

OFFERING MEMORANDUM



±6.47 ACRE IDEAL ADVANCED MANUFACTURING
DEVELOPMENT SITE IN SAN JOSE

2500 MONTEREY HWY | SAN JOSE, CA

±6.47 ACRES
OUTSTANDING ASSET

The property is situated in the heart of Silicon Valley's, central San Jose region. It is home to some of the largest Tech Companies in the world. This prime location offers immediate proximity to key economic hubs like the Downtown Core, freeways, the Diridon Station Area and The Plant (retail power center), providing unparalleled access to transit infrastructure, and amenities.

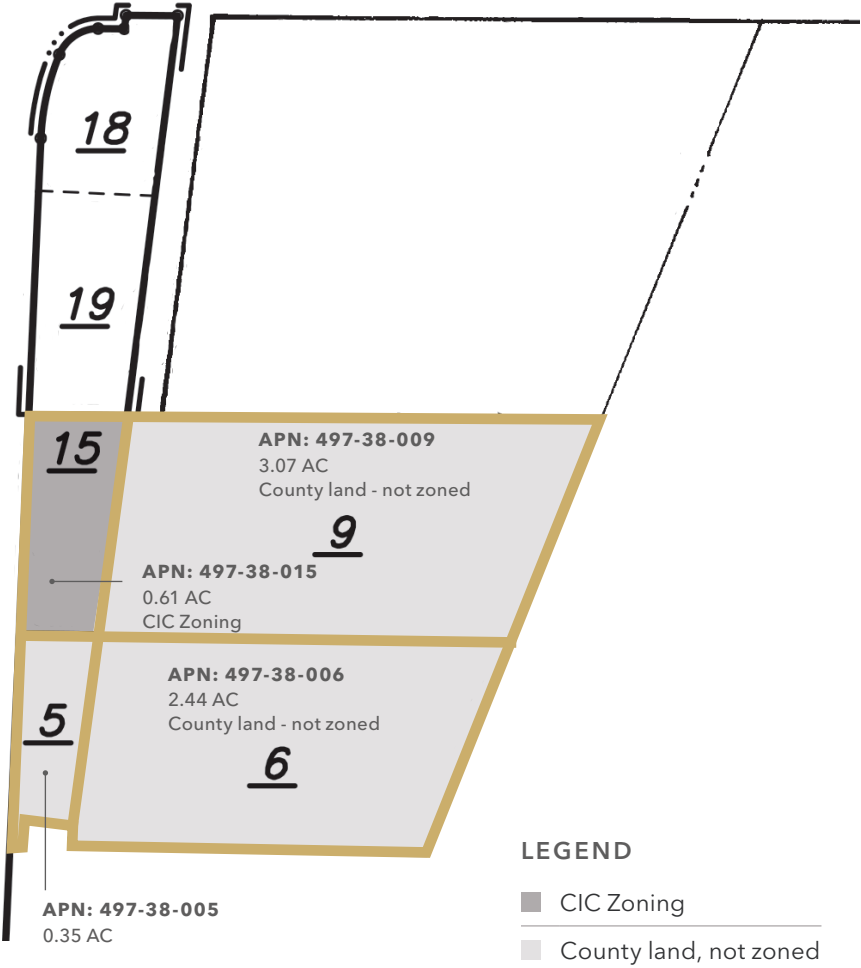
SPACE AVAILABLE 6.47 AC

PARCEL SIZE	APN: 497-38-009	APN: 497-38-015
	3.07 AC	0.61 AC
	APN: 497-38-006	APN: 497-38-005
	2.44 AC	0.35 AC

Zoning presently resides within Santa Clara County for three of the four parcels and would require annexing into the city of San Jose for development.

The three properties that fall under the jurisdiction of the county are, (005, 006, 009) the fourth property (015) falls under the jurisdiction of the city of San Jose. All four presently show a CIC - Combined Industrial/Commercial zoning overlay under the 2040 General plan. This is a flexible zoning that allows for many needed uses, including Light and Medium Manufacturing, Research & Development, Warehouse/Distribution, Wholesale Establishment, and Recreation. The full list of allowable uses can be found below.

