



*For Sale*

## MULTI-TENANT INDUSTRIAL PROPERTY

334

RACE STREET  
SAN JOSE, CA



Accelerating success.

OFFERING MEMORANDUM



The ±28,320 SF industrial building at 334 Race Street, San Jose, California (“the Property”) was built in 1955 and offers high visibility along Race Street, distinctive signage, low site coverage, a strong parking ratio, and a shared entry drive that enhances access to both the building and the rear paved storage area.

Located in one of the nation’s most dynamic and affluent metropolitan areas, the Property presents a rare opportunity to acquire a stand-alone, multi-tenant industrial asset in a prime Silicon Valley submarket, where acquisition opportunities are increasingly limited.



San Jose, the heart of Silicon Valley and a key city in Santa Clara County, benefits from excellent connectivity via major highways and transit corridors. Surrounded by innovation hubs like Fremont and Milpitas, it serves as a base for global tech leaders including Cisco Systems, Adobe, and Western Digital. With a robust employment base and sustained population growth, San Jose remains one of the most desirable markets for industrial and commercial investment.



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## PROPERTY HIGHLIGHTS

Location	Race Street
Building Size	Free Standing, Multi-Tenant Building totaling ±28,320 SF
Parcel / APN	±1.82 Acres / 244-14-06
Parking	Parking up to 95 spaces
Features	Excess Yard / Fenced Parking
Zoning	CIC - Combined Industrial Commercial
Loading	Dock / Grade Level Access
General Plan	CIC - Combined Industrial Commercial
Clear Height	±20'
Fire Sprinklers	Yes
Year Built	1955
NOI	\$600,236.60

## THE OFFERING

Colliers, as the exclusive advisor to the Seller, is pleased to present the opportunity to acquire the 100% fee simple interest in **334 Race Street**, located in **San Jose, CA**. This ±28,320 SF multi-tenant industrial building represents a rare acquisition opportunity in today's market.

Situated central to several well-established industrial parks, the property offers convenient access to both the I-280 and 87 freeways. The concrete tilt-up building sits on a ±1.82-acre parcel and features approximately 95 on-site parking spaces (3.39/1,000 SF), along with a paved and fenced outdoor storage area.

Positioned in the heart of San Jose in a mature industrial neighborhood, the property is ideally suited for an owner-user or investor seeking a high-exposure, multi-tenant facility. Its construction type, layout, and flexible design accommodate a wide range of light industrial and commercial uses.

