

VIRTUAL TOUR



**DOWNTOWN SAN JOSE RETAIL/OFFICE
OWNER-USER & INVESTMENT OPPORTUNITY**

27 DEVINE ST | SAN JOSE, CA 95110

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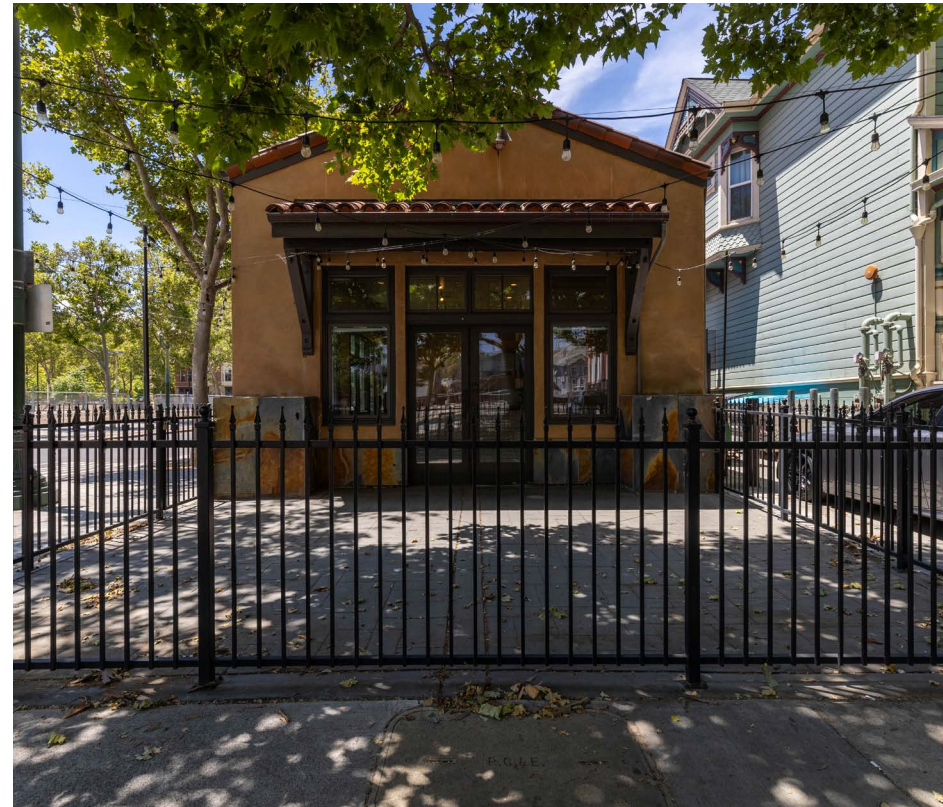
DISCLAIMER:

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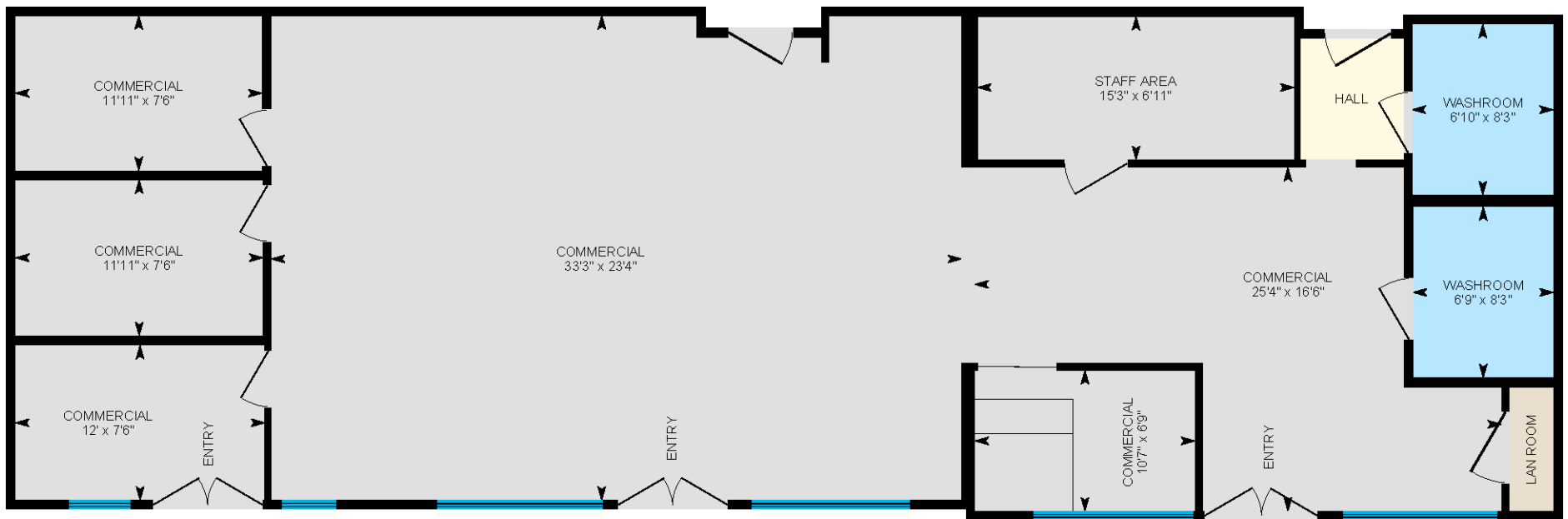
PROPERTY SUMMARY

AiCRE Partners is pleased to exclusively offer for sale 27 Devine Street, a rare standalone commercial asset offering approximately 2,900 square feet of retail and office space in the heart of Downtown San Jose. The building consists of three contiguous suites and provides a compelling opportunity for an owner-user, investor, or mixed-use occupancy strategy. Built in 2007 and located within an Opportunity Zone, the property features attractive street frontage, modern construction, and a highly walkable location just steps from Downtown San Jose's dining, entertainment, and transit amenities. With flexible occupancy potential and a strategic position in Silicon Valley's urban core, 27 Devine Street offers both immediate utility and long-term investment upside.

PRICE	\$1,700,000
PRICE PER SF	\$424.79
ADDRESS	27 Devine St San Jose, CA 95110
COUNTY	Santa Clara
BUILDING AREA	2,900 SF
LAND AREA	0.09 AC
YEAR BUILT	2007



