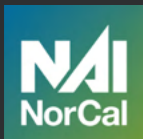




1811 S 7th St
SAN JOSE, CA 95112

\$9,995,000
33,240 Sq. Ft.
\$300 PSF



URBANGROUP
REAL ESTATE

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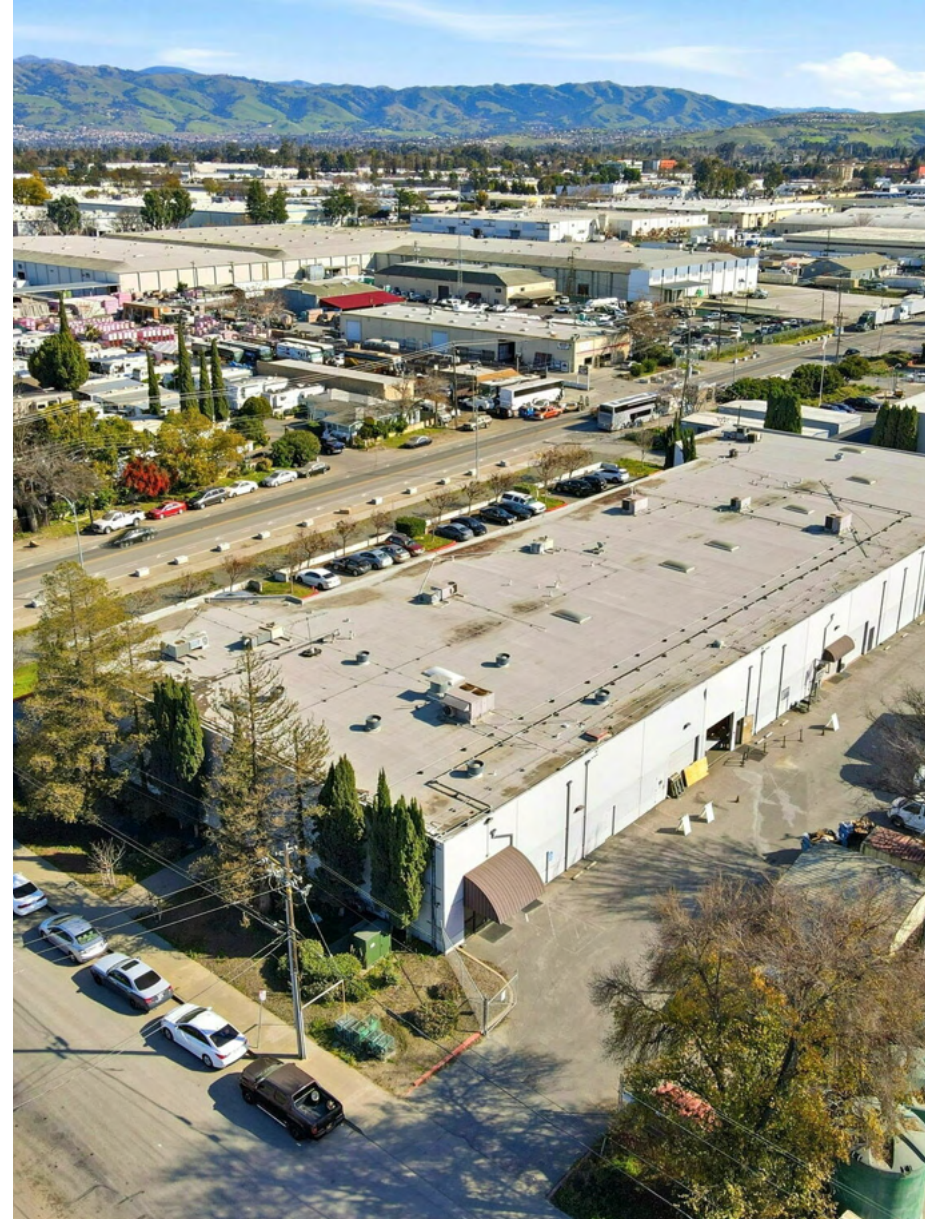
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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$9,995,000

BUILDING SIZE
33,240 SF

CAP RATE
%

Other Details

Offering Price:	\$9,995,000
Price / Unit:	\$9,995,000
Price / SF:	\$300.69
Number of Units:	1
Building Size:	33,240 SF
Lot Size:	90,605 SF
Year Built:	1985

Property Highlights:

- Clear height up to 20' [to be confirmed]
- Power 2000 amps @ 277/480V [to be confirmed]
- Portions heavily built out as office
- Extensive parking
- Subdivided into 5 units - Suites A - E
- Suites A - B delivered vacant - 11,995
- Suites C - E leased to Roots Community Health through March 31, 2038. 21,245 SF - Current rent \$25,469 with 2% annual increases. Gross lease.
- Entire building can be delivered vacant.

Property Description



Property Description

Centrally located partially-occupied industrial building with potential for investors or owner-users. Property may be vacated 6 months after purchase for an owner-user seeking to occupy the entire space. Strategically located in the thriving San Jose area, this property presents a strong potential for industrial and manufacturing ventures. With its generous space and advantageous zoning, it's a solid investment opportunity for those seeking to expand or establish their presence in this key market.

