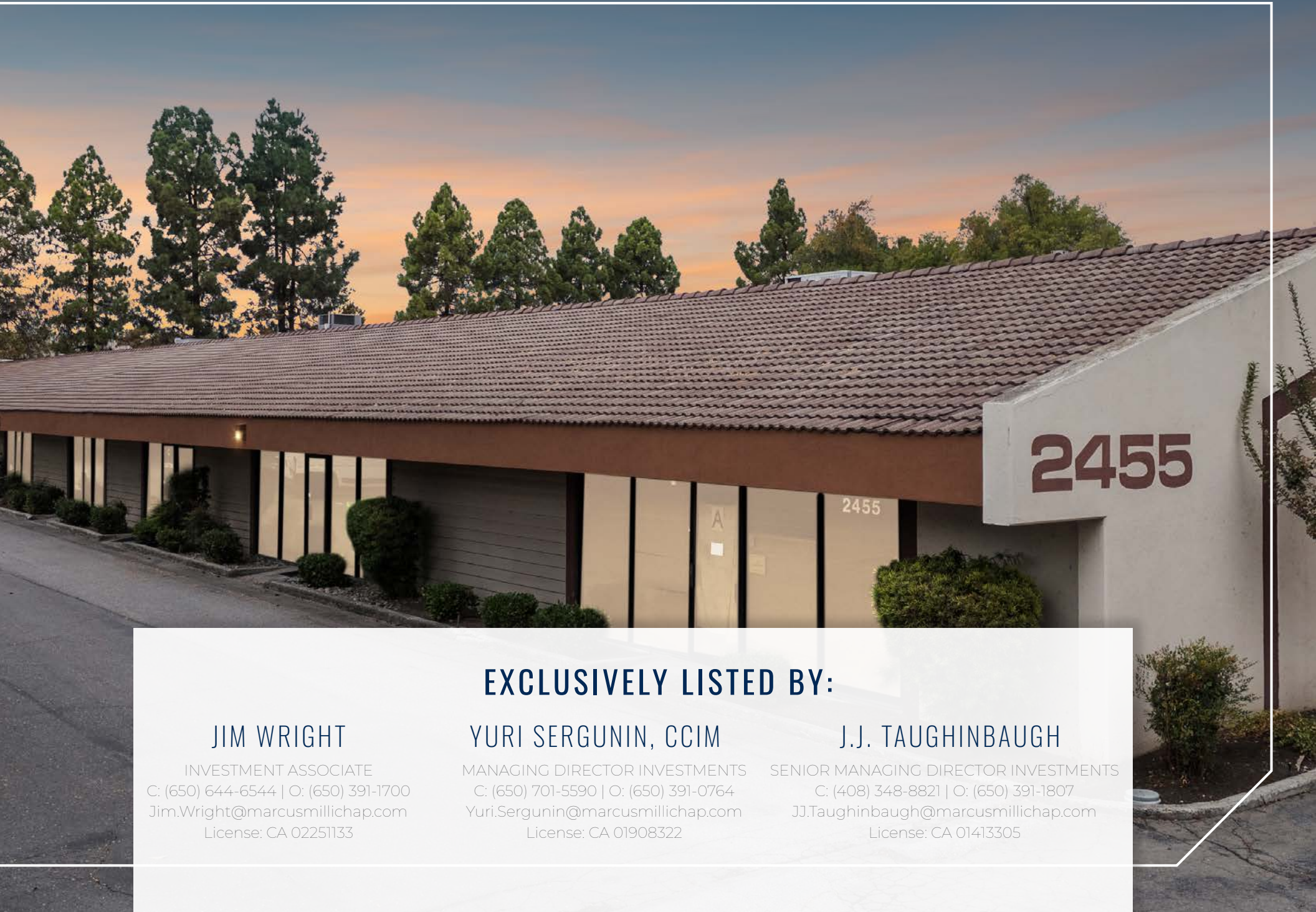


10%
INFORMATION



2%
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point



EXCLUSIVELY LISTED BY:

JIM WRIGHT

INVESTMENT ASSOCIATE
C: (650) 644-6544 | O: (650) 391-1700
Jim.Wright@marcusmillichap.com
License: CA 02251133

YURI SERGUNIN, CCIM

MANAGING DIRECTOR INVESTMENTS
C: (650) 701-5590 | O: (650) 391-0764
Yuri.Sergunin@marcusmillichap.com
License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS
C: (408) 348-8821 | O: (650) 391-1807
JJ.Taughinbaugh@marcusmillichap.com
License: CA 01413305