



INDUSTRIAL/WAREHOUSE SPACE FOR SUBLEASE IN SANTA CLARA

415 NELO ST | SANTA CLARA, CA 95054



CONTENTS

- 3** PROPERTY SUMMARY
- 4** FLOOR PLAN
- 5** PROPERTY HIGHLIGHTS
- 6** LOCATION HIGHLIGHTS
- 8** AREA MAP

EXCLUSIVELY LISTED BY:

RONALD LIN

Director

909-859-9780

RLin@AiCREPartners.com

Lic #01959413

YUAN CHANG

Vice President

408-417-0099

YChang@AiCREPartners.com

Lic #01352021



DISCLAIMER:

©2026 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. AiCRE Partners encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

PROPERTY SUMMARY

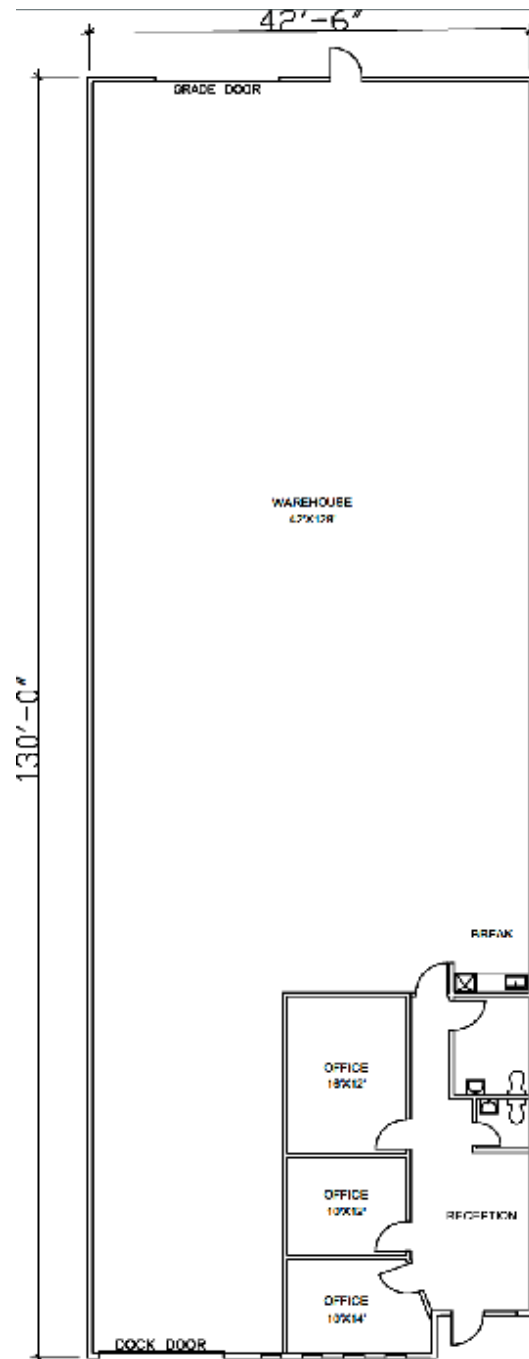
Positioned in the heart of the highly sought-after Santa Clara industrial submarket within Santa Clara County, 415 Nelo Street offers a rare sublease opportunity for tenants seeking flexibility, functionality, and immediate occupancy. The ±5,525 square foot warehouse/office facility is well-suited for a variety of uses including logistics, e-commerce fulfillment, R&D, and light manufacturing.

The property features a highly efficient ±130' x 42'6" rectangular configuration, maximizing usable square footage and enabling streamlined operations. A balanced mix of move-in-ready office buildout and adaptable warehouse space allows tenants to quickly establish operations while maintaining flexibility for customization. The existing improvements support both administrative and operational functions, making it an ideal solution for growing companies or project-based users.

PRICE	\$1.55 PSF/NNN
TOTAL SF	5,525
USE	Industrial
ADDRESS	415 Nelo St Santa Clara, CA 95054
COUNTY	Santa Clara



