

OFFERING MEMORANDUM

# *LONG-TERM INVESTMENT OPPORTUNITY* IN SAN JOSE'S HISTORIC SAN PEDRO SQUARE

75 N SAN PEDRO ST, SAN JOSE, CA



KIDDER.COM

km Kidder  
Mathews

# TABLE OF CONTENTS

## 01

### EXECUTIVE SUMMARY

Investment Summary  
Investment Highlights

## 02

### PROPERTY OVERVIEW

Property Information  
Site Plan  
Amenities Aerial  
Drive Time Map

## 03

### TENANT PROFILE

The Old Wagon  
Saloon Bar & Grill

## 04

### LOCATION OVERVIEW

San Pedro Square  
Location Aerial  
San Jose  
Major Surrounding Companies  
Demographics

*Exclusively listed by*

**CHAD LEIKER**  
First Vice President  
408.588.2335  
chad.leiker@kidder.com  
**LIC N° 01303233**

**KIDDER.COM**

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 Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

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. Kidder Mathews 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, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# RARE INVESTMENT OPPORTUNITY

*Kidder Mathews has been retained to put forward an opportunity to purchase a prime long-term investment opportunity in the heart of San Jose, California.*

## INVESTMENT SUMMARY

Presenting a rare opportunity to acquire a high-profile building located directly on San Pedro Square, one of downtown San Jose's most vibrant and historic destinations.

One of the main building highlights is the current restaurant, The Old Wagon Saloon Bar & Grill, which has occupied this location for close to 20 years. Some other property highlights are its location situated next to San Pedro Square Market, as well as by some of the city's best cultural and sporting attractions.

This section of San Pedro Square attracts high foot traffic & visibility sure to increase over time. There tends to be constant flow of patrons from nearby tech offices, residential high-rises, SAP Center events. Owners in this area tend to see strong rental income with long-term tenants in place as well as potential for future rent growth and property appreciation as San Jose continues to densify and evolve.



NET RENTABLE AREA	±3,610 SF
GROSS LAND SIZE	±9,283 SF (±0.21 AC)
OCCUPANCY	100%
TENANT	Old Wagon Saloon & Grill
OWNER	Private
ZONING	Downtown Primary Commercial (DC)
PARCEL NO.	259-35-056



## INVESTMENT HIGHLIGHTS

*Nestled in the heart of San Pedro Square, 75 N San Pedro St offers an unparalleled opportunity in one of San Jose's most vibrant and historic districts. San Pedro Square is renowned for its rich history, diverse culinary scene, and dynamic nightlife, making it a magnet for residents, professionals, and visitors alike.*



### EXCEPTIONAL WALKABILITY & TRANSIT

Boasting a Walk Score of 96, the area is deemed a "Walker's Paradise," ensuring daily errands and leisure activities are easily accessible on foot.

Convenient public transit with nearby VTA light rail and easy access to Diridon Station, connecting Caltrain, Amtrak, and future BART.



### PEDESTRIAN-FRIENDLY ENVIRONMENT

San Jose City Council approved turning San Pedro Street into a permanent pedestrian-only walkway, boosting safety, outdoor dining, and events as part of a \$9.5M revitalization plan.



### MAJOR EMPLOYERS & ATTRACTIONS

Steps away from leading tech companies like Adobe and the future Google Downtown West campus, positioning the property at the nexus of innovation and employment. It is also close to cultural landmarks such as the SAP Center, San Jose State University, museums and parks-blending innovation with vibrant community life.



### INVESTMENT POTENTIAL

The strategic location within a rapidly developing urban core, combined with ongoing infrastructure enhancements and a robust local economy, positions this property as a compelling long-term investment—further strengthened by the pedestrianization of San Pedro Square.

Ongoing investment in infrastructure, housing, and business growth makes San Pedro Square a strategic, future-proof spot for long-term real estate investment.



## PROPERTY OVERVIEW

# PROPERTY INFORMATION

### PROPERTY OVERVIEW

The subject property is a 3,610 square foot restaurant building located at 75 N San Pedro St in San Jose, CA.

The improvements consist of a one-story building which is situated on a 0.21-acre site. About 60% of the building was built in 1902 and was originally used for wagon manufacture. In 2010, the current tenant fully renovated the original brick building, which was in shell condition at the time, into the current restaurant use. An additional 1,395 square feet of building area was also constructed in 2010. The property is considered to be in good overall condition.