FLOOR PLANS



SUITE 20

FLOOR PLANS

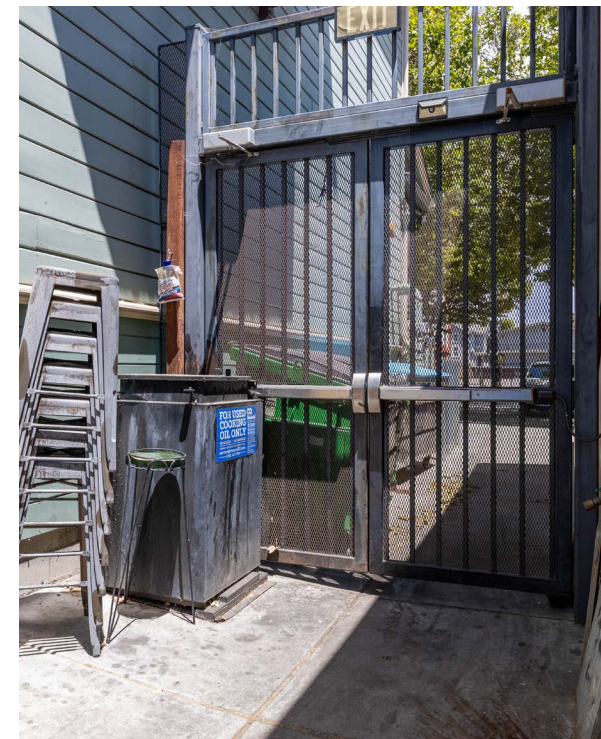
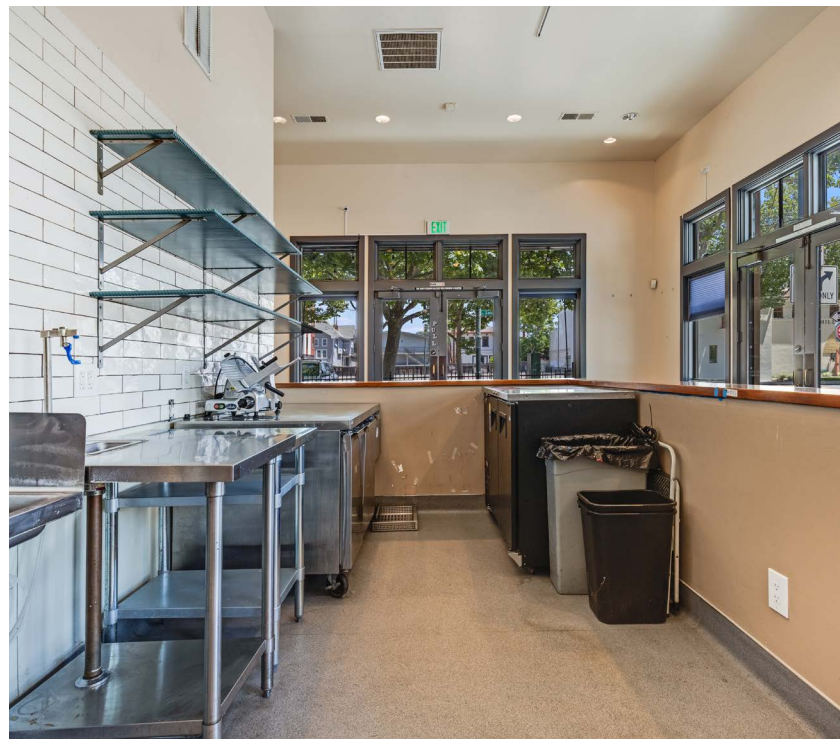


