

COMPASS  
COMMERCIAL

GENERAL/ LAW/ MEDICAL  
OFFICE



ASKING PRICE  
\$2,100,000.00

FOR SALE  
±2,199 SF

OFFERING MEMORANDUM

**841-843** Malone Rd  
SAN JOSE, CA 95125

JALILI  
COMMERCIAL GROUP



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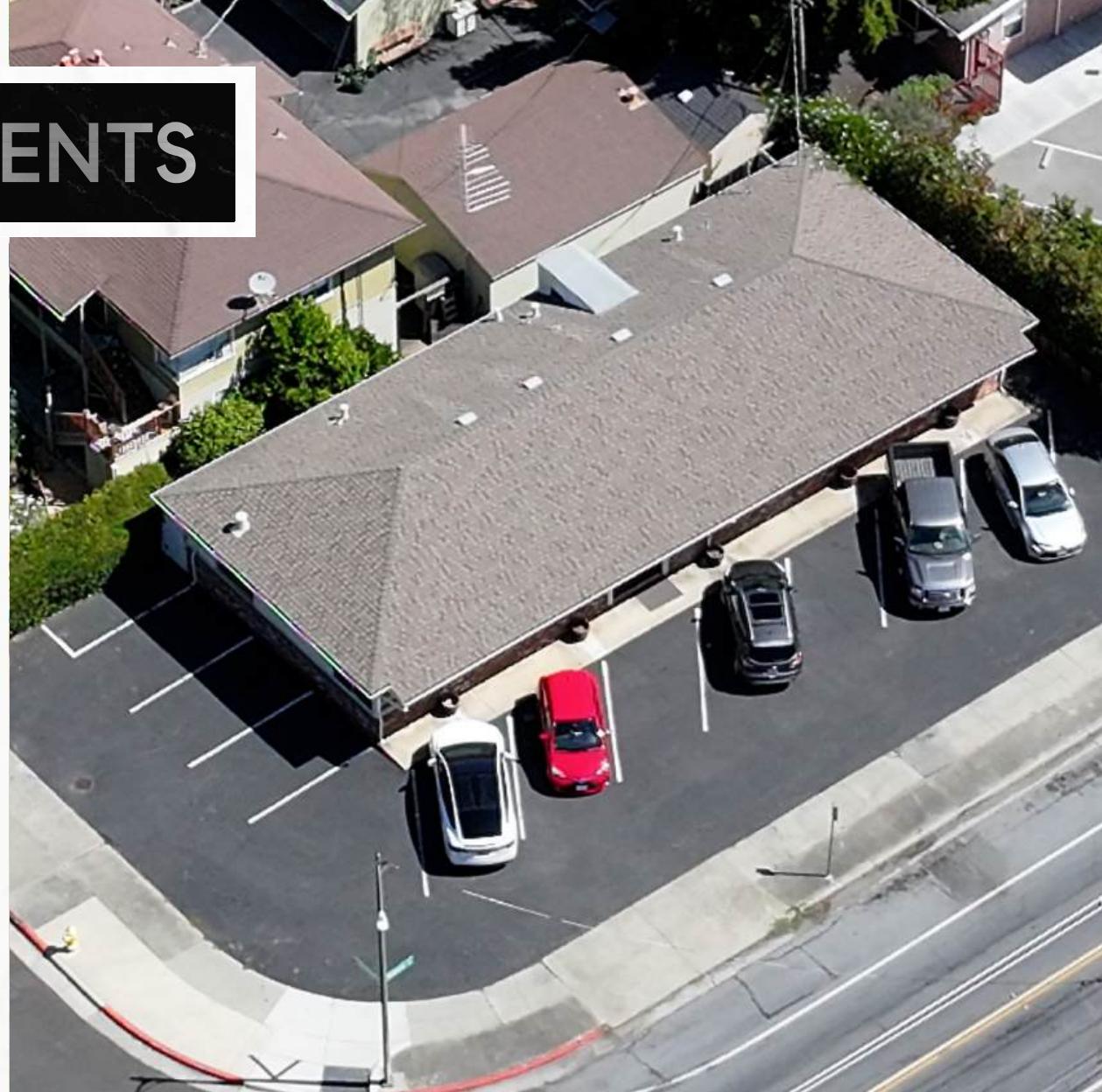
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# 841- 843