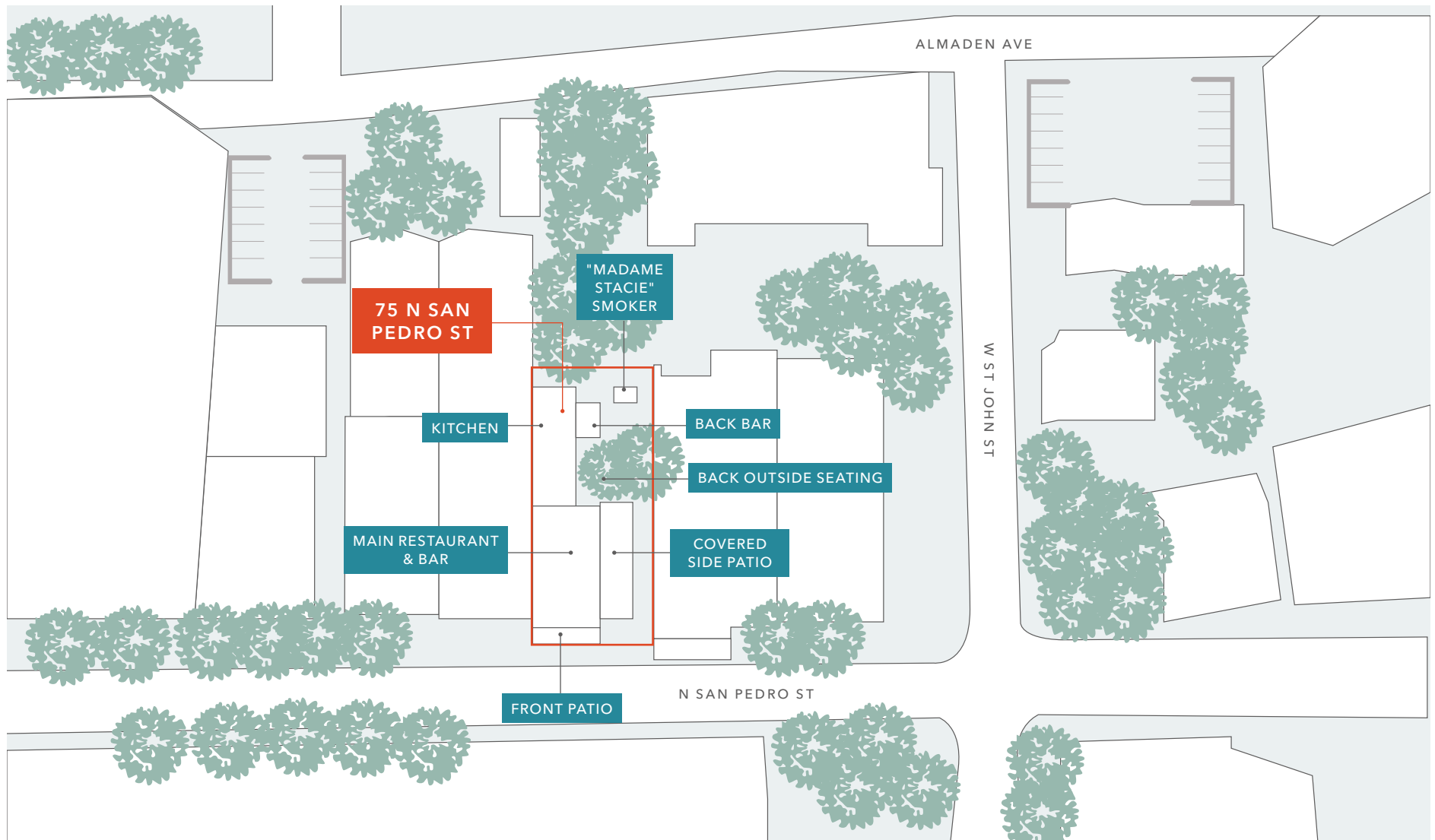
In addition to the interior improvements, the restaurant benefits from a significant amount of outdoor seating area. These outdoor areas include a 285 square foot patio in front of the building, an 840 square foot covered seating area to the side, and a large open seating area to the rear. The covered seating area to the side has heaters in the roof. There is an outside bar to serve patrons in the rear open seating area as well.