Location Description

The property is located in a heavily industrial area of central San Jose, bounded to the north by I-280 and to the east and west by HWY 101 and 87 respectively. There is substantial residential and retail construction in the surrounding neighborhoods, and the main downtown corridor is just on the opposite side of I-280. San Jose generally has a strong industrial market and this submarket (which includes areas further to the east and west on either sides of HWY 101 and 87) has recently seen higher than average growth in rental rates, in part due to demand for logistics space, as well as the submarket's comparatively lower market rent to begin with. Despite the recent economic uncertainty that has manifested itself in an overall slowing of leasing and sales activity in the great Silicon Valley region, as tenants and owner-users alike pause expansion plans and focus on existing assets, this submarket has continued to maintain a relatively stable rate of demand with comparatively smaller fluctuations in price and transaction volume.

Complete Highlights



Property Highlights

- Clear height up to 20' [to be confirmed]
- Power 2000 amps @ 277/480V [to be confirmed]
- Portions heavily built out as office
- Extensive parking

Additional Photos

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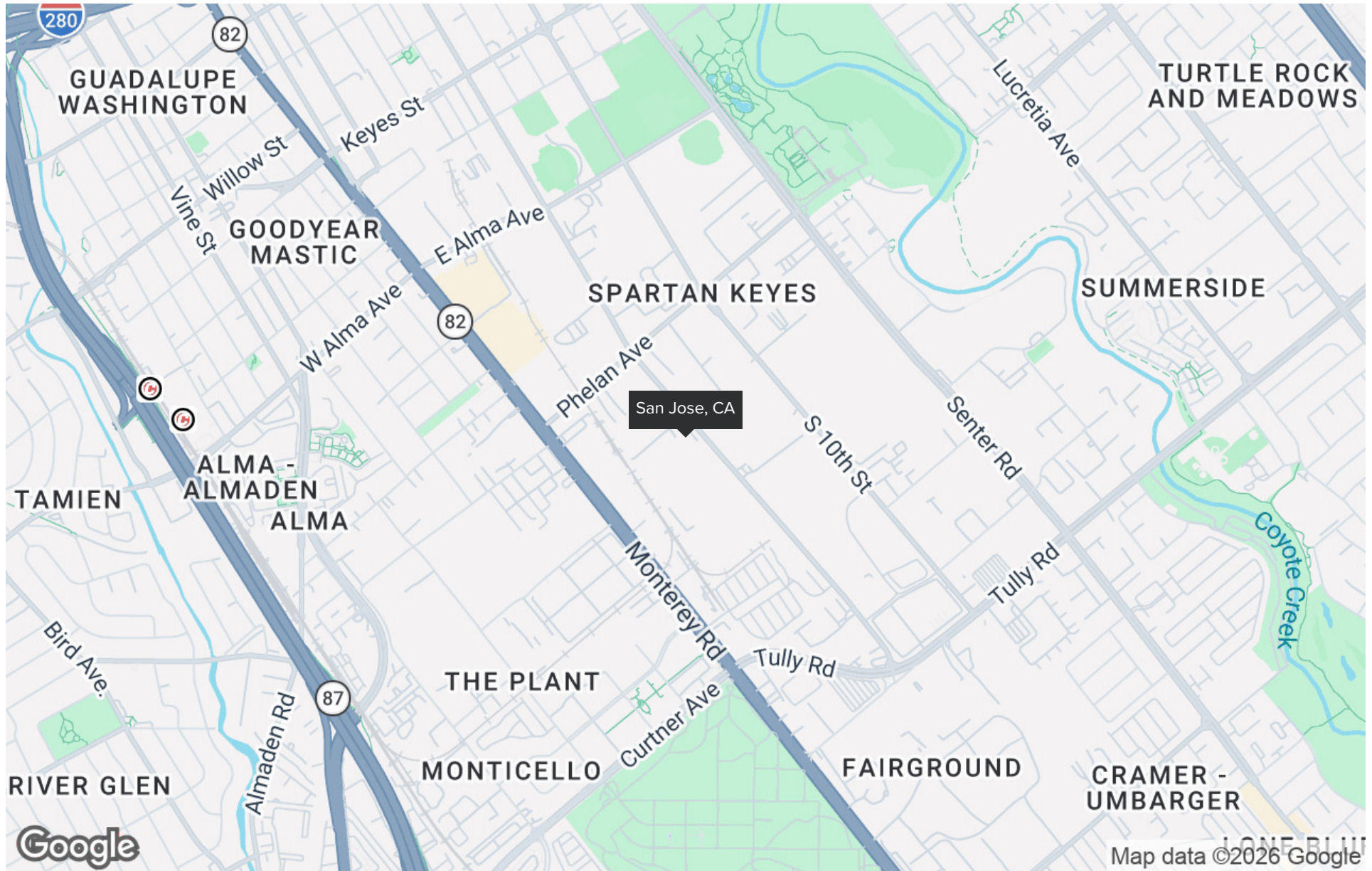




