

OFFICE BUILDING FOR SALE

MID-TOWN/ROSE GARDEN OFFICE FOR SALE!

MID-TOWN/ROSE GARDEN OFFICE FOR SALE!

250 MERIDIAN AVE, SAN JOSE, CA 95126

MIKE PRIOLO

President

408.439.8875

mike@mpire-cre.com

CalDRE #01878385

TABLE OF CONTENTS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from MPIRE Commercial Real Estate, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MPIRE Commercial Real Estate, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MPIRE Commercial Real Estate, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MPIRE Commercial Real Estate, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MPIRE Commercial Real Estate, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MPIRE Commercial Real Estate, Inc. in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
LOCATION INFORMATION	9
REGIONAL MAP	10
LOCATION MAP	11
AERIAL MAP	12
FINANCIAL ANALYSIS	13
FINANCIAL SUMMARY	14
LOAN_PROGRAM_-_250_MERIDIAN_AVE.PDF	15

MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126
OFFICE BUILDING FOR SALE

SECTION 1

PROPERTY INFORMATION

MIKE PRIOLO

President
408.439.8875
mike@mpire-cre.com
CalDRE #01878385

Individual Office Space Available
408-209-5761

Cristina Freyer, LMFT

Pascal
Chiropractic
(408) 389-8716

PROPERTY SUMMARY

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	0.14 Acres
Building Size:	1,700 SF

PROPERTY HIGHLIGHTS

- Eligible for SBA Financing with only 10% down!
- Perfect for a professional office, medical or wellness owner user
- Beautifully renovated
- ADA ramps at front and rear of building w/ private, secure parking in rear
- Excellent Demographics - \$180,000 average household income, \$1,270,000 average home value within 1 mile
- Close proximity to freeways and O'Connor Hospital



Scan me!

PROPERTY DESCRIPTION

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



LOCATION DESCRIPTION

250 Meridian Ave is situated in the heart of Midtown San Jose, a highly walkable and transit-friendly neighborhood (Walk Score of 92), offering a rare blend of urban convenience and residential-office synergy.

A key advantage of this location is its immediate proximity to O'Connor Hospital (approx. 1.7 miles) — a 358-bed full-service acute care facility serving more than 1 million area residents with comprehensive inpatient and outpatient medical, surgical, and specialty services. This adjacency makes the property especially attractive for medical, wellness, and health-adjacent professional practices that benefit from patient accessibility, referral proximity, and closeness to critical care infrastructure.

The surrounding neighborhoods further enhance the property's value proposition. According to Zillow, average home values in the area are approximately \$1.54MM, and the average household income is roughly \$191,000 — reflecting one of the most affluent and stable residential bases in Silicon Valley. These strong demographics support high-quality client profiles, consistent demand for medical and professional services, and excellent long-term owner-user viability.

Beyond its healthcare and demographic strengths, the site offers exceptional connectivity: minutes from I-280 and Highway 87, immediate access to Willow Glen, Campbell, and Downtown San Jose, and convenient walkability to neighborhood retail and services. Combined, these factors position 250 Meridian Ave within a “hospital + neighborhood + commuter” synergy zone that is extremely rare for small freestanding office buildings in San Jose.

COMPLETE HIGHLIGHTS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



PROPERTY HIGHLIGHTS

- Prime Midtown San Jose location with excellent walkability (Walk Score 92) and strong surrounding demographics
- The back three offices are occupied by a chiropractor on a month to month lease. The current rent is \$1975/ month gross. Tenant is willing to stay or will vacate.
- Freestanding 1,700 SF office building with six private offices and two (ADA) restrooms.
- Close proximity to O'Connor Hospital and surrounding medical/professional office space
- Built-out basement (not included in SF) ideal for conference space, break room, admin use, or storage - including the basement the building measures ~2,065 square feet.
- Fully ADA-compliant access, including ramp and handrail system
- Secure gated driveway and rare off-street private parking lot in the rear
- Strong owner-user appeal for medical, therapy/counseling, chiropractic, dental, wellness, legal, real estate, tax/CPA, or boutique professional service practices
- Excellent visibility along Meridian Ave with professional signage opportunities
- Bright, clean interior with modern flooring, large windows, and comfortable office layout
- Easy access to I-280 and Hwy 87, minutes from Downtown, Willow Glen, and Campbell
- Surrounded by affluent residential neighborhoods and a growing employment base
- Located in the Midtown San Jose submarket, which maintains stable demand and limited new construction, with submarket rents averaging

ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126





MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126
OFFICE BUILDING FOR SALE

SECTION 2

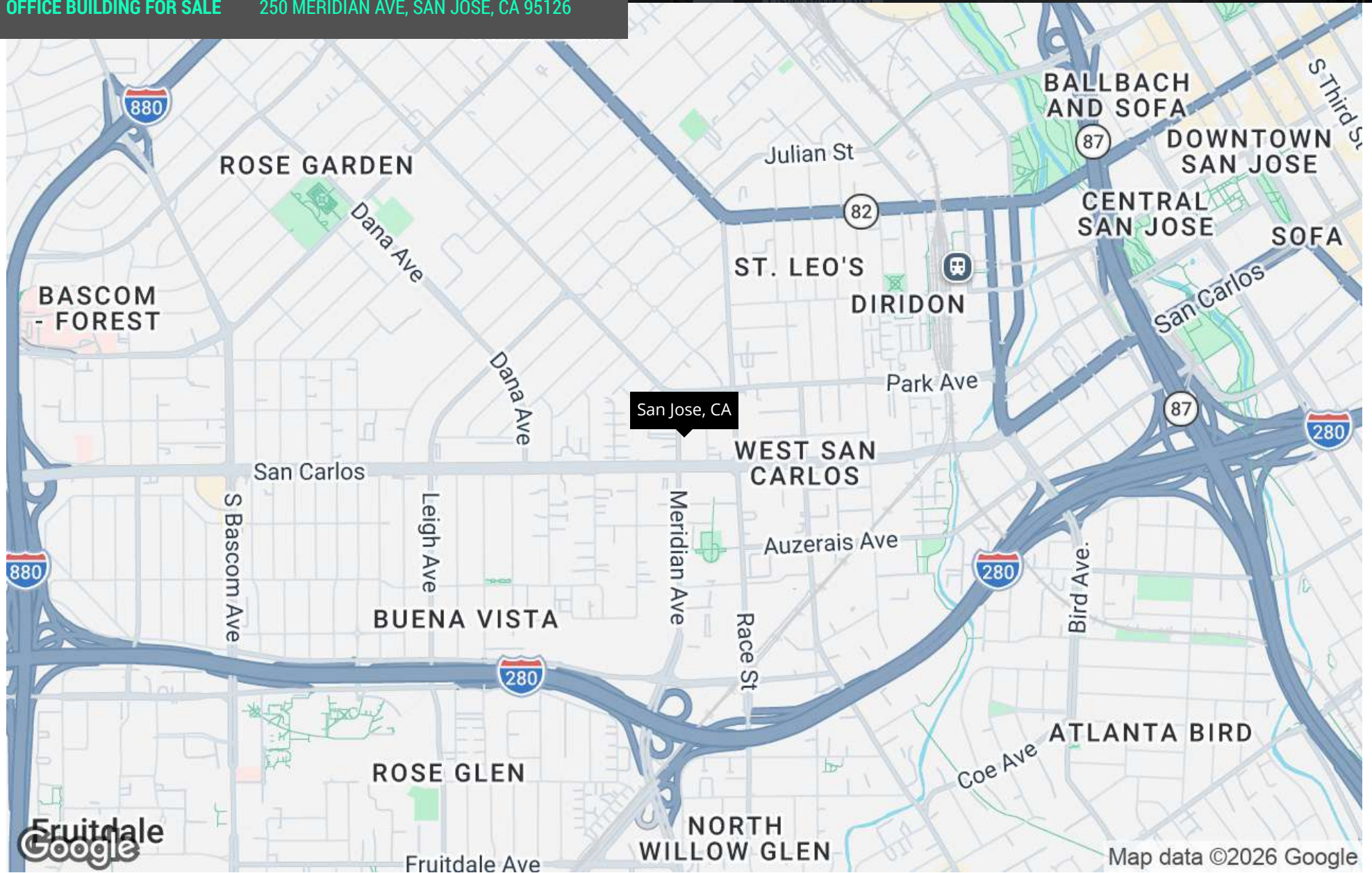
**LOCATION
INFORMATION**

MIKE PRIOLO

President
408.439.8875
mike@mpire-cre.com
CalDRE #01878385

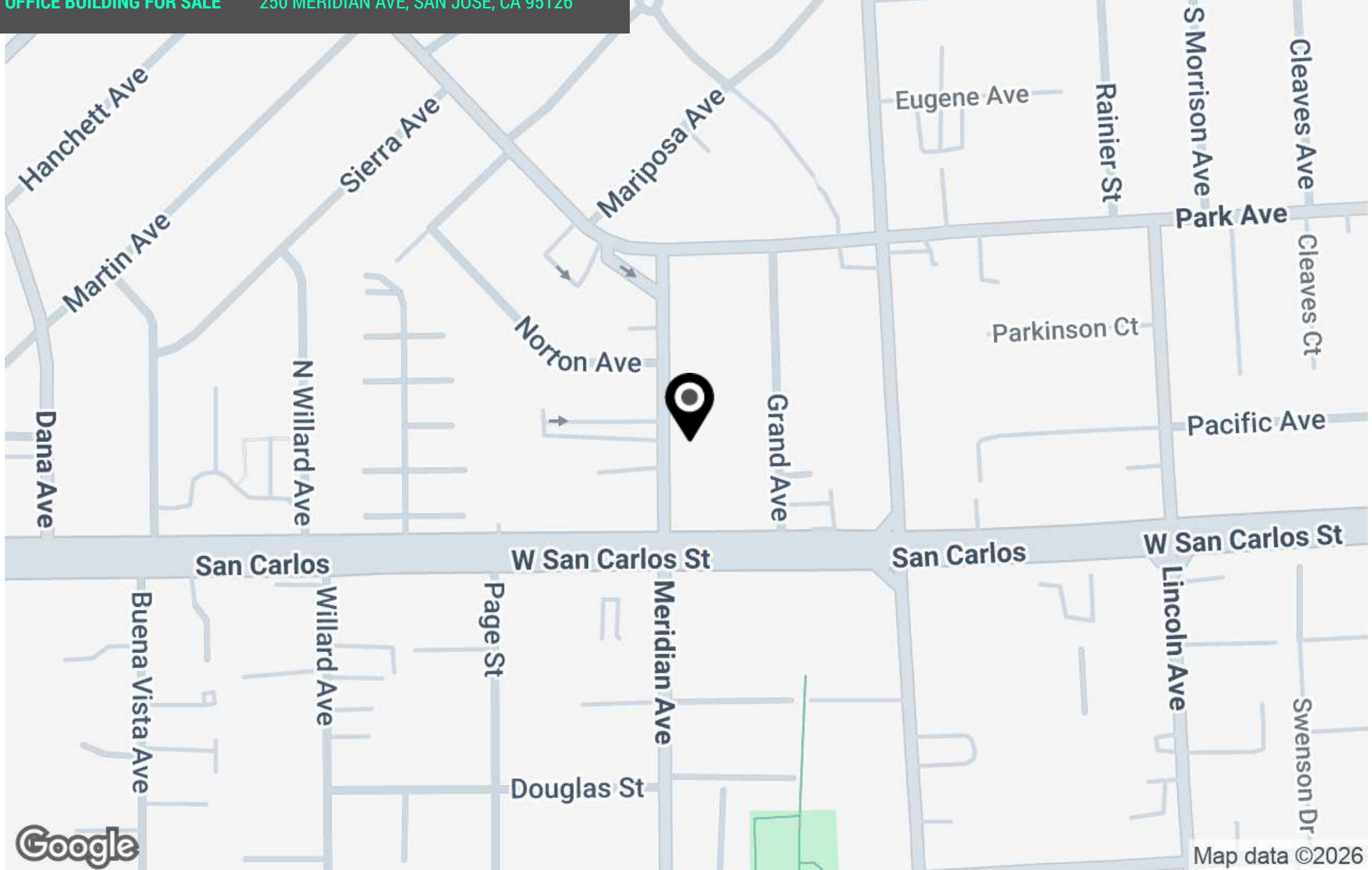