### LEASEBACK TERMS

LEASE TERM	9+ years remaining (LED-9/30/2034)
LEASE TYPE	Absolute NNN
STARTING ANN. NET RENT	\$241,392
ANNUAL INCREASES	3%



## SITE PLAN



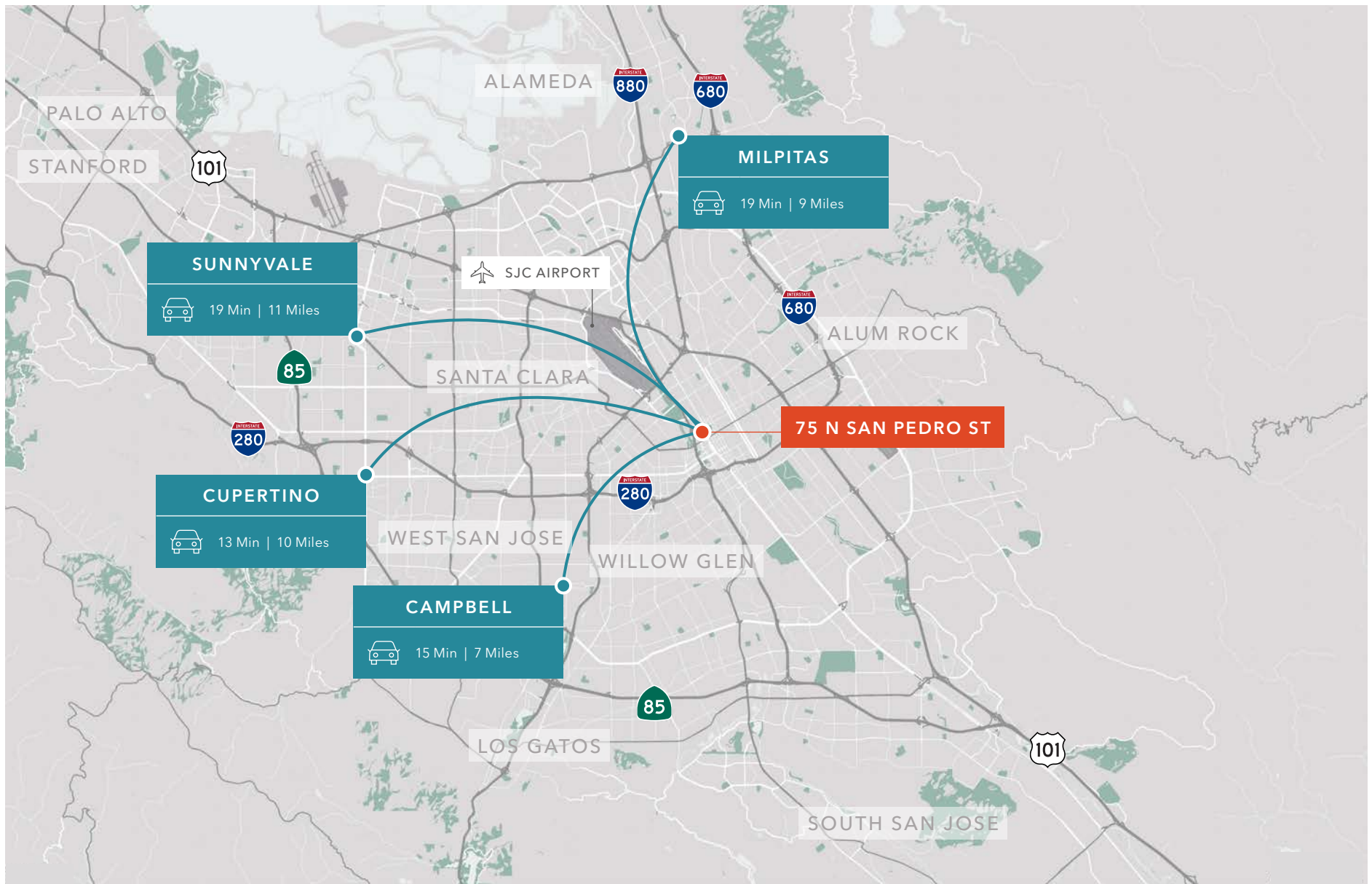


## PROPERTY OVERVIEW





## PROPERTY OVERVIEW





## THE OLD WAGON SALOON & GRILL

*The Old Wagon Saloon & Grill is a standout destination in San Pedro Square, downtown San Jose, blending modern comfort with authentic Old West charm.*

Established in 2007, it's housed in a historic 1902 building that once served as a wagon and carriage manufacturer, preserving its aged brick walls and rustic ambiance.