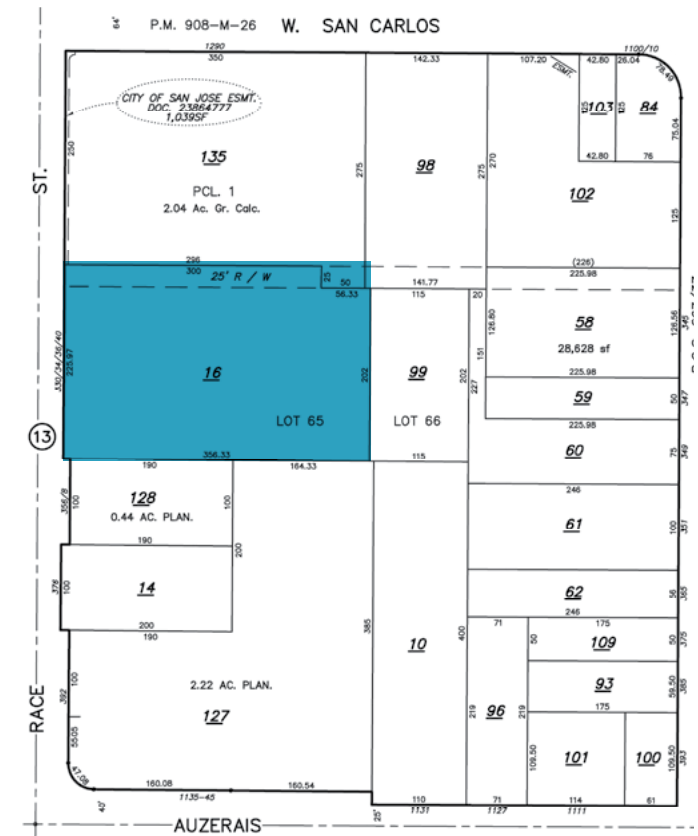
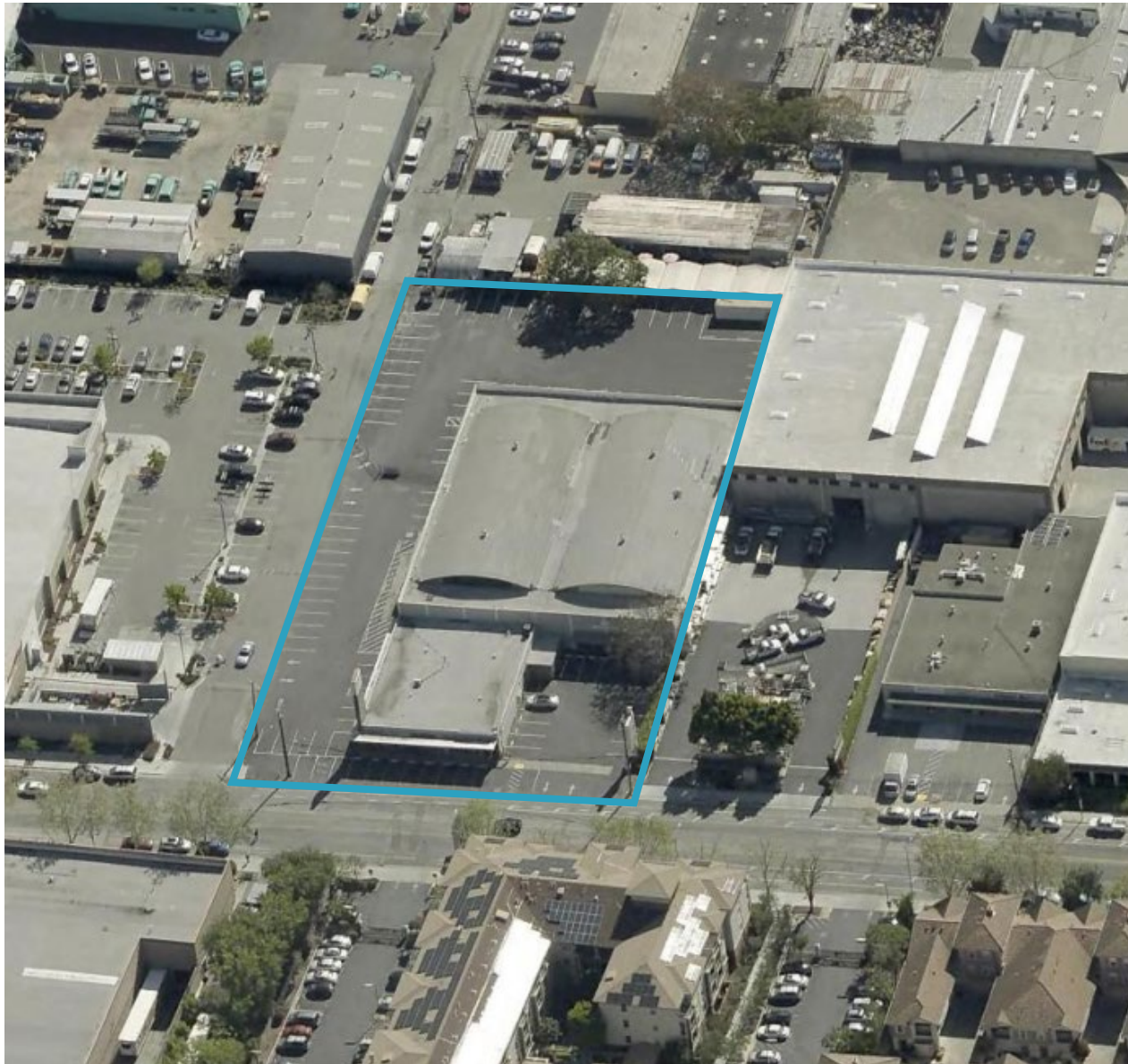
## FOR MORE INFORMATION CONTACT