REGIONAL MAP

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



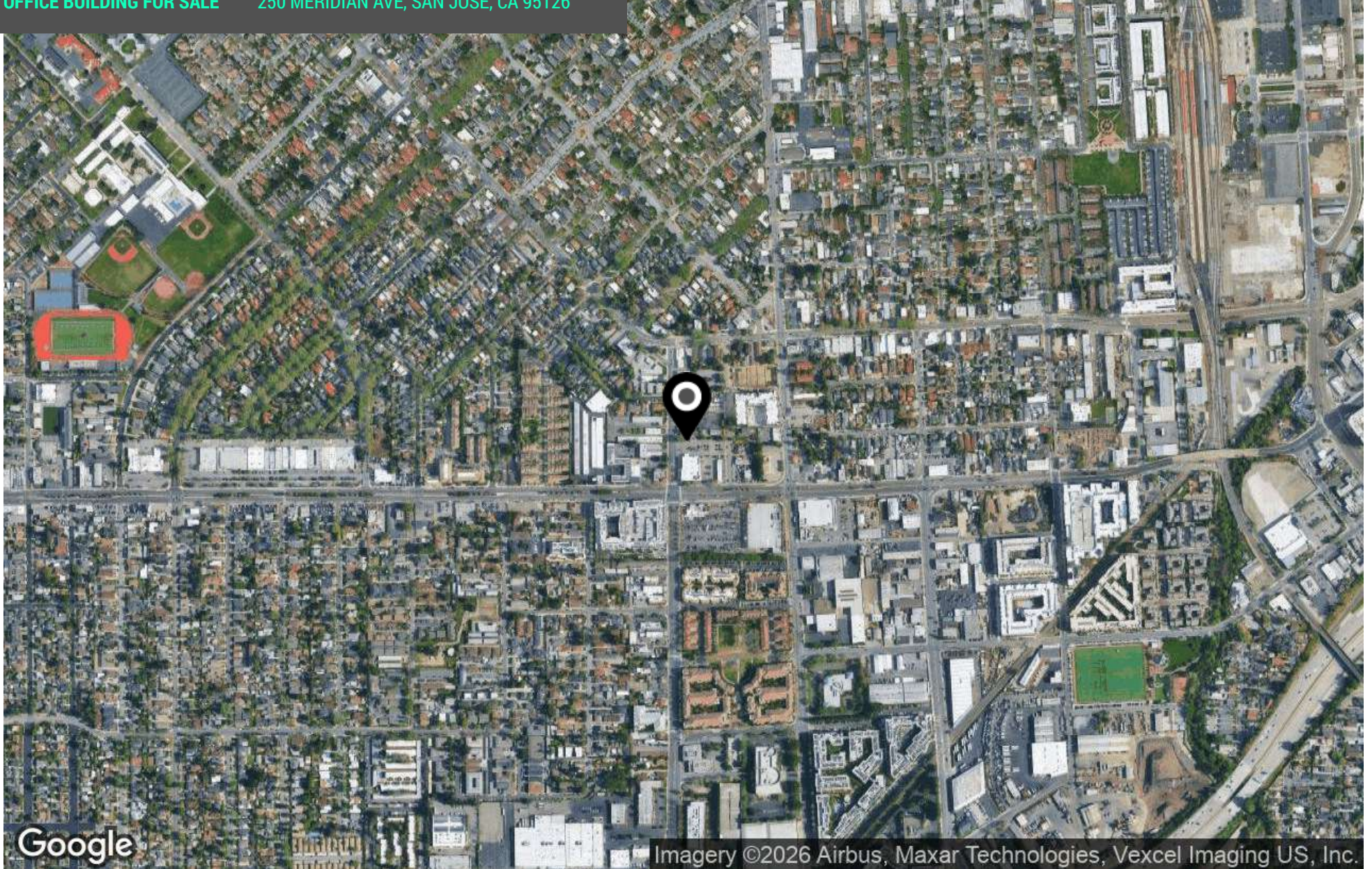
LOCATION MAP

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



AERIAL MAP

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

OFFICE BUILDING FOR SALE

SECTION 3

FINANCIAL ANALYSIS

MIKE PRIOLO

President

408.439.8875

mike@mpire-cre.com

CalDRE #01878385

FINANCIAL SUMMARY

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

INVESTMENT OVERVIEW

Price	\$1,495,000
Price per SF	\$879

OPERATING DATA

Gross Scheduled Income	\$23,700
Total Scheduled Income	\$23,700
Gross Income	\$23,700
Operating Expenses	\$26,140