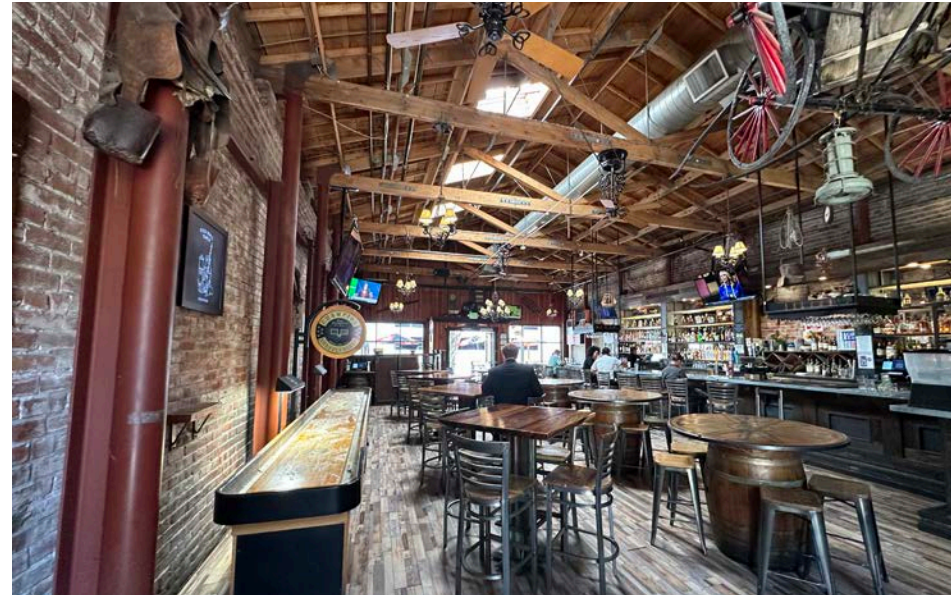
Renowned for its in-house smoked meats, the saloon's smoker, affectionately named "Madame Stacie," operates daily to deliver flavorful dishes like ribs, brisket, and pulled pork. The menu also features hearty burgers, peel-and-eat shrimp, and fresh Atlantic salmon. Complementing the food is a selection of local brews, whiskeys, tequilas, and vodkas, served from a striking copper bar.

The saloon offers a spacious, heated outdoor patio that's pet-friendly, making it an ideal spot for gatherings with friends or furry companions. Inside, cathedral

ceilings and multiple flat-screen TVs create a lively environment perfect for watching sports. Entertainment options include beer pong tables, shuffleboard, and an outdoor screen for movie nights.

Open daily from 11:30 AM, The Old Wagon Saloon extends its hours until 1:30 AM on Thursdays through Saturdays, catering to both lunch crowds and late-night patrons. It's a popular venue for business lunches, casual dinners, and private events, offering a unique setting with its Western-themed decor.

Whether you're seeking a flavorful meal, a place to watch the game, or a venue with character, The Old Wagon Saloon & Grill delivers a memorable experience in the heart of downtown San Jose.







# SAN PEDRO SQUARE

San Pedro Square is central to Downtown San Jose's transit-focused growth, just steps from VTA light rail, minutes from Diridon Station (Caltrain, BART coming soon), and close to major highways and nearby neighborhoods.