→ [VIEW ZONING INFORMATION](#)



\$22 M
ASKING PRICE

±6.47 AC
TOTAL SPACE AVAILABLE

LOCATION OVERVIEW



82



THE PLANT
650K Retail Power Center

CURTNER AVE

TULLY RD

SANTA CLARA
COUNTY
FAIRGROUNDS

UMBARGER RD

SENER RD

SAN JOSE

SUBJECT
PROPERTY

87

82



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 TOTAL POPULATION	20,310	262,431	684,813
2025 TOTAL POPULATION	19,485	257,214	671,426
2030 PROJECTION	19,725	261,683	683,152
BACHELOR'S DEGREE OR HIGHER	23%	32%	37%
MEDIAN AGE	40.2	38.2	38.9

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	6,079	78,443	214,245
2030 PROJECTED	6,160	79,904	218,362
AVG HOUSEHOLD SIZE	3.1	3	3
TOTAL CONSUMER SPENDING	\$215.5M	\$3.1B	\$8.7B
OWNER-OCCUPIED	3,445	40,210	110,899
RENTER-OCCUPIED	2,715	39,695	107,463

INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$124,404	\$147,682	\$154,585
MEDIAN HH INCOME	\$94,342	\$116,227	\$122,588

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,739	9,164	28,797
TOTAL EMPLOYEES	13,587	76,270	237,100

RACE/ETHNICITY

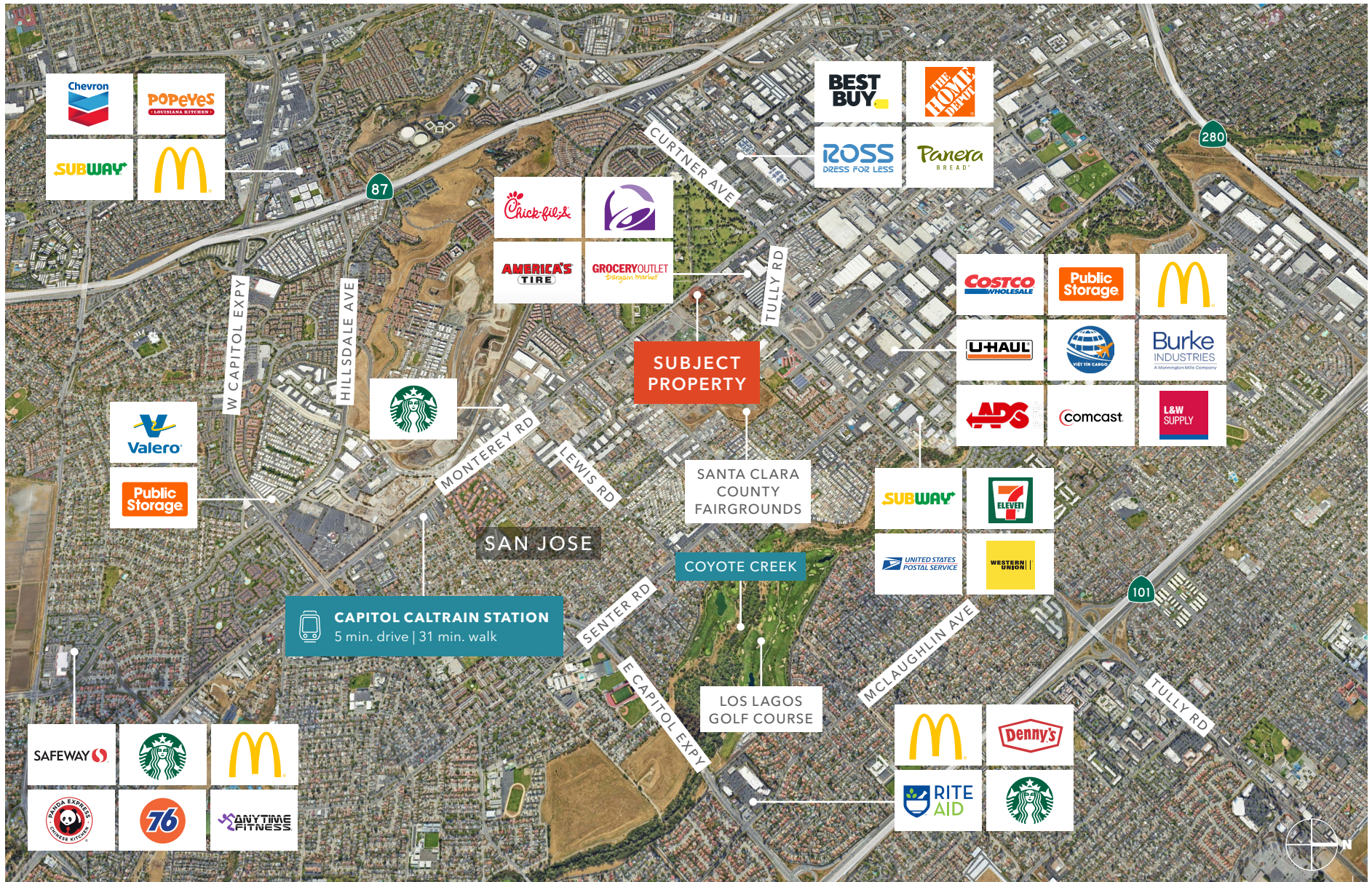
	1 Mile	3 Miles	5 Miles
WHITE	12.66%	22.77%	25.11%
BLACK OR AFRICAN AMERICAN	2.99%	3.42%	3.31%
AMERICAN INDIAN OR ALASKA NATIVE	1.55%	1.51%	1.49%
ASIAN	52.60%	32.66%	32.58%
HAWAIIAN OR PACIFIC ISLANDER	0.50%	0.56%	0.57%
OTHER RACE	29.71%	39.09%	36.94%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	25%	20%	16%
HIGH SCHOOL DIPLOMA	23%	18%	17%
SOME COLLEGE	23%	23%	23%
ASSOCIATE	6%	7%	7%
BACHELOR'S	15%	20%	22%
GRADUATE	8%	12%	15%