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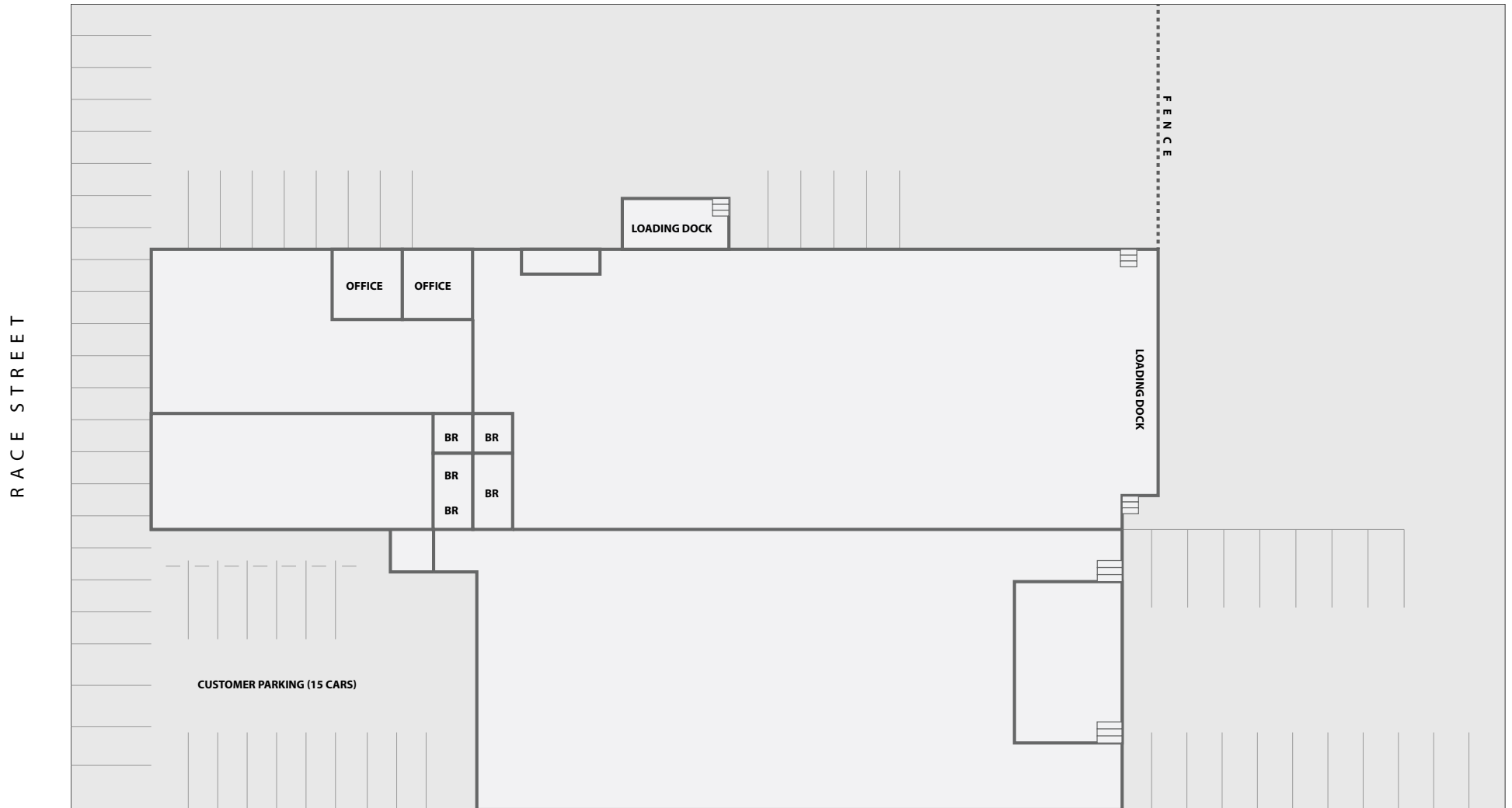