SUITE 30

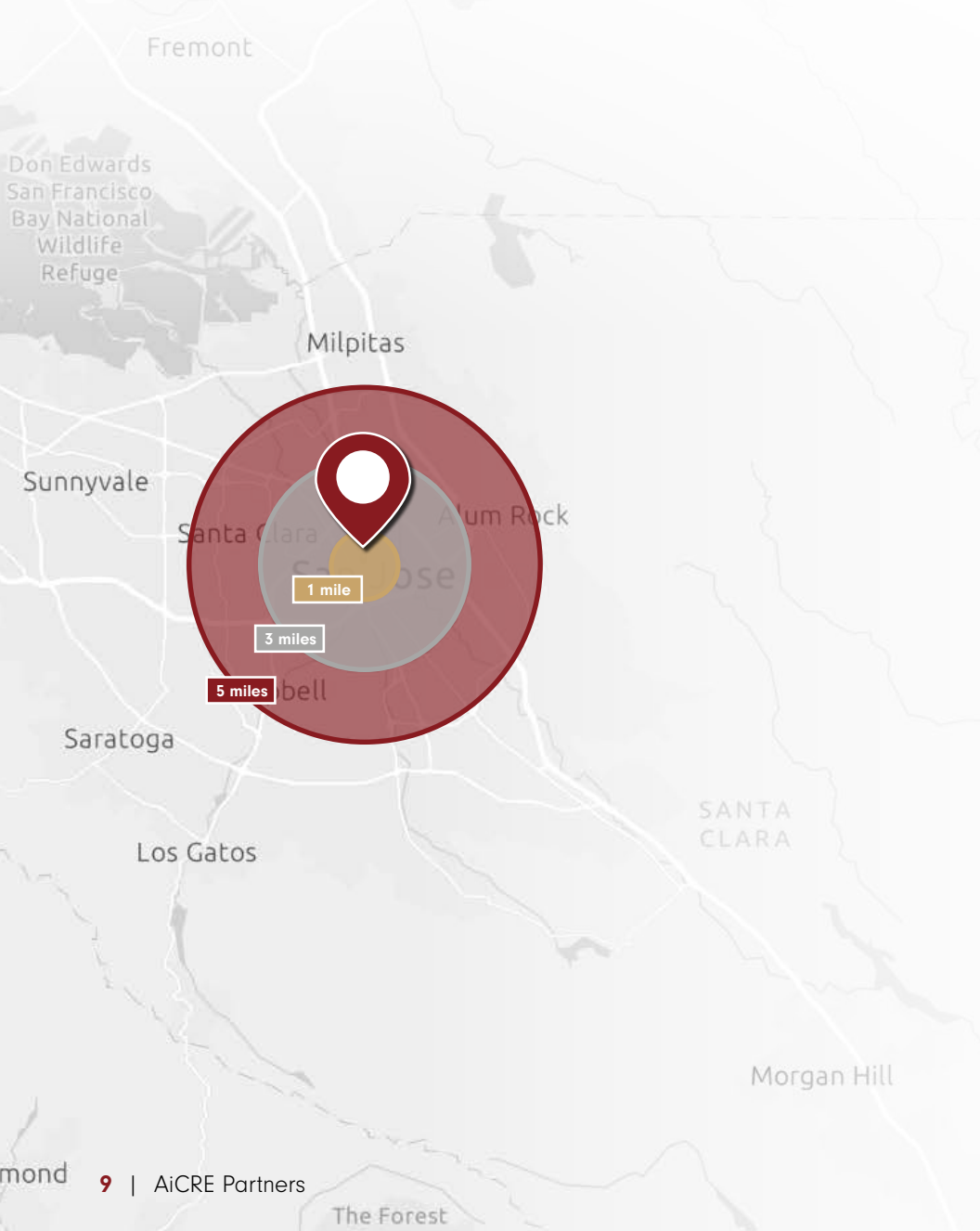
PROPERTY HIGHLIGHTS

- **Rare Downtown San José Ownership Opportunity** – Unique opportunity to acquire a commercial property in the heart of Downtown San José, one of the Bay Area’s most dynamic urban business districts where ownership opportunities remain limited.
- **Flexible Owner-User or Investment Strategy** – Well-suited for both owner-users seeking a strategic downtown presence and investors pursuing stable long-term value appreciation in a supply-constrained market.
- **Located Within a Qualified Opportunity Zone** – Positioned within a federally designated Opportunity Zone, providing potential tax advantages and long-term investment incentives for qualified buyers.
- **Walkable Urban Core Environment** – Surrounded by a diverse mix of restaurants, retail, entertainment venues, housing, and employment centers that contribute to a vibrant live-work-play atmosphere.
- **Strong Regional Connectivity** – Excellent access to major transportation corridors including Interstate 280, State Route 87, and US-101, providing convenient connectivity throughout Silicon Valley and the greater Bay Area.
- **Minutes from Downtown Amenities & Transit** – Conveniently located near downtown transit options, including light rail, Caltrain connections, and Diridon Station, supporting accessibility for employees and visitors.
- **Positioned Within Silicon Valley’s Economic Center** – Located in the nation’s leading technology and innovation hub, benefiting from proximity to major employers, venture capital activity, and a highly educated workforce.
- **Long-Term Growth Market Fundamentals** – Downtown San José continues to benefit from ongoing public and private investment, residential growth, infrastructure improvements, and increasing demand for centrally located commercial real estate.