FINANCING DATA

Down Payment	\$109,000
Loan Amount	\$1,386,000
Debt Service	\$106,498
Principal Reduction YR 1	\$24,914
Debt Service Monthly	\$8,530
Less Chiropractor Rent:	\$1,975
TOTAL MONTHLY PAYMENT:	\$6,555

The above Total Monthly Payment assumes the new buyer keeps Pascal Chiropractors as a tenant. If the new buyer wants the entire space, then the monthly P&I Mortgage Payment will be \$8,530

Marcus & Millichap Capital Corporation

250 Meridian Ave, San Jose, CA

Building/Acquisition Price \$ 1,540,000.00

Source of Funds	LTV	Amount	Rates	Fixed Period	Collateral	Monthly Payment	Combined Payment
Est. Bank	50%	\$ 770,000	6.00%	5 Yrs 25 Yr Amort.	1st Deed	\$4,616.54	\$8,529.89
Est. SBA 504 Loan	40%	\$ 616,000	5.852%	25 Yrs	2nd Deed	\$3,913.35	
Est. Borrower (10%)		\$ 154,000					
Est. Costs		\$ 46,350					
Est. Down w/ Costs		\$ 200,350					

SBA: Rate is FIXED at the time of the debenture sale.
Prepay: Step-down (Yr 1 is Start Rate and steps down... no prepay after 10 Yrs)

Estimated Fees:

Appraisal: \$3,500
Environmental: \$2,000
Processing/Docs/Misc \$2,350
MMCC: \$13,860
SBA: \$24,640
Est. Total: \$46,350

For more information, please contact:

David Campbell
Senior Managing Director, Capital Markets
650.391.1798
Fax: 650.391.1717
david.campbell@marcusmillichap.com

INCOME & EXPENSES

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

INCOME SUMMARY

Rent: Pascal Chiropractors	\$23,700
----------------------------	----------

GROSS INCOME	\$23,700
---------------------	-----------------

EXPENSES SUMMARY

Fixed: Property Taxes "Asking Price @ 1.2040%"	\$18,000
--	----------

Fixed: Property Insurance "Approx from Seller"	\$2,500
--	---------

Operational: Garbage, Water, Sewer "Approx from Seller"	\$960
---	-------

Operational: Gas and Electricity "Approx from Seller"	\$720
---	-------

Operational: Landscaping "2025 Actual"	\$1,800
--	---------

Operational: Xfinity Internet/phone "2025 Actual"	\$2,160
---	---------

OPERATING EXPENSES	\$26,140
---------------------------	-----------------

The above Operating Expenses were obtained from the Seller and represent an estimate based on historical expenses paid. These are believed to be accurate, Buyer should be aware that all costs are subject to change.

RENT ROLL

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Rear	Pascal Chiropractors	561 SF	33%	\$42.25	-	-	\$23,700	-	-
TOTALS		561 SF	33%	\$42.25	\$0	\$0.00	\$23,700		
AVERAGES		561 SF	33%	\$42.25			\$23,700		

Pascal Chiropractors is currently on a Month to Month lease but will sign a term lease at \$1975/month gross. Pascal is also willing to vacate should the new buyer want the entire space. The front three offices have been rented in the past for \$775 per month and is an additional option for the buyer.



MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126
OFFICE BUILDING FOR SALE

SECTION 4

SALE COMPARABLES

MIKE PRIOLO

President

408.439.8875

mike@mpire-cre.com

CalDRE #01878385

SALE COMPS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126



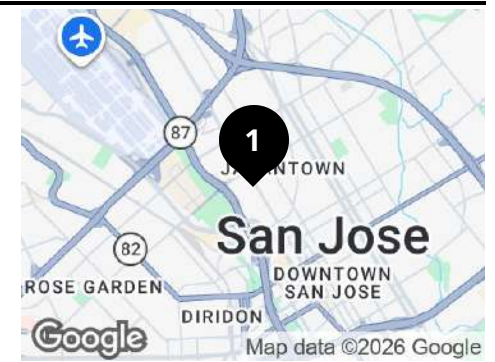
MID-TOWN CREATIVE OFFICE FOR SALE
250 Meridian Ave, San Jose, CA 95126

Price: \$1,495,000 Bldg Size: 1,700 SF
Lot Size: 0.14 Acres Year Built: 1970



623 N 1ST STREET
San Jose, CA 95112

Price: \$1,265,000 Bldg Size: 1,808 SF
Lot Size: 0.18 Acres No. Units: 1
Year Built: 1914



1057 LINCOLN AVE
San Jose, CA 95125

Price: \$1,299,000 Bldg Size: 1,263 SF
Lot Size: 0.10 Acres No. Units: 1
Year Built: 1917



SALE COMPS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

3



1426 E HAMILTON AVE
Campbell , CA 95008

Price:	\$1,650,000	Bldg Size:	1,823 SF
Lot Size:	0.18 Acres	No. Units:	1
Year Built:	1960		

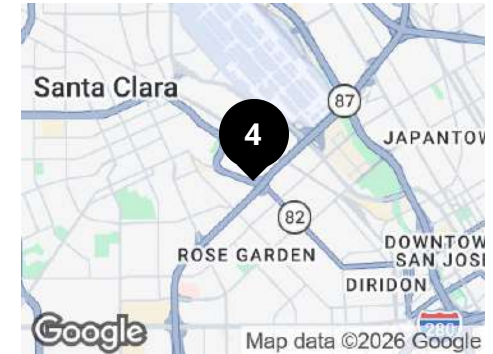


4



2060 THE ALAMEDA
San Jose, CA 95126

Price:	\$1,500,000	Bldg Size:	2,620 SF
Lot Size:	0.26 Acres	No. Units:	1
Year Built:	1920		

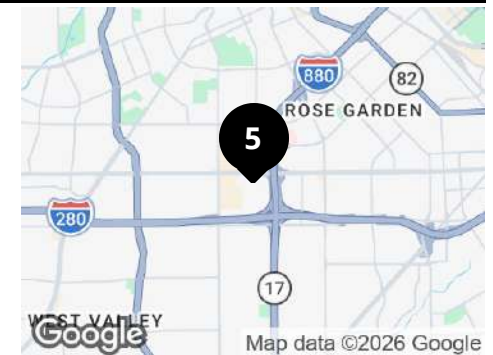


5



360 CLOVER AVE
San Jose, CA 95128

Price:	\$2,462,500	Bldg Size:	3,000 SF
Lot Size:	0.30 Acres	No. Units:	1
Year Built:	1953		



SALE COMPS

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

6



1790 HAMILTON AVE
San Jose, CA 95125

Price:	\$2,100,000	Bldg Size:	2,756 SF
Lot Size:	0.32 Acres	No. Units:	1
Year Built:	1946		



7



1912 LINCOLN AVE
San Jose, CA 95125

Price:	\$2,300,000	Bldg Size:	1,698 SF
Lot Size:	0.14 Acres	No. Units:	1
Year Built:	1930		