## Aerial | Parcel Map

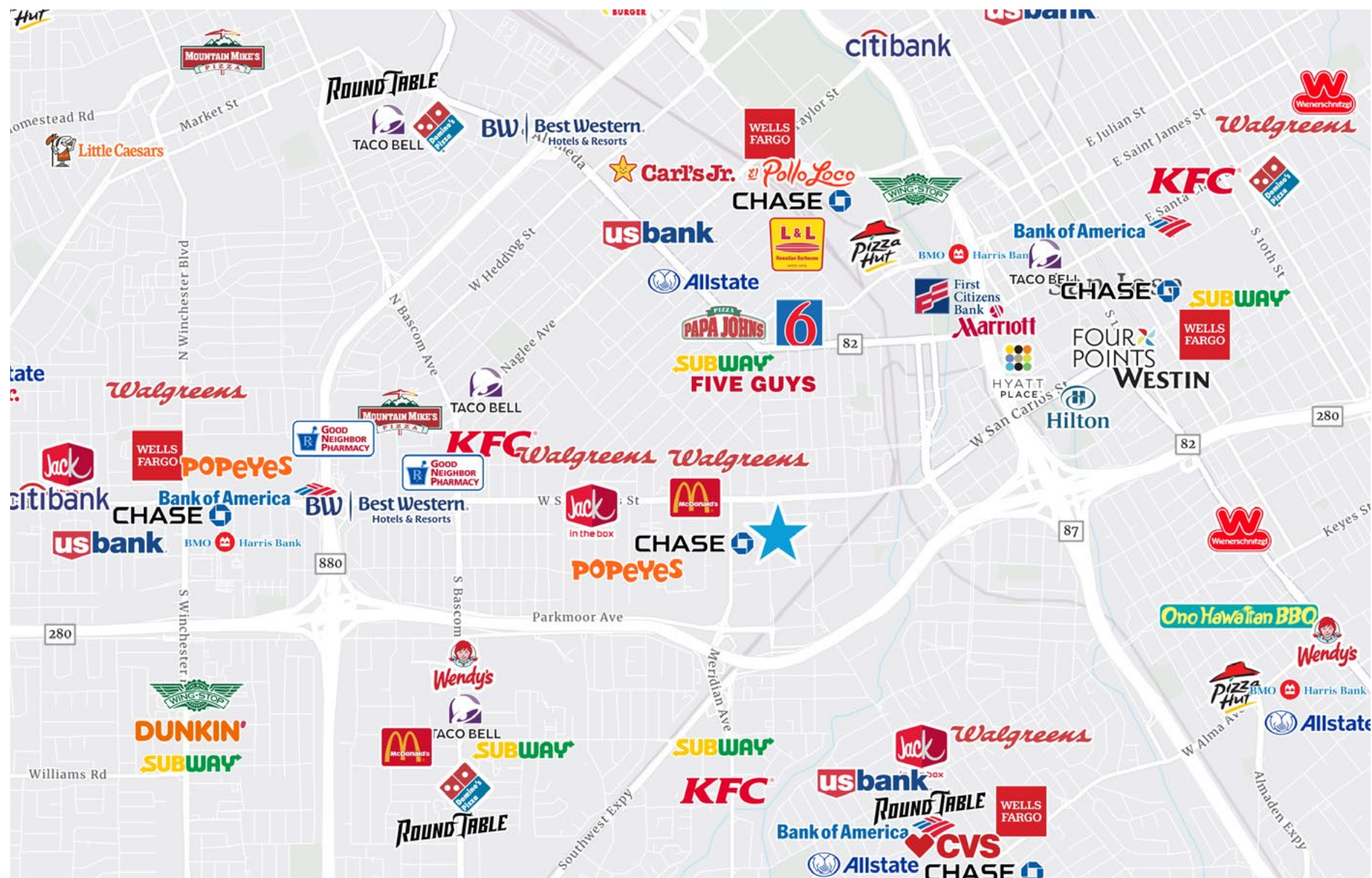


## Site Plan





## Local Amenities



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## Mutual Nondisclosure Agreement

THIS AGREEMENT is made on \_\_\_\_\_ by and between \_\_\_\_\_, (the "Seller"), and \_\_\_\_\_. ("Buyer/Third Party").