FLOOR PLAN

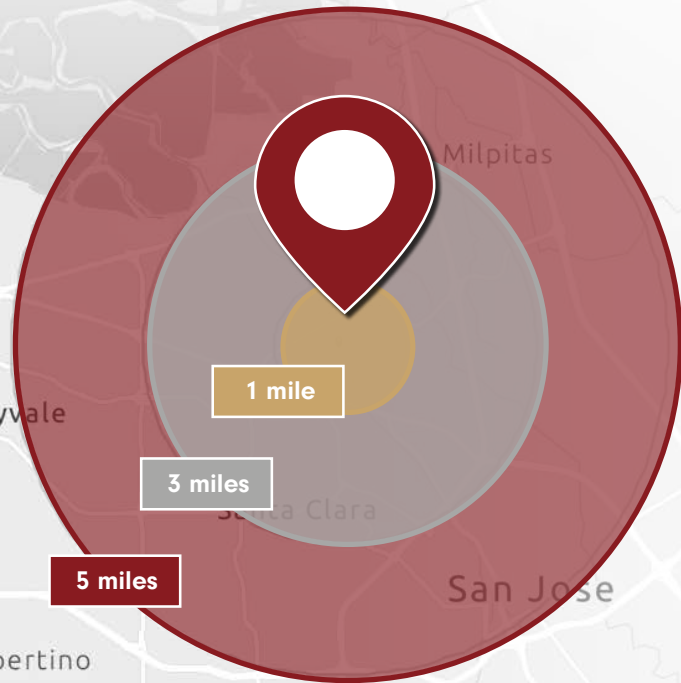


PROPERTY HIGHLIGHTS

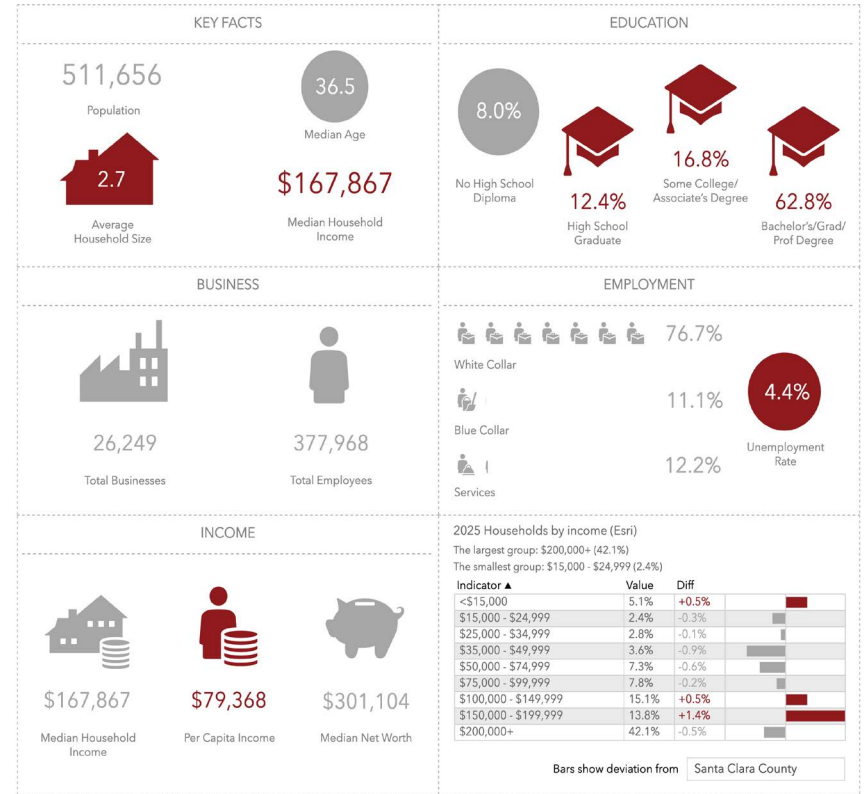
- Total Size: +/- 5,525 Sq Ft
- Sublease Rate: \$1.55 PSF / NNN Sublease
- Expiration Date (LED): April 30, 2027
- Reception Area: Welcoming entry space for clients and visitors.
- 3 Private Offices: Generously sized (16'x12', 10'x12', and 10'x14').
- Break Area: Dedicated space equipped with a counter/sink for employee use.
- Restrooms: Two (2) in-suite restrooms.
- One (1) Dock Door: Located at the front for easy truck loading/unloading.
- One (1) Grade-Level Door: Located at the rear, allowing direct drive-in access for vehicles or forklifts.

415 NELO ST

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,065	134,054	511,656
Households	5,079	50,003	188,014
Families	3,230	30,601	119,461
Average Household Size	2.51	2.56	2.66
Owner Occupied Housing Units	1,436	16,727	77,635
Renter Occupied Housing Units	3,643	33,276	110,379
Median Age	34.4	34.1	36.5
Median Household Income	\$208,272	\$181,654	\$167,867
Average Household Income	\$242,636	\$222,372	\$215,714

SANTA CLARA CALIFORNIA

Located in the heart of Silicon Valley, Santa Clara offers a dynamic blend of innovation, economic strength, and high-quality living. Positioned just northwest of San Jose and approximately 45 miles south of San Francisco, Santa Clara benefits from immediate access to the greater Bay Area's major employment centers, transportation networks, and global connectivity.

Santa Clara is widely recognized as a premier technology hub, home to industry-leading companies

such as Intel Corporation, NVIDIA, and Applied Materials. This strong employment base drives a highly educated workforce and affluent population, supporting robust retail demand and long-term economic stability. The city is also anchored by Santa Clara University, which contributes a steady influx of students, faculty, and visitors to the area.

The region offers an exceptional quality of life, with a wide range of amenities including parks, cultural attractions, and entertainment destinations. Santa Clara is home to Levi's Stadium, a major venue that hosts professional sports, concerts, and large-scale events, further enhancing the city's visibility and economic activity. Residents also benefit from proximity

to outdoor recreation throughout the Bay Area, as well as convenient access to major highways, public transit, and Norman Y. Mineta San Jose International Airport.

Santa Clara continues to experience strong residential and commercial growth, supported by ongoing investments in infrastructure and mixed-use development. The city's strategic location, diverse economy, and consistent population growth position it as one of the most desirable and resilient markets in Northern California, making it an attractive destination for both businesses and investors.



415 Nelo St

EXCLUSIVELY LISTED BY:

RONALD LIN

Director

909-859-9780

RLin@AiCREPartners.com

Lic #01959413

YUAN CHANG

Vice President

408-417-0099

YChang@AiCREPartners.com

Lic #01352021

ÀCRE
PARTNERS