Data Source: ©2025, Regis USA

LOCATION OVERVIEW



SILICON VALLEY *INDUSTRIAL* 2Q2026

MARKET DRIVERS

Industrial leasing activity is 23.5% higher than last year's cumulative activity to this point. Warehouse activity is also 49.7% higher than it was at this point in 2025, driven by 1.3M SF of leasing activity this quarter.

ECONOMIC REVIEW

Manufacturing employment reported 128.3K jobs in May 2026, up 1.1% YOY, while trade, transportation, and utilities employment reached 116.5K jobs, up 0.4% YOY.

NEAR-TERM OUTLOOK

The Silicon Valley industrial market showed stronger momentum through the second quarter of 2026, led by improving industrial fundamentals and continued demand from advanced manufacturing and technology-adjacent users. Industrial vacancy fell to 4.4%, while availability tightened to 4.7%, suggesting that tenants are absorbing functional product faster than new space is being added. Positive absorption of 355.2K SF this quarter and 370.6K SF year-to-date further reinforces that the industrial segment is beginning to stabilize after several quarters of uneven demand.

Recent activity supports that narrative. Super Micro Computer leased a 714K SF campus on Qume Drive in San Jose to support its AI infrastructure manufacturing operations, while NVIDIA leased 302.8K SF at 5853 Rue Ferrari in San Jose. These transactions highlight how demand tied to AI hardware, server manufacturing, and advanced technology production is supporting large industrial requirements in the region.

INDUSTRIAL MARKET BREAKDOWN

MARKET SUMMARY	2Q26	1Q26	2Q25	YOY Change
Total Vacancy Rate	4.4%	5.4%	4.8%	-40 bps
Total Availability Rate	4.7%	6.1%	5.6%	-90 bps
Asking Lease Rate/SF/Mo	\$1.84	\$1.80	\$1.92	-4.2%

	2Q26	2026 YTD	2025 YTD	YOY Change
Leased SF	843,246	1,450,762	1,175,064	23.5%
Sold SF	433,321	761,453	121,115	528.7%
Direct Net Absorption (SF)	355,224	370,583	240,476	N/A

WAREHOUSE MARKET BREAKDOWN

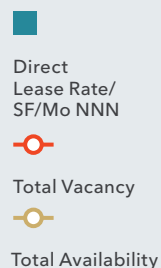
	2Q26	1Q26	2Q25	YOY Change
Total Vacancy Rate	7.5%	6.9%	5.7%	180 bps
Total Availability Rate	9.1%	8.4%	8.6%	50 bps
Asking Lease Rate/SF/Mo	\$1.67	\$1.57	\$1.57	6.4%