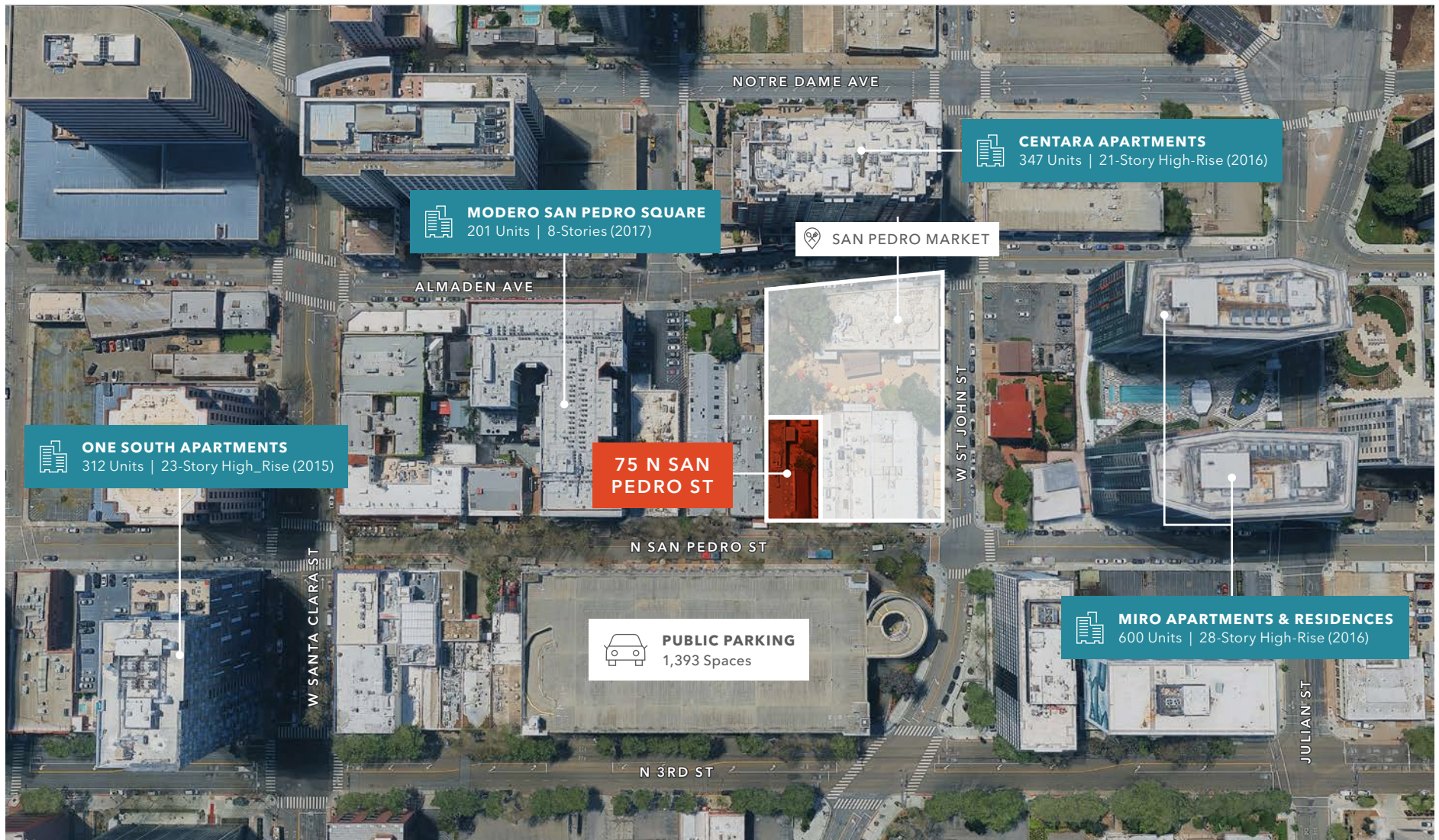
San Pedro Square has become a cornerstone of downtown San Jose's transformation, with consistent public and private investment, a strong pipeline of tech and residential development, and a growing population of professionals seeking work-live-play environments. San Pedro Square Market, weekly events, live music, and top-tier dining keep the district

active 7 days a week. With the continued revitalization of the urban core, this property represents a stable income-producing asset with exceptional long-term upside.

75 N San Pedro St is located in the heart of San Pedro Square, this property sits at the crossroads of culture, commerce, and connectivity in one of the most dynamic urban centers in the Bay Area. San Pedro Square is a historic and thriving district known for its bustling pedestrian energy, award-winning restaurants, and year-round community events, making it a magnet for residents, professionals, and visitors alike.



## LOCATION AERIAL





# *SAN JOSE'S* DOWNTOWN TRANSFORMATION

Downtown San Jose is undergoing a transformational renaissance, with billions in public and private investment reshaping the skyline and infrastructure.

75 N San Pedro St is just minutes from Diridon Station, the future hub of Google's 80-acre Downtown West campus, and walking distance to Adobe HQ, SJSU, the SAP Center, and multiple high-density residential towers.