8



1344 LINCOLN AVE
San Jose, CA 95125

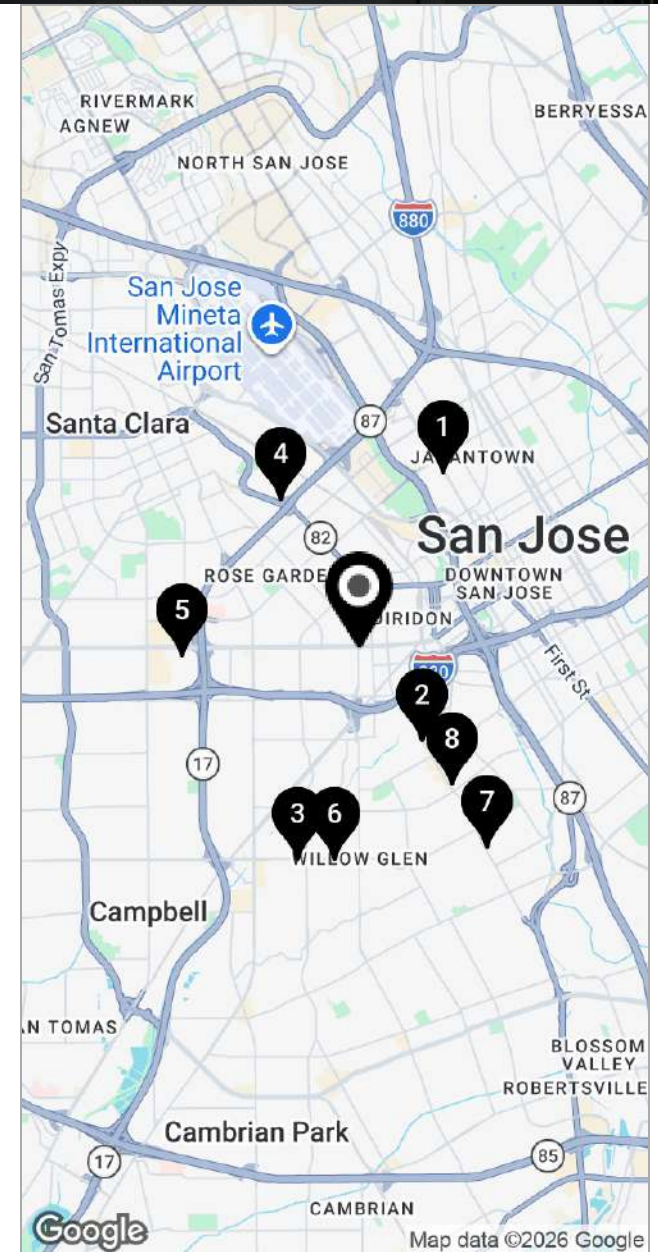
Price:	\$1,350,000	Bldg Size:	1,272 SF
Lot Size:	0.11 Acres	No. Units:	1
Year Built:	1930		



SALE COMPS MAP & SUMMARY

OFFICE BUILDING FOR SALE 250 MERIDIAN AVE, SAN JOSE, CA 95126

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	YEAR BUILT	PRICE/SF
★	Mid-Town Creative Office for Sale 250 Meridian Ave San Jose, CA	\$1,495,000	1,700 SF	0.14 Acres	1970	\$879.41
1	623 N 1st Street San Jose, CA	\$1,265,000	1,808 SF	0.18 Acres	1914	\$699.67
2	1057 Lincoln Ave San Jose, CA	\$1,299,000	1,263 SF	0.10 Acres	1917	\$1,028.50
3	1426 E Hamilton Ave Campbell, CA	\$1,650,000	1,823 SF	0.18 Acres	1960	\$905.10
4	2060 The Alameda San Jose, CA	\$1,500,000	2,620 SF	0.26 Acres	1920	\$572.52
5	360 Clover Ave San Jose, CA	\$2,462,500	3,000 SF	0.30 Acres	1953	\$820.83
6	1790 Hamilton Ave San Jose, CA	\$2,100,000	2,756 SF	0.32 Acres	1946	\$761.97
7	1912 Lincoln Ave San Jose, CA	\$2,300,000	1,698 SF	0.14 Acres	1930	\$1,354.53
8	1344 Lincoln Ave San Jose, CA	\$1,350,000	1,272 SF	0.11 Acres	1930	\$1,061.32
	AVERAGES	\$1,740,813	2,030 SF	0.20 ACRES	1933	\$900.55



MID-TOWN CREATIVE OFFICE FOR SALE

250 MERIDIAN AVE, SAN JOSE, CA 95126

OFFICE BUILDING FOR SALE

SECTION 5

DEMOGRAPHICS

MIKE PRIOLO

President

408.439.8875

mike@mpire-cre.com

CalDRE #01878385