	2Q26	2026 YTD	2025 YTD	YOY Change
Leased SF	1,316,500	2,308,883	1,541,856	49.7%
Sold SF	127,976	333,145	619,095	-46.2%
Direct Net Absorption (SF)	-39,056	-430,277	-303,002	N/A

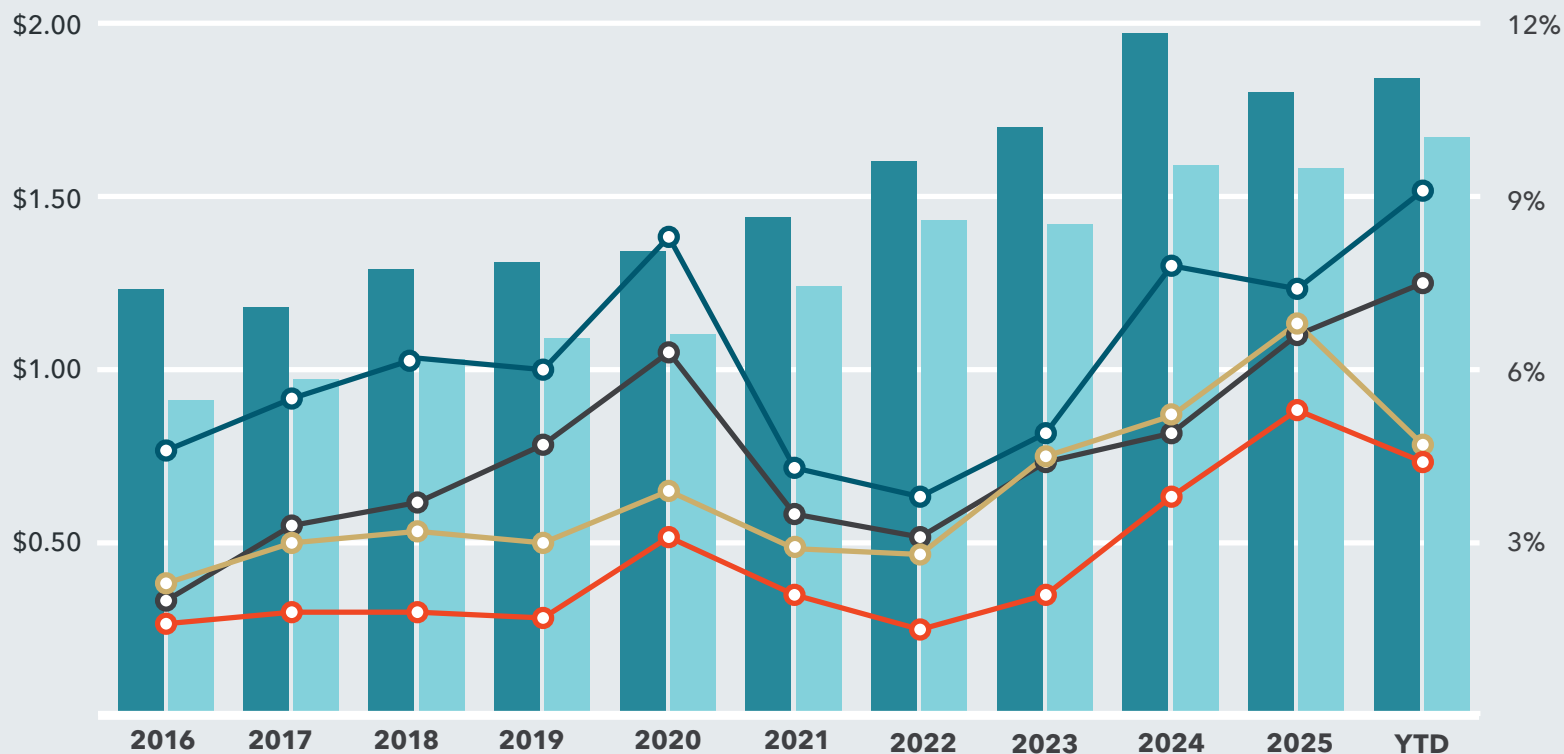
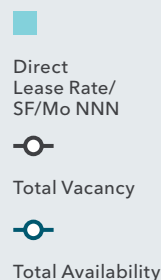
SILICON VALLEY *INDUSTRIAL* 2Q2026