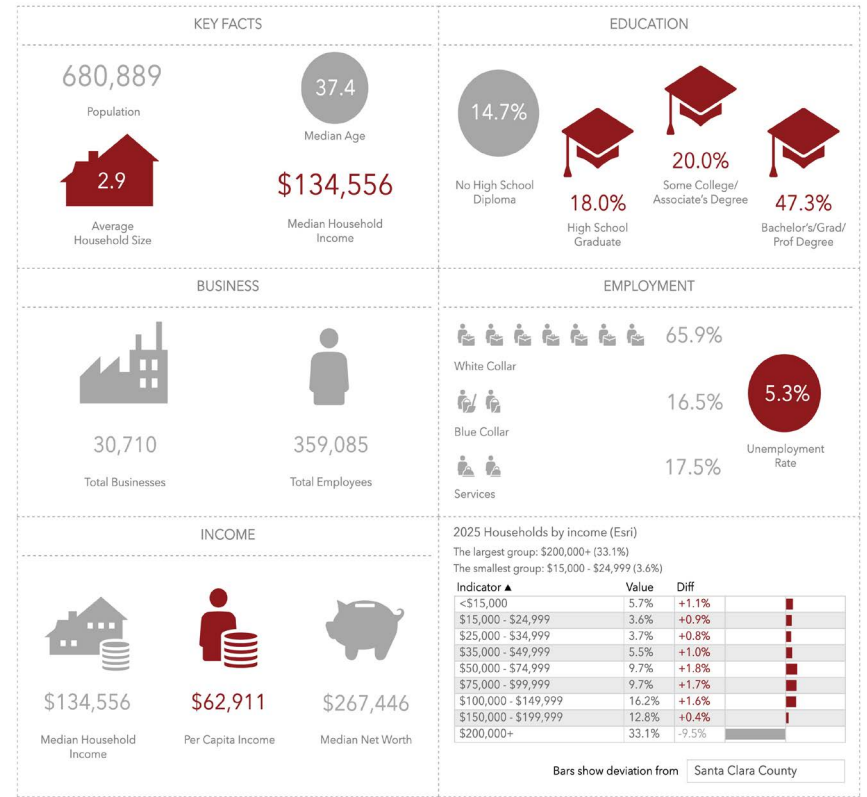




LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	43,098	253,530	680,889
Households	17,530	88,453	230,683
Families	7,539	52,579	152,927
Average Household Size	2.15	2.69	2.87
Owner Occupied Housing Units	3,655	30,750	102,583
Renter Occupied Housing Units	13,875	57,703	128,100
Median Age	33.4	35.9	37.4
Median Household Income	\$109,176	\$115,316	\$134,556
Average Household Income	\$154,383	\$164,663	\$185,505