Malone Rd  
SAN JOSE, CA 95125

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## Building

Situated at **841 Malone Rd, San Jose, CA**, this commercial office space offers **2,199 square feet** of functional workspace on a **0.16-acre** lot. **Built in 1958**, the property features a mid-century design with a versatile layout suitable for various professional uses. The compact lot provides efficient space for parking or outdoor amenities, ideal for businesses seeking a low-maintenance property. Located in a well-established San Jose neighborhood, the property benefits from excellent access to local businesses, amenities, and major transportation routes, making it an attractive option for office tenants.





# PROPERTY INFORMATION



841- 843 Malone Rd. San Jose, CA 95125

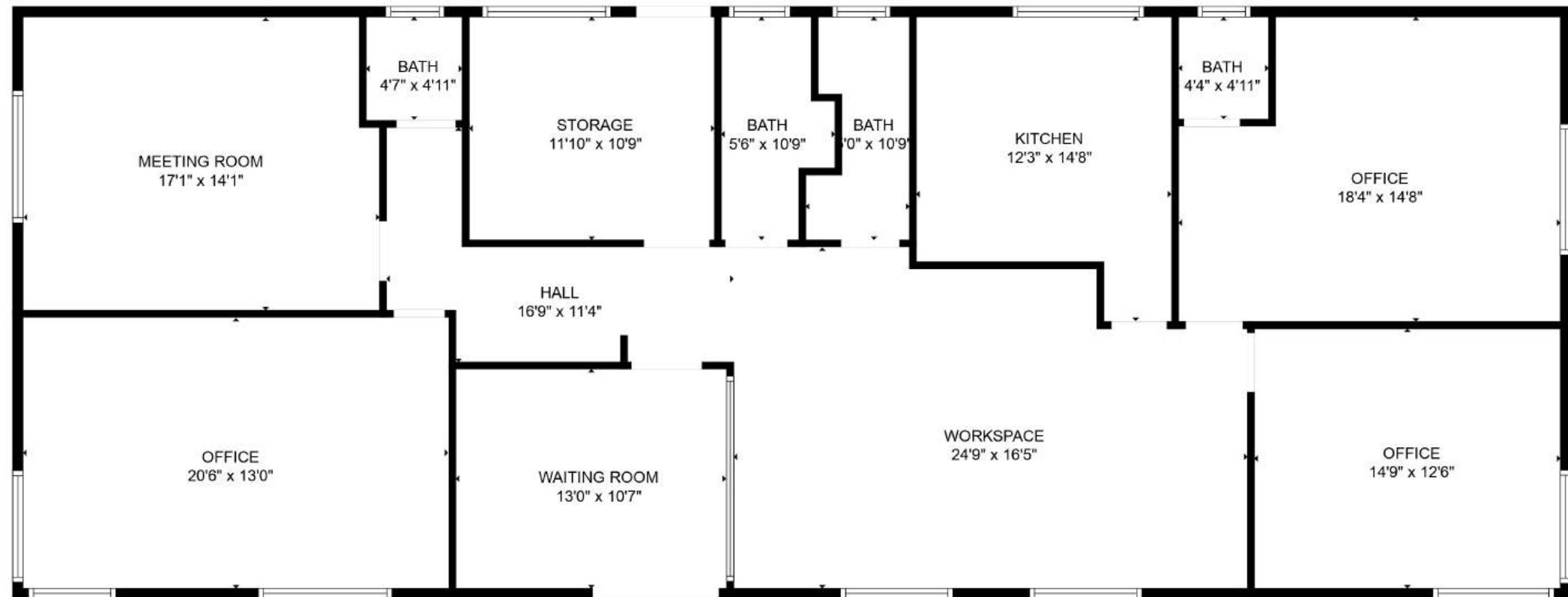
## Highlights:

- Plentiful Onsite parking
- Desirable Location/ High Traffic area
- Professional Office Buildout
- Well Maintained Exterior
- Zoning and building type

<b>Property Type</b>	Office
<b>Zoning</b>	C1
<b>Building Size</b>	2,199 SF
<b>Lot Size</b>	0.16 Acres
<b>Year Built</b>	1958
<b>Parking Spaces</b>	10