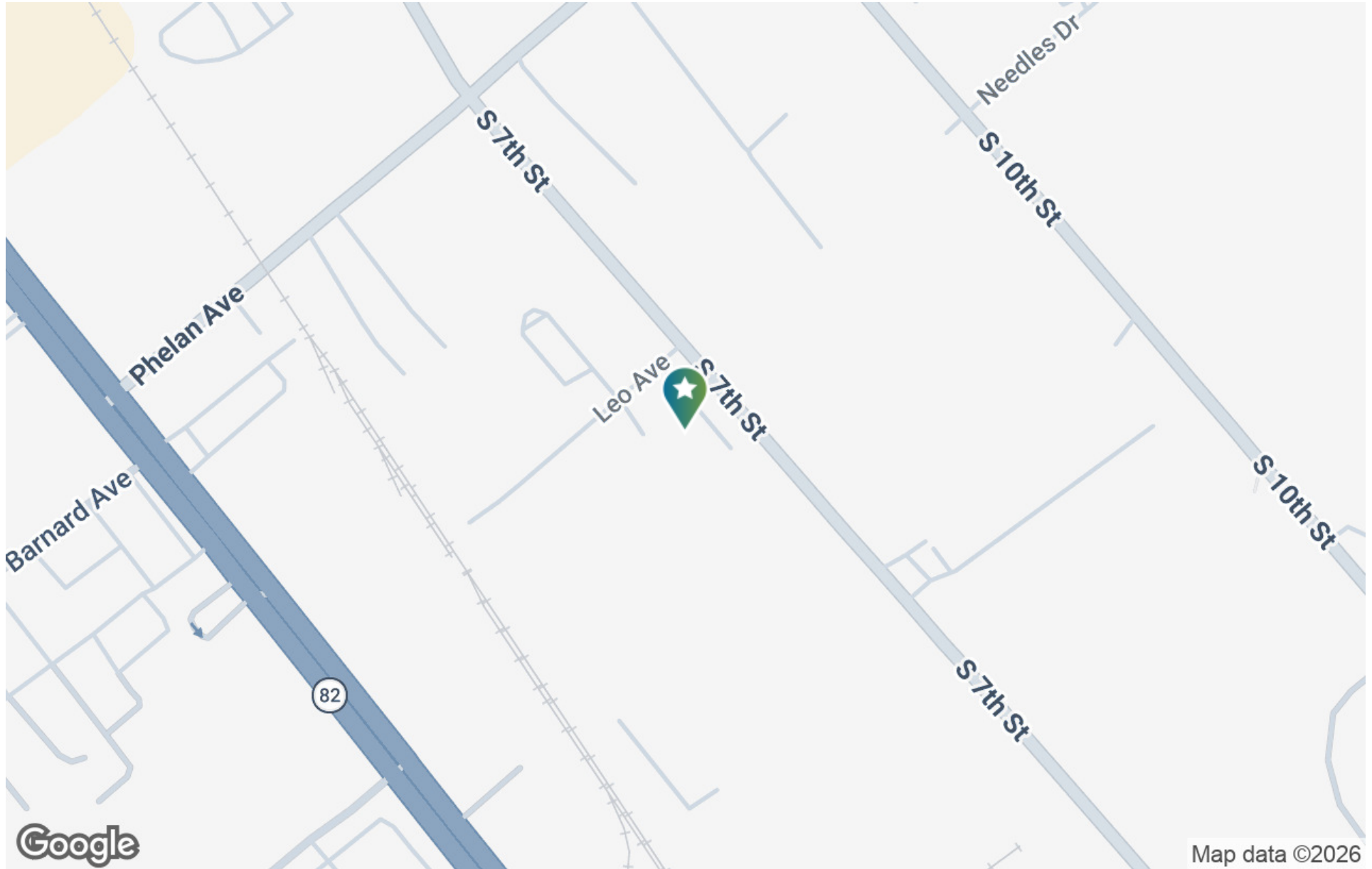
SECTION 2

Location Information

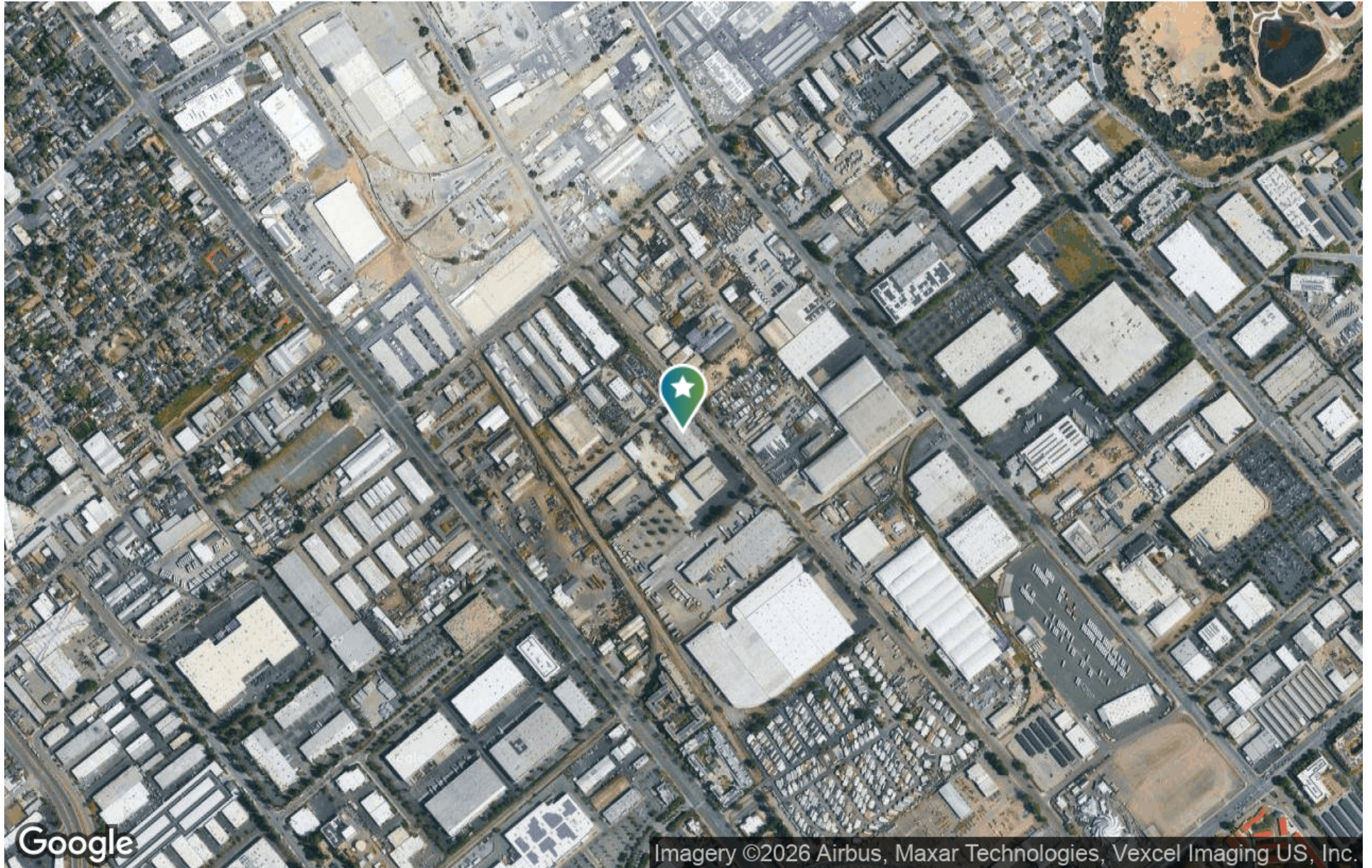
Regional Map



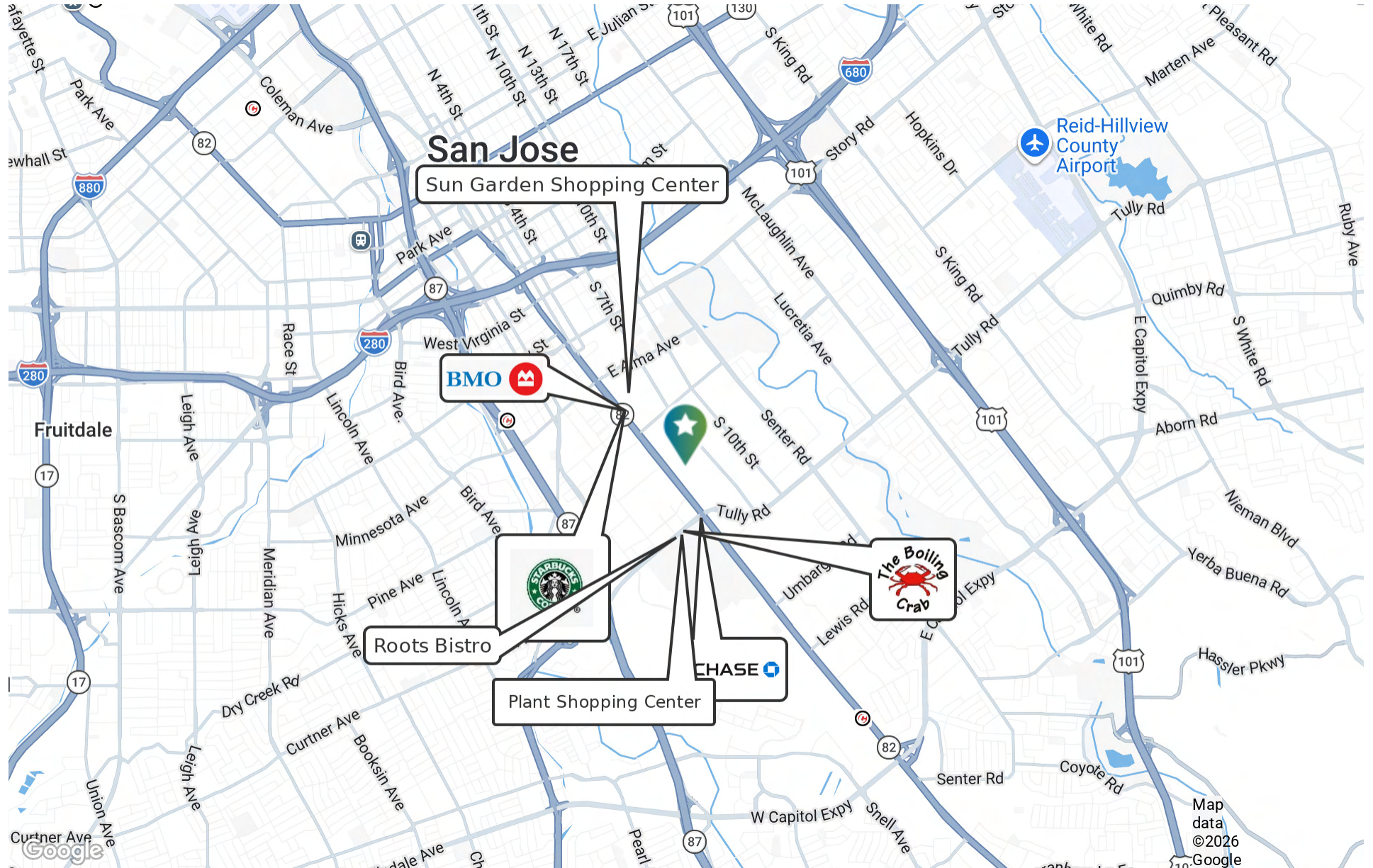
Location Map



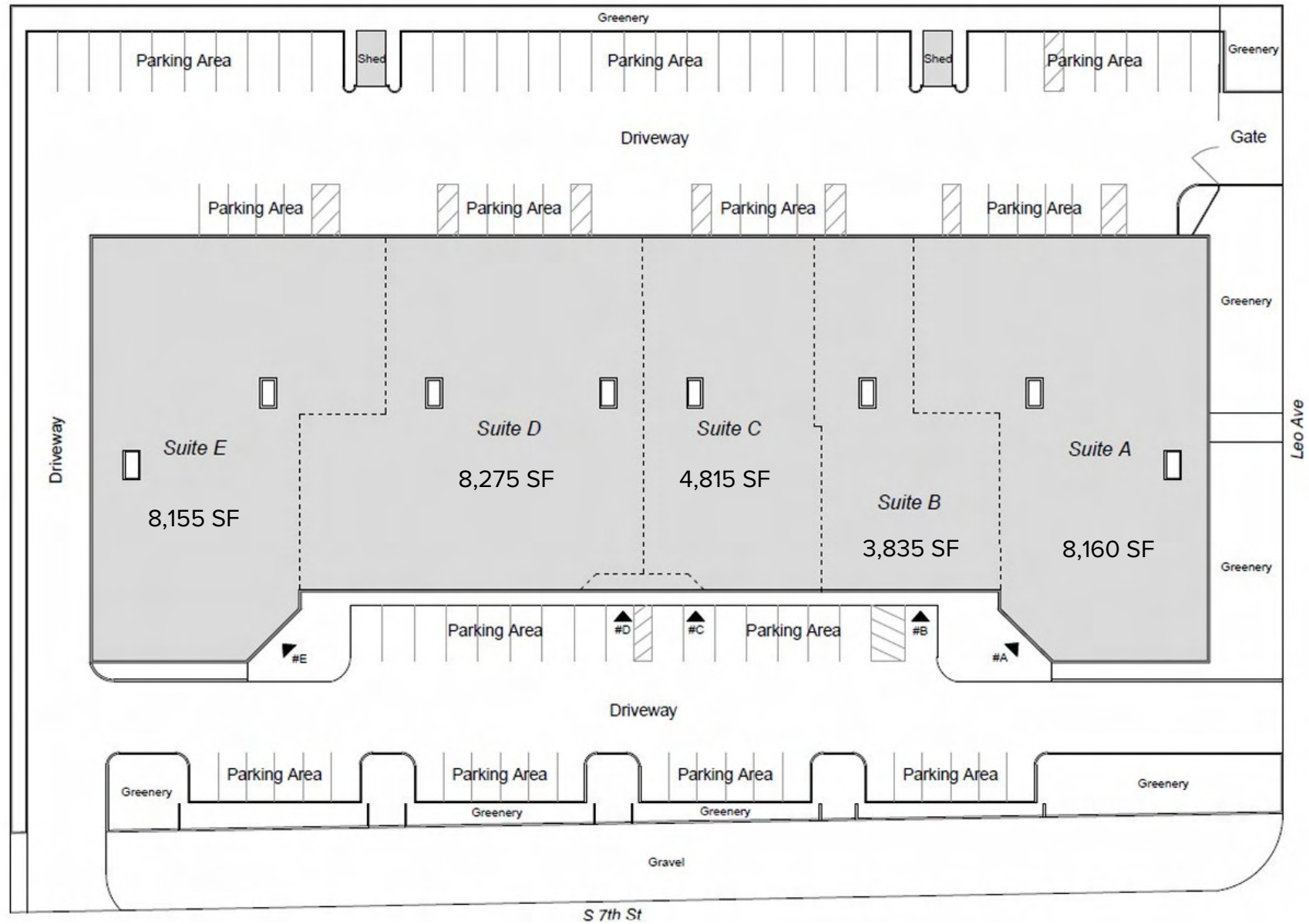
Aerial Map



Retailer Map



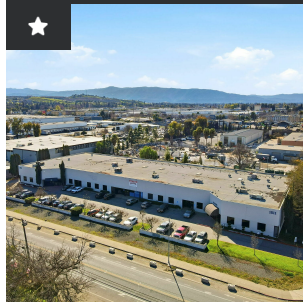
Site Plans



SECTION 3

Sale Comparables

Sale Comparables



Subject Property

1811 S 7th St | San Jose, CA 95112

Sale Price: \$9,995,000

Price PSF: \$300.69

Building SF: 33,240 SF

Year Built: 1985

Lot Size: 90,605 SF



Centrally located partially-occupied industrial building with potential for investors or owner-users. Property may be vacated 6 months after purchase for an owner-user seeking to occupy the entire space. Strategically located in the thriving San Jose area, this property presents a strong potential for industrial and manufacturing ventures. With its generous space and advantageous zoning, it's a solid investment opportunity for those seeking to expand or establish their presence in this key market.