SAN JOSE CALIFORNIA

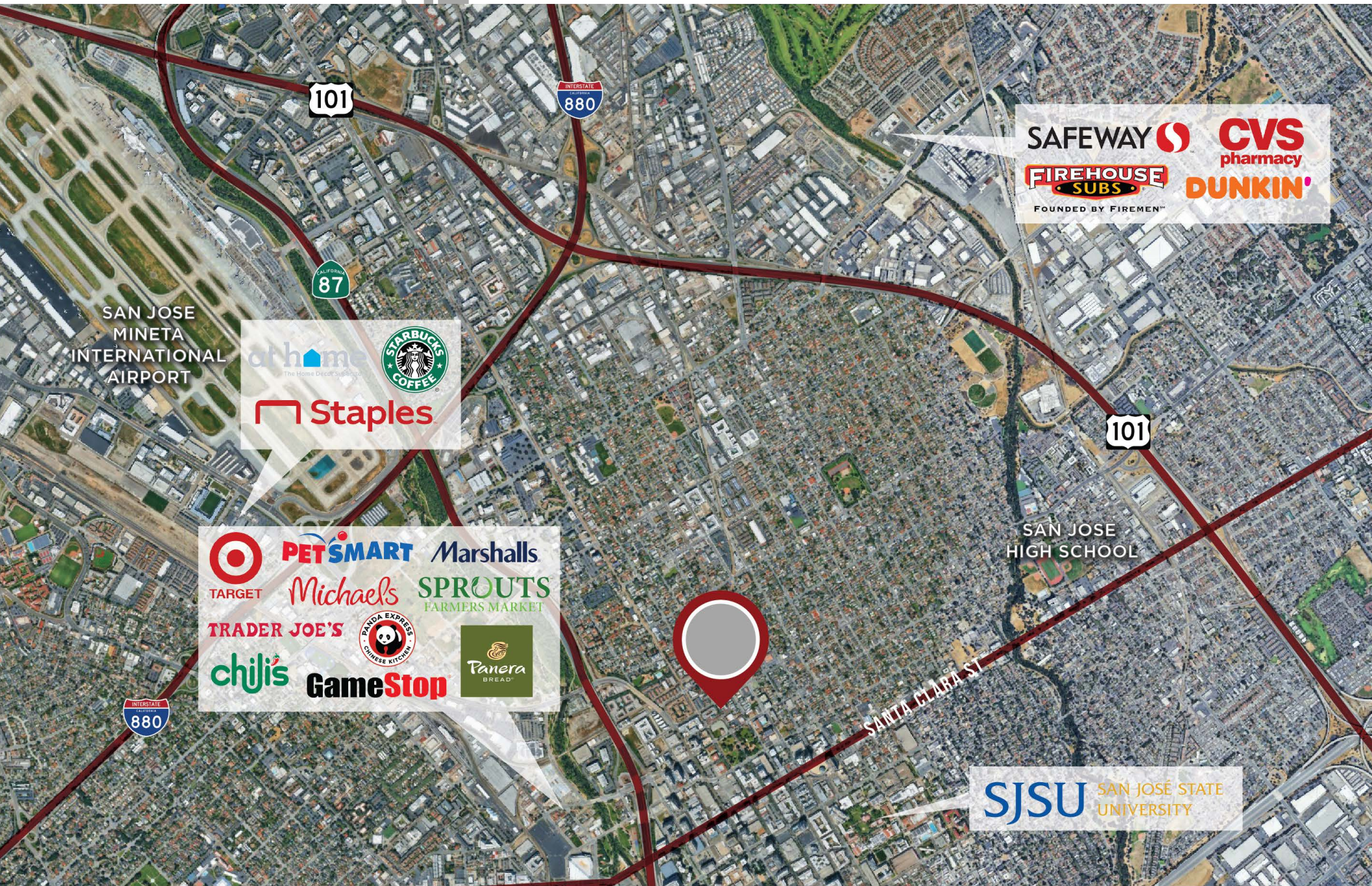
Located in the heart of Silicon Valley, San Jose is the largest city in Northern California and the third-largest in the state. As the economic engine of Santa Clara County, San Jose anchors one of the most dynamic innovation hubs in the world, driven by technology, advanced manufacturing, artificial intelligence, semiconductor design, and cloud infrastructure industries.

North San Jose, in particular, has evolved into a premier employment corridor characterized by corporate campuses, research and development facilities, and mission-critical data center operations. The area benefits from immediate access to U.S. Highway 101, Interstate 880, and State Route 237,

providing seamless connectivity throughout the Bay Area, including the Peninsula, East Bay, and San Francisco. In addition, San José Mineta International Airport offers convenient domestic and international travel, further strengthening the region's appeal to corporate users.

San Jose is home to a highly educated workforce supported by leading universities and research institutions nearby, including San Jose State University and Stanford University. This deep talent pool continues to attract both established global technology firms and emerging growth companies, reinforcing long-term demand for industrial, flex, and R&D space.

The city has made significant infrastructure investments to support continued growth, including transit expansions, roadway improvements, and large-scale mixed-use development initiatives. Ongoing planning efforts focus on sustainable growth, transit-oriented development, and maintaining San Jose's position as a global center of innovation while enhancing quality of life for residents and businesses alike.



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