This irreplaceable location offers investors a rare combination of stability, high visibility, and long-term appreciation potential, underpinned by:

## EXCELLENT TRANSIT

Walkable to Diridon Station (future BART, Caltrain, High-Speed Rail), VTA light rail, and major bus lines.

## MAJOR TECH EMPLOYERS HUB

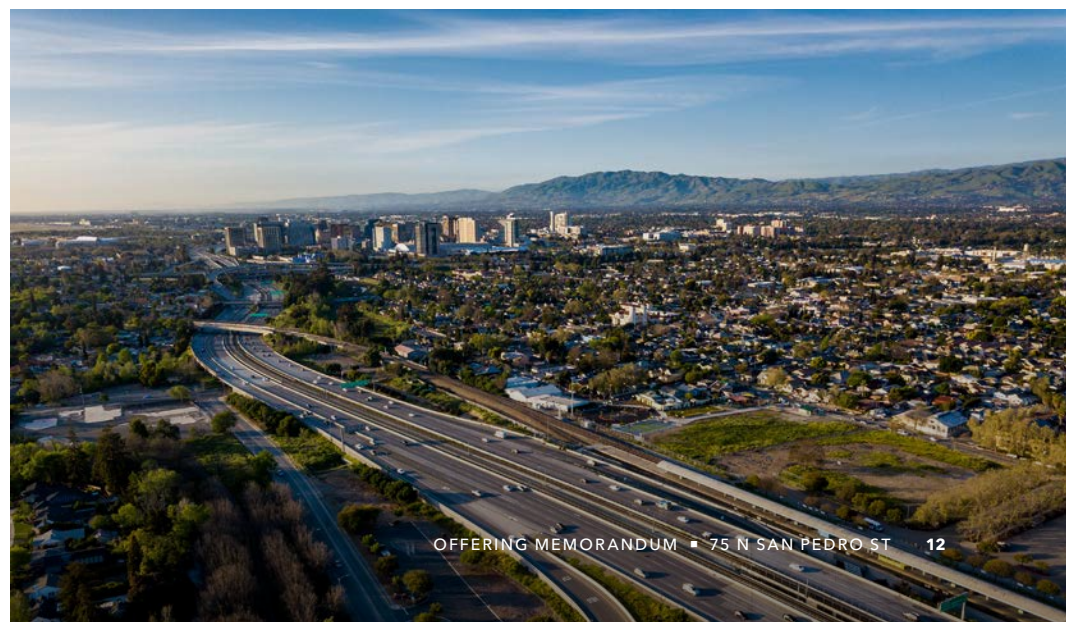
Immediate proximity to Google, Adobe, Zoom, Apple, and more.

## ONGOING GROWTH

Over 20M SF of development planned or under construction within a 1-mile radius.

## DEMOGRAPHICS SHIFT

Increasing demand for urban lifestyle options from young professionals and downsizing empty-nesters.