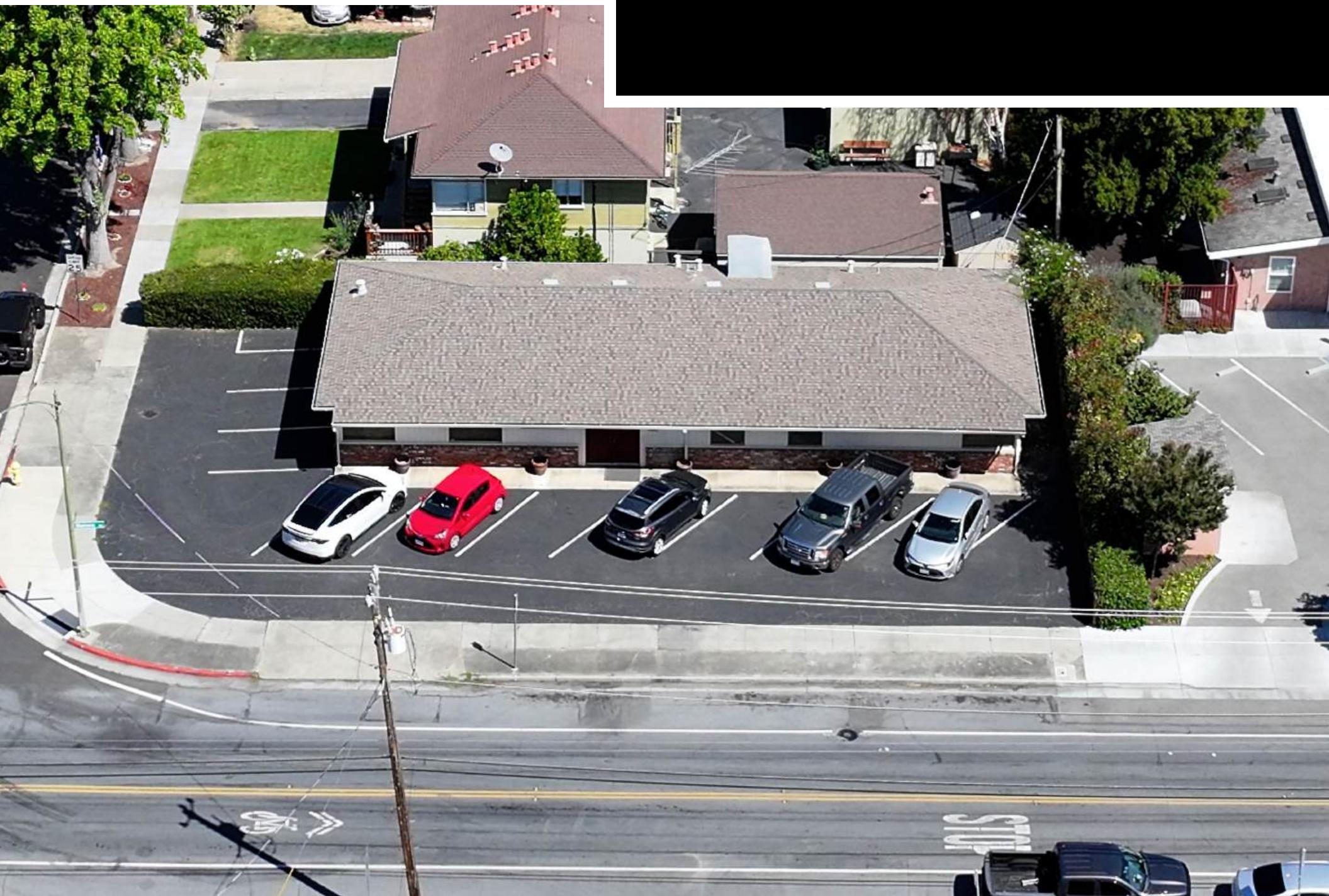


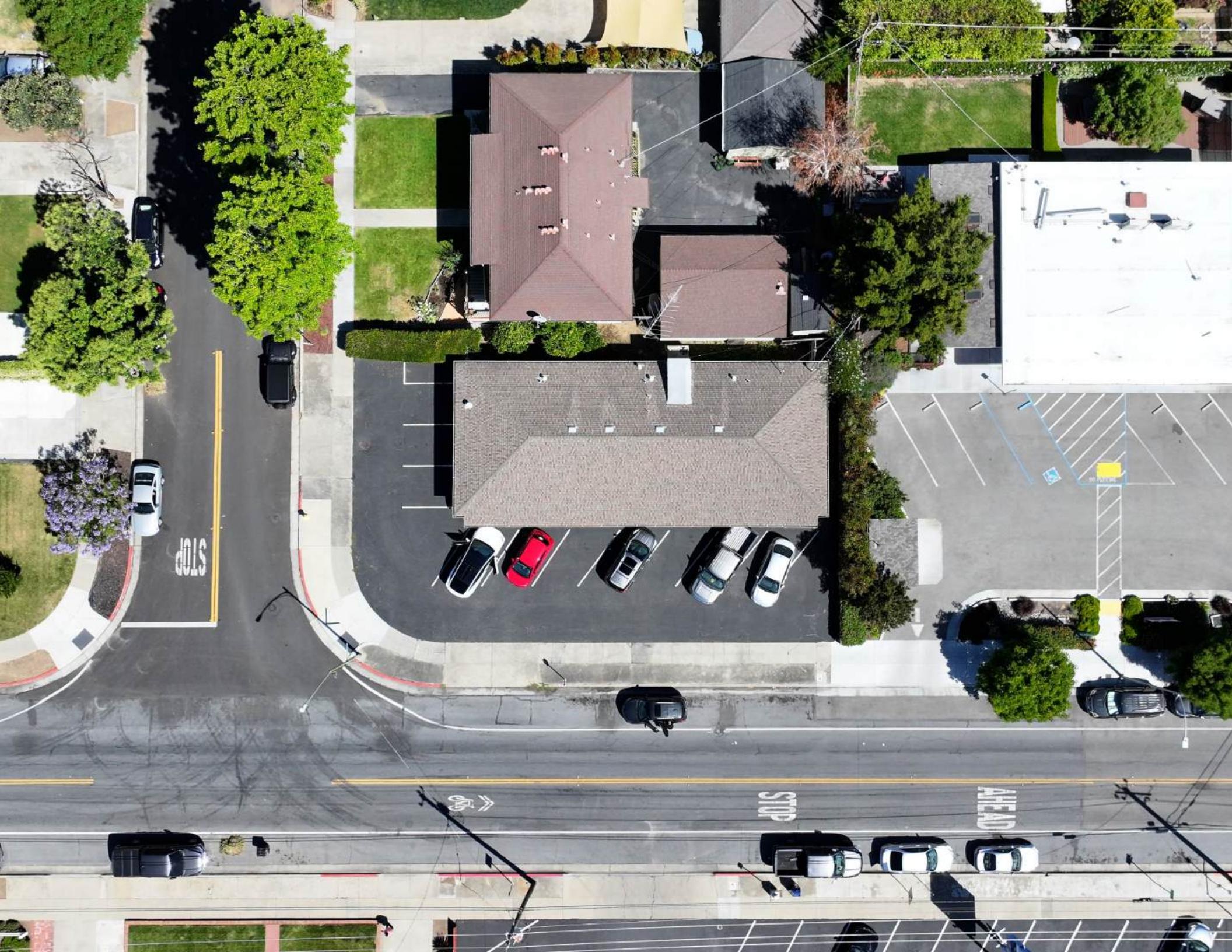
# Floorplan





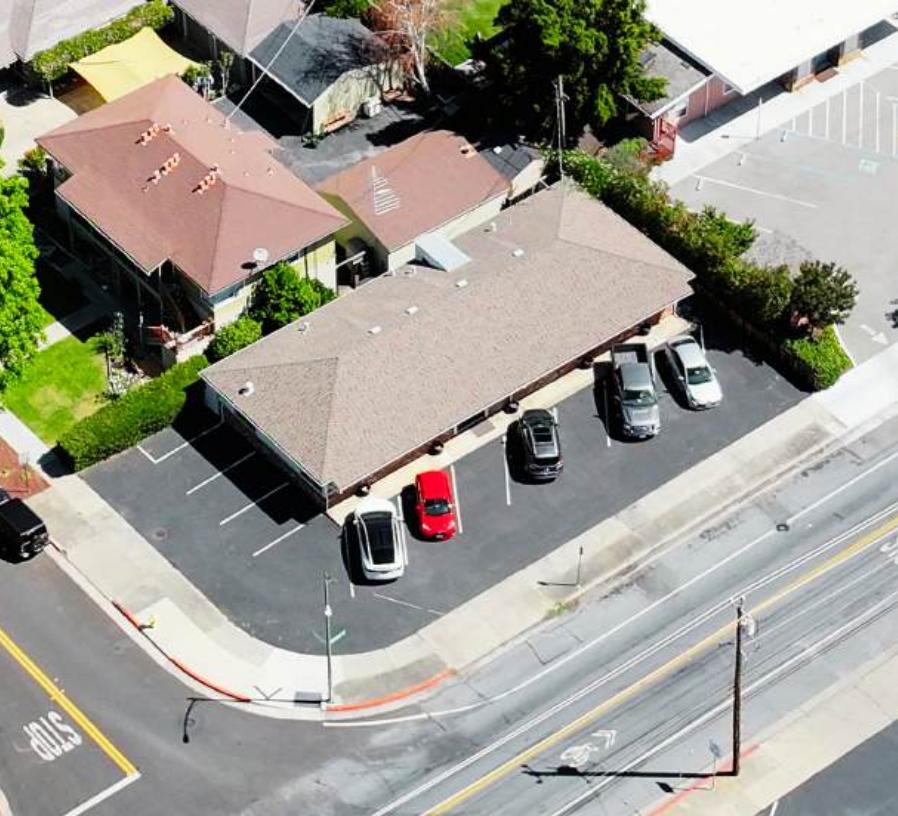
## PROPERTY PHOTOS







Johnston Ave





Subject Property



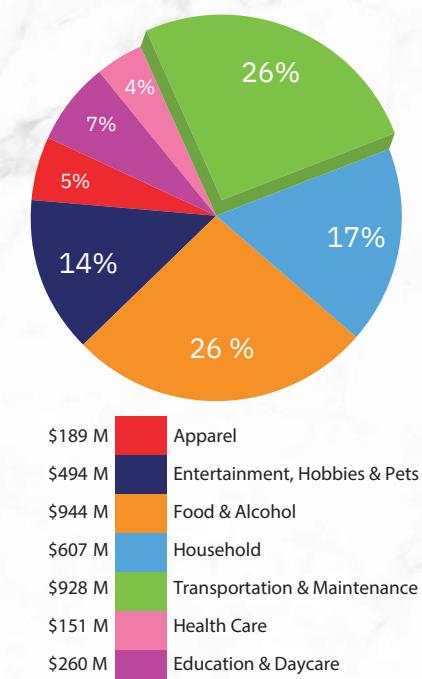


## San Jose

Located in the heart of Silicon Valley, San Jose blends suburban comfort with urban energy. Known for its cultural diversity, booming tech industry, and inclusive atmosphere, the city offers an outstanding quality of life. With scenic parks, top-rated schools, and convenient access to major Bay Area destinations, San Jose is a great choice for families and professionals. Residents enjoy a dynamic arts and entertainment scene, diverse culinary offerings, and a strong community spirit.

Population	2 Mile	5 Miles	10 Miles
2024 Population	88,193	653,965	1,427,849
2029 Population	84,837	628,881	1,373,581
Average Household Income	\$154,877	\$147,239	\$168,053
Bachelor's Degree or Higher	45%	26%	25%

## CONSUMER SPENDING



\*Demographics and consumer spending data derived from CoStar

# RETAILER MAP





SAN JOSE, CA

## METRO OVERVIEW

- San Jose is a global innovation center in Silicon Valley, home to major tech companies like Adobe, Cisco, and PayPal, along with a vibrant startup ecosystem.
- Downtown San Jose offers a lively mix of restaurants, cafes, local shops, and cultural venues, with strong support from the San Jose Downtown Association.
- The city is well-connected through I-280, I-880, US-101, VTA light rail, Caltrain, and the Mineta San Jose International Airport, enabling easy commutes and travel.
- Popular attractions include the Tech Interactive, SAP Center, Winchester Mystery House, and the San Jose Museum of Art. Parks such as Alum Rock Park, Guadalupe River Park, and Kelley Park provide space for hiking, biking, and family-friendly activities.
- San Jose's cultural diversity is reflected in its festivals, community events, and wide range of international cuisine.