749 Story Rd

San Jose, CA 95122

Sale Price: \$7,510,000

Closed: 07/25/2025

Price PSF: \$235.42

Building SF: 31,900 SF

Year Built: 2003

Lot Size: 0.44 Acres



Sale-Leaseback for nonprofit



1841-1853 S 7th St

San Jose, CA 95112

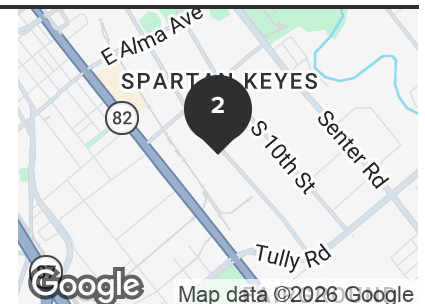
Sale Price: \$16,600,000

Price PSF: \$498.50

Building SF: 33,300 SF

Year Built: 1965

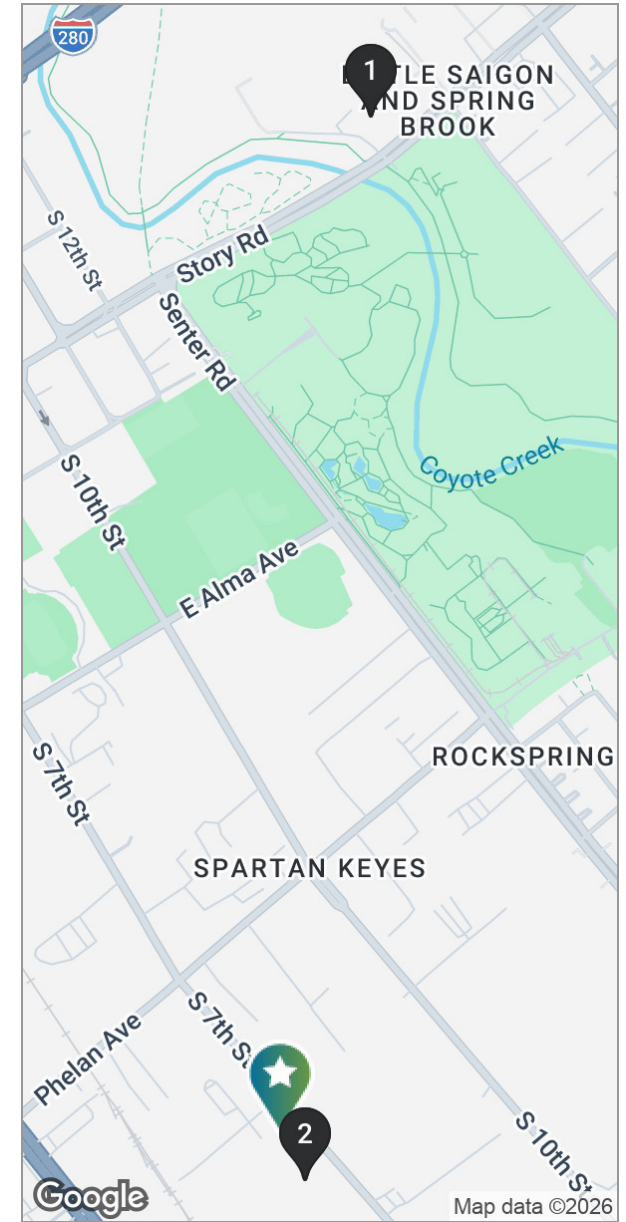
Lot Size: 0.22 Acres



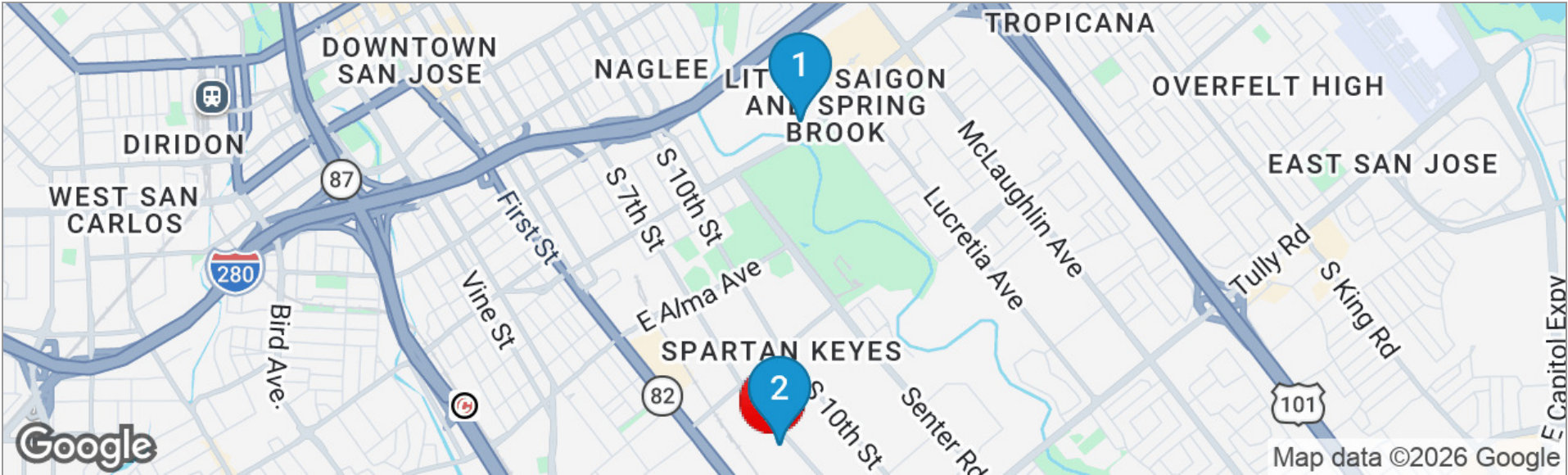
Purchased by utility co. (PG&E); vacant at time of sale

Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Lot Size	No. Units
★	1811 S 7th St San Jose, CA 95112	\$9,995,000	33,240 SF	90,605 SF	1
1	749 Story Rd San Jose, CA 95122	\$7,510,000	31,900 SF	19,166 SF	1
2	1841-1853 S 7th St San Jose, CA 95112	\$16,600,000	33,300 SF	9,583 SF	1
Averages		\$12,055,000	32,600 SF	14,375 SF	1



Sale Comps Map



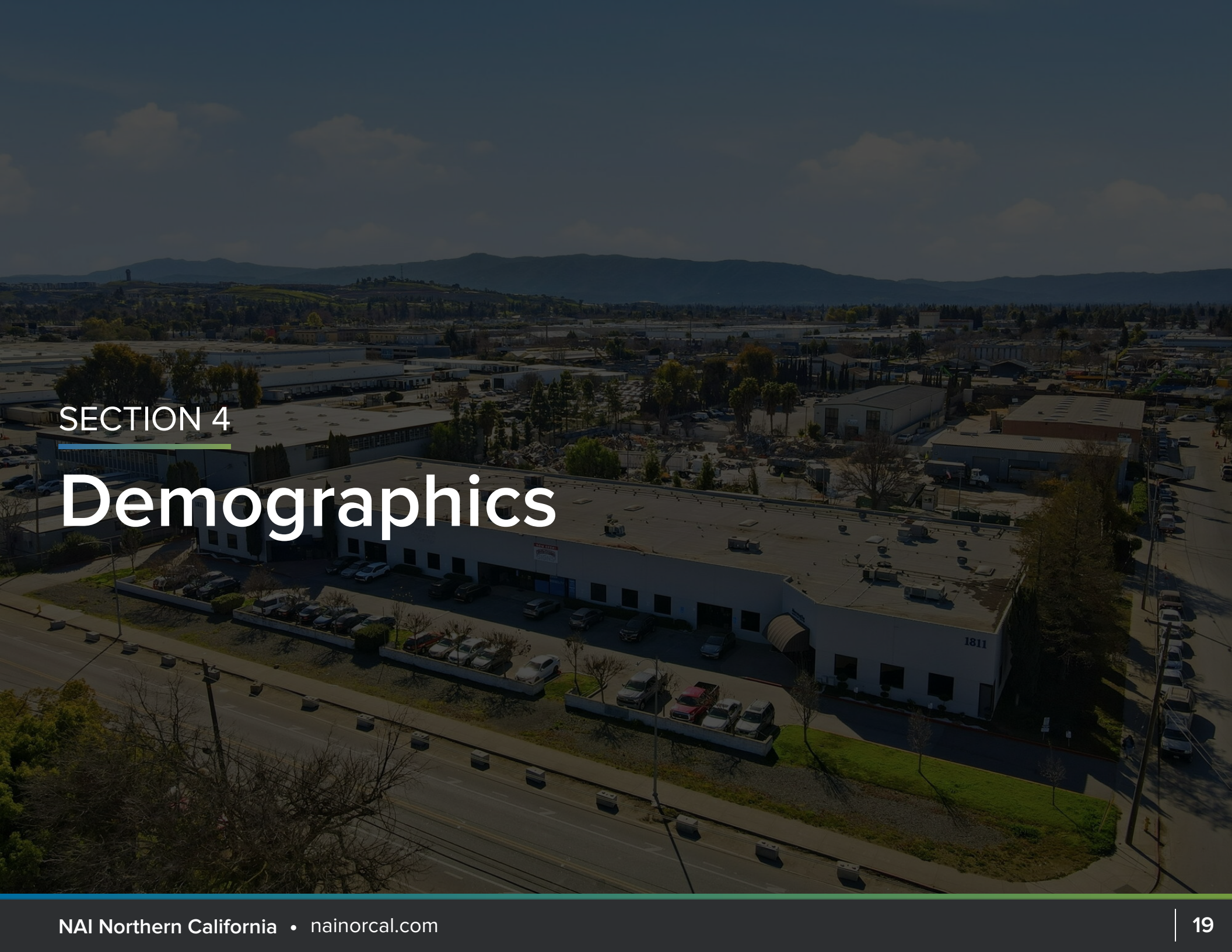
 **Subject Property**
1811 S 7th St | San Jose, CA 95112