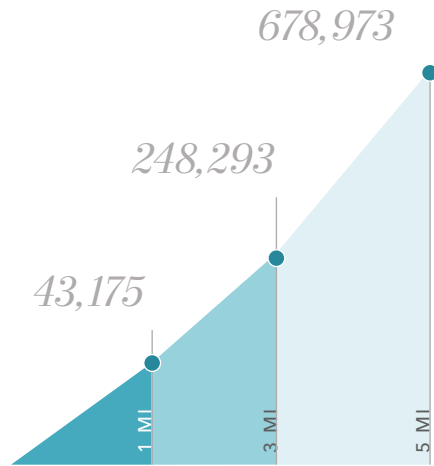
## LOCATION OVERVIEW



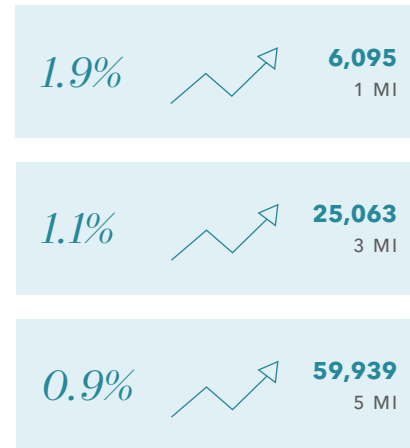
# DEMOGRAPHICS

Data Source: ©2025, Sites USA

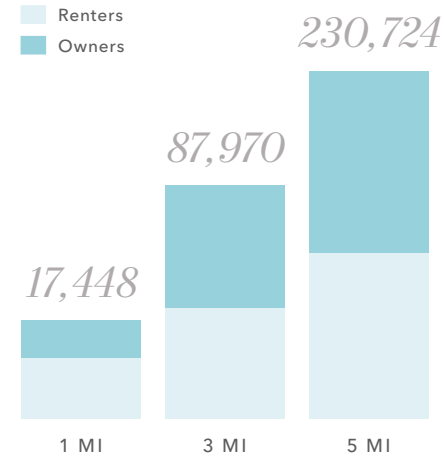
## POPULATION



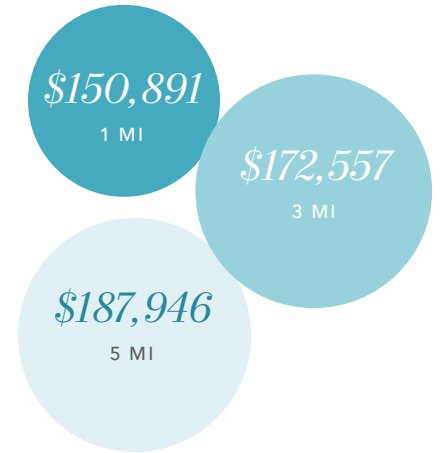
## 2020-2025 POP. GROWTH



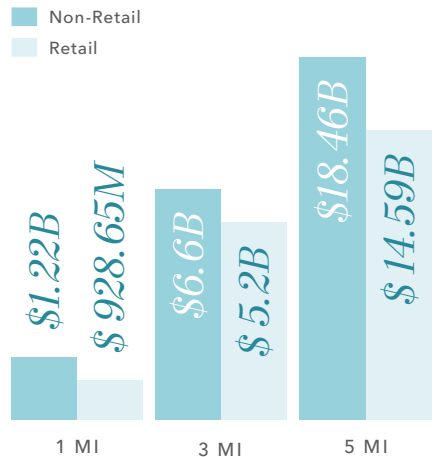
## TOTAL HOUSING UNITS



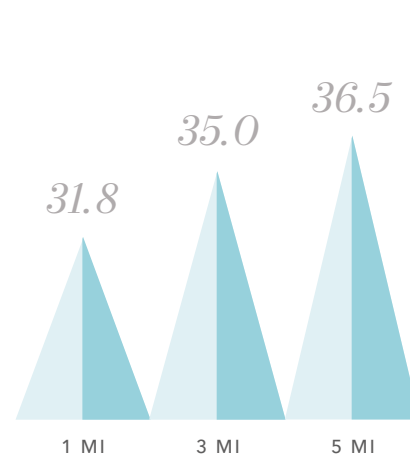
## AVERAGE HH INCOME



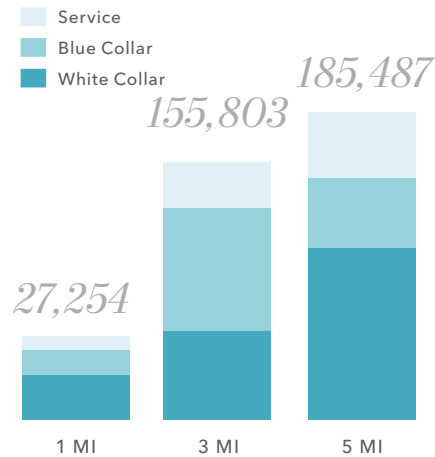
## CONSUMER SPENDING



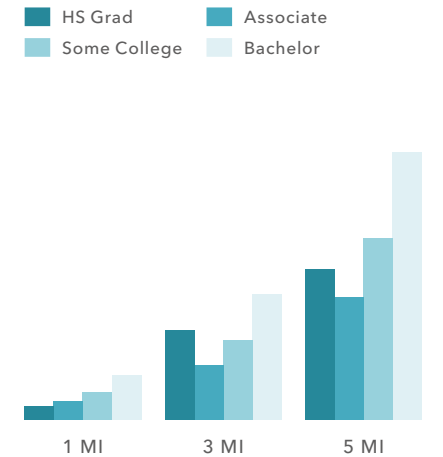
## MEDIAN AGE



## EMPLOYMENT



## EDUCATION OVERVIEW







*Exclusively listed by*

CHAD LEIKER

First Vice President

408.588.2335

chad.leiker@kidder.com

LIC N° 01303233

KIDDER.COM