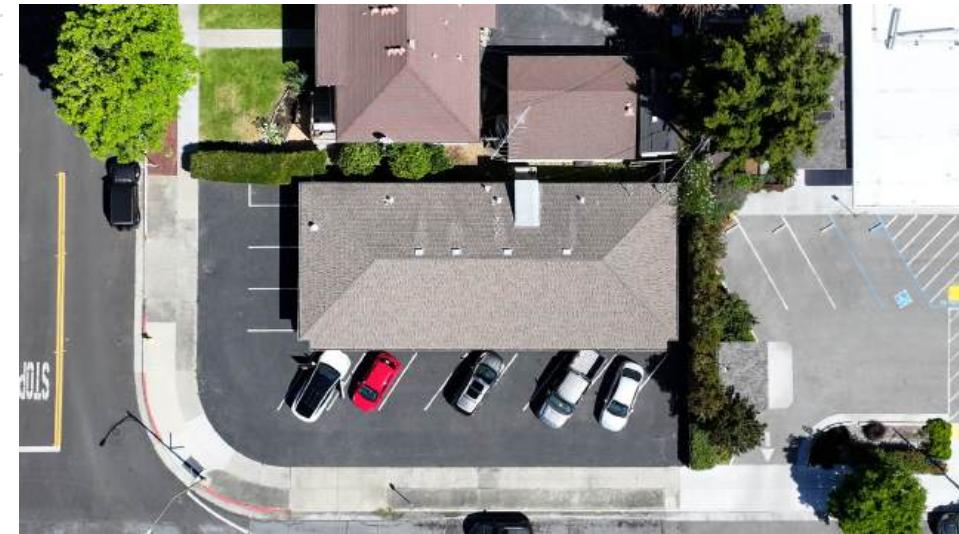
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## Demographics

Population	2 Mile	5 Miles	10 Miles
2000	75,621	634,668	1,319,033
2010	92,685	688,153	1,499,979
2024	88,193	653,965	1,427,849

Consumer Spending	5 Mile Households
Education & Daycare	\$719,573,888.00
Health Care	\$389,569,062.00
Transportation & Maintenance	\$2,254,563,684.00
Household	\$1,505,609,312.00
Food & Alcohol Entertainment,	\$2,368,147,245.00
Hobbies & Pets	\$1,228,160,384.00
Apparel	\$462,478,845.00



Household Income	5 mile 2024 households	5 mile 2029 households
< \$25K	23,558	23,872
\$25K- 50K	23,768	23,352
\$50K- 75K	25,987	24,633
\$75K- 100K	23,537	22,218
\$100K - 125K	19,381	18,355
\$125K - 150K	16,364	15,554
\$150K- 200K	26,202	24,155
\$200K+	58,228	56,290

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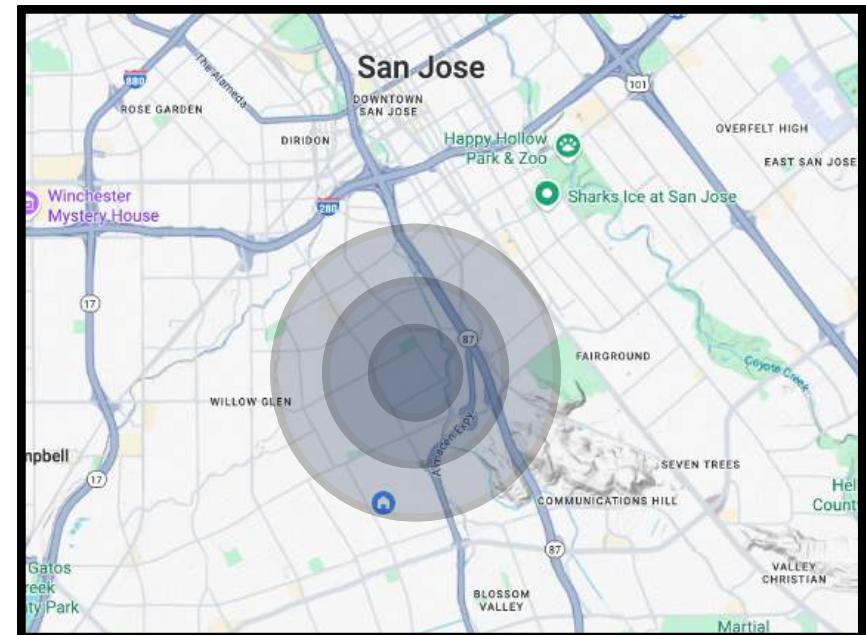
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## Demographics