749 Story Rd
San Jose, CA
95122



1841-1853 S 7th St
San Jose, CA
95112



SECTION 4

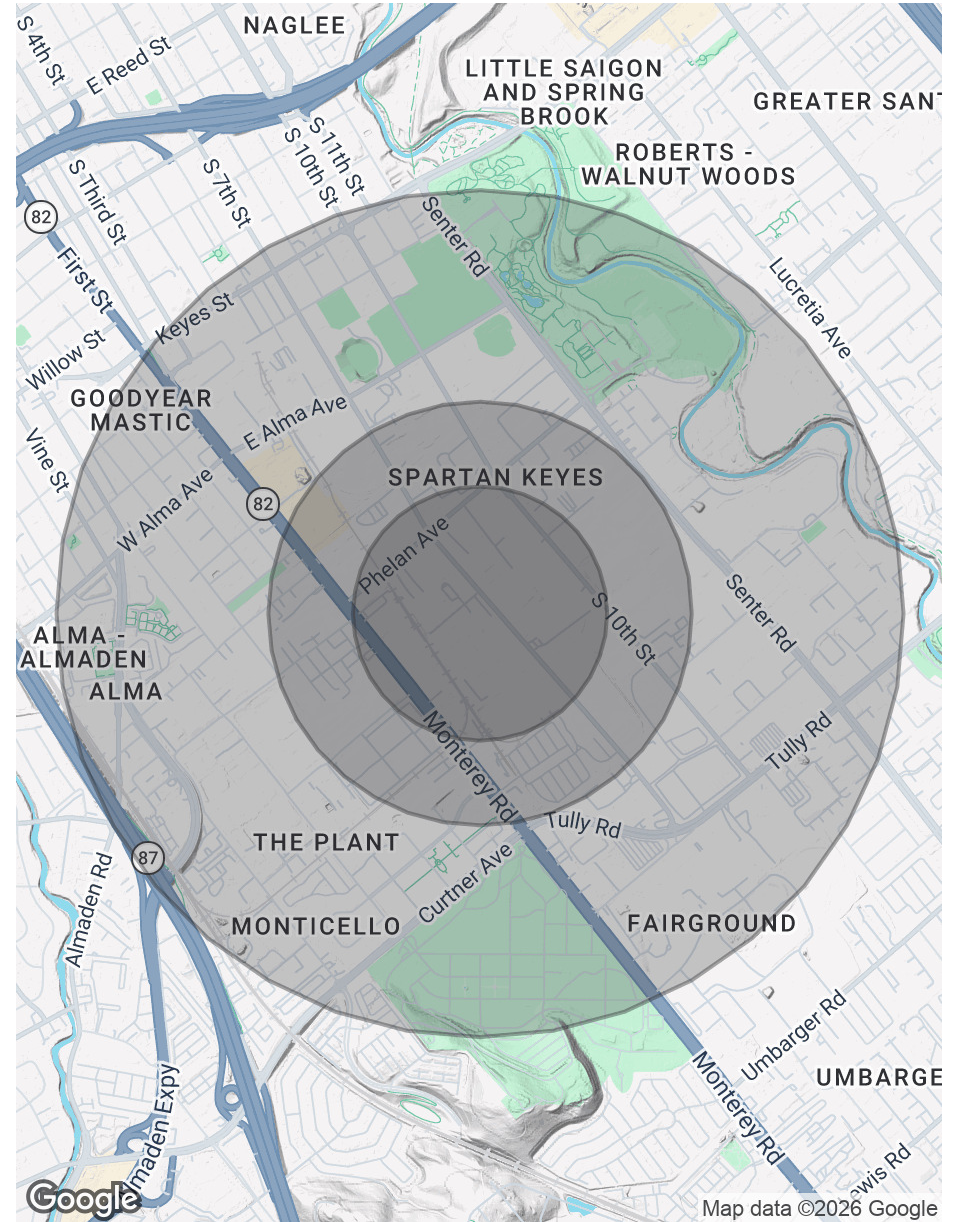
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	822	1,906	15,971
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	41	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	261	598	5,228
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$73,632	\$77,779	\$101,485
Average House Value	\$476,585	\$533,439	\$814,336

Demographics data derived from AlphaMap



SECTION 5

About Our Team



Douglas Sharpe

Executive Vice
President

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C: 408.482.8959
dsharpe@nainorcal.com
CalDRE #00693583

Education

Business Management
Magna Cum Laude

Professional Background

Douglas Sharpe's major projects have included acquisitions and dispositions for public organizations, private high net worth individuals and Fortune 500 Companies. He has supported multi-market relocations, strategic development planning, implementation of occupancy cost reduction strategies and advanced lease renewals. Doug's practice is based on cultivating exclusive and long-term relationships with local owners, developers, public and corporate clients.

Credentials and Honors:

Top Producer - NAI Global
Top Producer - CBRE

Society of Industrial and Office Realtors (SIOR)
Master of Corporate Real Estate (MCR)
Northern California Corporate Service Rep - NAI Global

Recent Corporate Clients:

Wells Fargo Bank NA
THX LTD
State Bank of India
Semiconductor Industry
Association
VUDU
County of Santa Clara
City of San Jose
United States of America State
of California
Amdocs
Ernst & Young, LLP.
Warner Brothers
City of Fremont
Tesla
eBay

Properties:

1855 Hamilton Ave, San Jose
1811 S 7th St, San Jose
3155 Middlefield Rd, Palo Alto
805 University Ave, Los Gatos
555 Twin Dolphin Dr, Redwood City
2946 Broadway St, Redwood City
Eastridge Medical Dental Center, San Jose
1030 Main St, Saint Helena
1805 Railroad Ave, Winters
2034 Forest Ave, San Jose
225 W Santa Clara St, San Jose
1225 Elko Dr, Sunnyvale
918 Commercial St, San Jose
1111 Washington St, Santa Clara
800 N McDowell Blvd, Petaluma
1995 El Camino Real, Santa Clara