1. **Purpose.** The Seller and Buyer/Third Party wish to explore a sale opportunity under which each may disclose its Confidential Information to the other.
2. **Definition.** "Confidential Information" means any information, technical data, or know-how, including but not limited to that which relates to business plans, facilities plans, product plans, products, customers, markets, marketing, hardware, software, developments, inventions, processes, designs, drawings, engineering, or finances, which Confidential Information is designated in writing to be confidential or proprietary, or if given orally is disclosed on a confidential or proprietary basis. Confidential Information does not include information, technical data or know how which: (i) is in the public domain at the time of disclosure to the receiving party through no act or omission of the receiving party; (ii) is in the possession of the receiving party at the time of disclosure as shown by the receiving party's files and records immediately prior to the time of disclosure; or (iii) is approved for release by the disclosing party in writing.
3. **Non Disclosure of Confidential Information.** The Seller and Buyer/Third Party agree not to use the Confidential Information disclosed to it by the other party for any purpose except to carry out discussions concerning, and the undertaking of, any business relationship between the two. Neither party will disclose any Confidential Information of the other party to third parties except those directors, officers, employees, consultants and agents who have agreed to be bound by the provisions of this Agreement. Each party agrees that it will take all reasonable measures to protect the secrecy of and avoid disclosure or use of Confidential Information of the other party in order to prevent it from falling into the public domain or the possession of persons other than those persons authorized hereunder to have any such information, which measures shall include the highest degree of care that either party utilizes to protect its own Confidential Information of a similar nature. Each party agrees to notify the other party in writing of any misuse or misappropriation of such Confidential Information of the other party which may come to its attention.
4. **Mandatory Disclosure.** In the event that either party, or its respective directors, officers, employees, consultants or agents, is requested or required by legal process to disclose any of the Confidential Information of the other party, the party required to make such disclosure shall give prompt notice so that the other party may seek a protective order or other appropriate relief. In the event that such protective order is not obtained, the party required to make such disclosure shall disclose only that portion of the Confidential Information which its counsel advises that it is legally required to disclose.
5. **Return of Materials.** Any materials or documents of which have been furnished by one party to the other will be promptly returned, accompanied by any copies of such documentation, upon the request of the disclosing party and/or after the business possibility has been rejected or concluded.



## OFFERING MEMORANDUM

- 6. No License Granted.** Nothing in this Agreement is intended to grant any rights to either party under any patent, copyright, trade secret, or other intellectual property right, nor shall this Agreement grant either party any rights in or to the other party's Confidential Information, except the limited right to review such Confidential Information solely for the purposes of determining whether to enter into the proposed business relationship between the parties.
- 7. Term.** The foregoing commitments of either party in this Agreement shall survive any termination of discussions between the parties, and shall continue for a period of three (3) years following the date of this Agreement.
- 8. Miscellaneous.** This Agreement shall be binding upon and for the benefit of the parties, their successors and assigns, provided that Confidential Information of either may not be assigned without the prior written consent of the disclosing party. Failure to enforce any provision of this Agreement shall not constitute a waiver of any term hereof.
- 9. Governing Law and Jurisdiction.** This Agreement shall be governed by and construed and enforced in accordance with the internal laws of the State of California, and shall be binding upon the parties hereto in the United States and worldwide. The federal and state courts within the State of California shall have exclusive jurisdiction to adjudicate any dispute arising out of this Agreement.
- 10. Remedies.** Each party agrees that its obligations hereunder are necessary and reasonable in order to protect the other party and the other party's business, and expressly agrees that monetary damages would be inadequate to compensate the other party for any breach by either of any covenants and agreements set forth herein. Accordingly, each party agrees and acknowledges that any such violation or threatened violation will cause irreparable injury to the other party and that, in addition to any other remedies that may be available, in law, in equity or otherwise, the other party shall be entitled to obtain injunctive relief against the threatened breach of this Agreement or the continuation of any such breach, without the necessity of proving actual damages.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective officers thereunto duly authorized as of the date first above written.

Buyer/Third Party:

Authorized Signatory

Printed Name

Title

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