Collection Street	Cross Street	VPD	Distance from Property
Coastland Ave	Malone Rd SE	1,530	0.08 mi
Coastland Ave	Malone Rd NW	861	0.08 mi
Coastland Ave	Ardis Dr SE	823	0.09 mi
Almaden Rd	Canoas Garden Ave S	16,862	0.15 mi
Johnston Ave	Byerley St NW	1,145	0.15 mi
Coastland Ave	Byerley St NW	1,348	0.17 mi
Lincoln Ct	Ardis Dr NE	1,497	0.18 mi

House Values	5 mile 2024 households	5 mile 2029 households
< \$100K	2,741	2,620
\$100K - 200K	1,939	1,856
\$200K - 300K	1,982	1,901
\$300K - 400K	1,652	1,587
\$400K - 500K	2,592	2,491
\$500K - 1M	33,718	32,216
\$1M+	60,832	58,245



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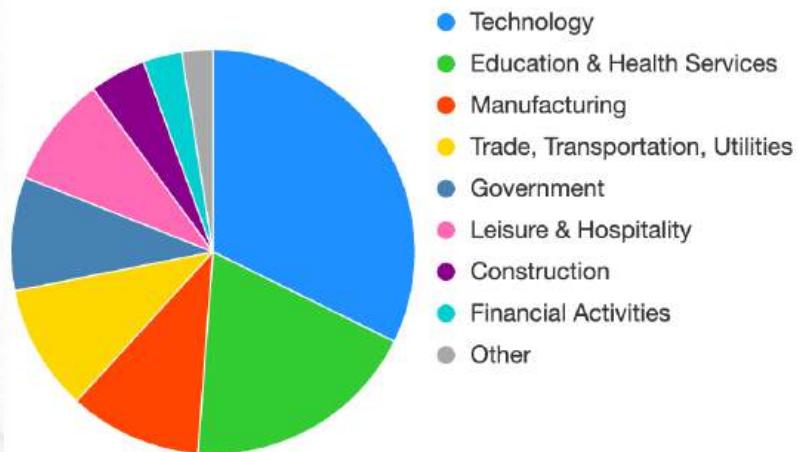


# MAJOR EMPLOYERS

San Jose, the hub of Silicon Valley, boasts major employers primarily in technology, including Cisco Systems, Adobe, PayPal, Western Digital, eBay, Zoom, and Nutanix, which collectively employ tens of thousands and drive innovation with significant market presence. Healthcare is represented by Kaiser Permanente, a key employer with local hospitals and clinics. Retail giants like Costco and Walmart, along with manufacturing firms like Sanmina and logistics operations supported by proximity to the Port of Oakland, further diversify the economy, providing substantial employment opportunities across sectors



## Employment Share by Industry in San Jose-Sunnyvale-Santa Clara, CA (May 2025)



# Commercial Real Estate Investments

SETTING YOU UP FOR SUCCESS

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JALILI  
COMMERCIAL GROUP

COMBINED  
40+  
YEARS OF  
REAL ESTATE  
EXPERIENCE

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## The Team



**Sam Jalili**  
Executive Vice President  
License: CA 02053100



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Vice President  
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**Tom Gibbons**  
VP of Operations



**Madison Crimi-DeMichele**  
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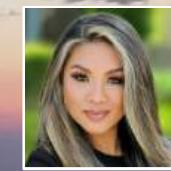
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**Jacob Lantis**  
Apprentice

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