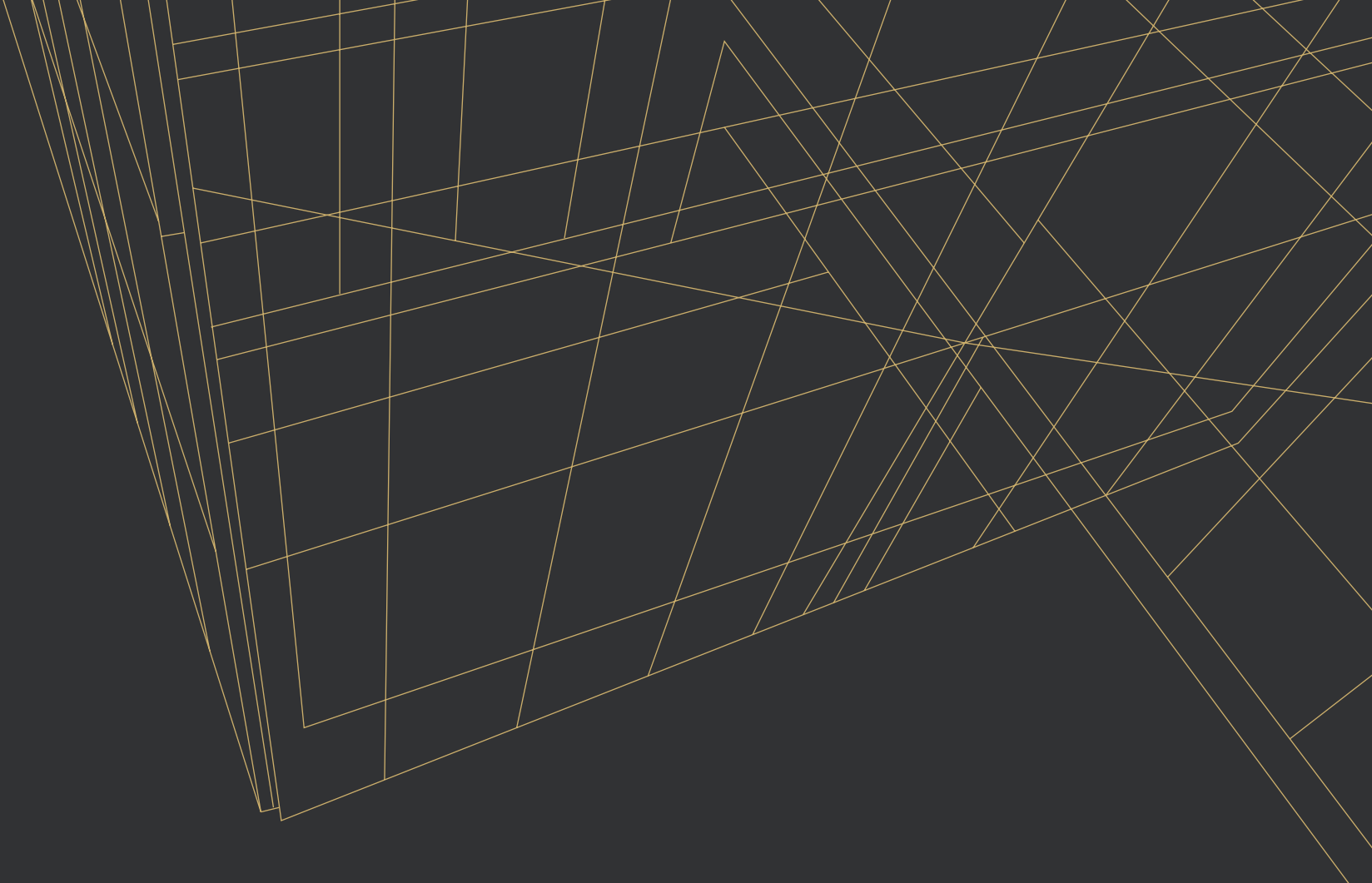
LEASE RATE, VACANCY & AVAILABILITY

INDUSTRIAL



WAREHOUSE





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