

2-STORY OFFICE BUILDING
FOR SALE *or* LEASE

1940 THE ALAMEDA

SAN JOSE, CA 95126

PC INC PRIME COMMERCIAL
INCORPORATED
www.primecommercialinc.com | (408) 879-4000

DOUG FERRARI LIC. 01032363
dferrari@primecommercialinc.com
(408) 879-4002

DIXIE DIVINE LIC. 00926251 & 01481181
ddivine@primecommercialinc.com
(408) 313-8900



FOR SALE OR LEASE

2-Story Professional Office Building

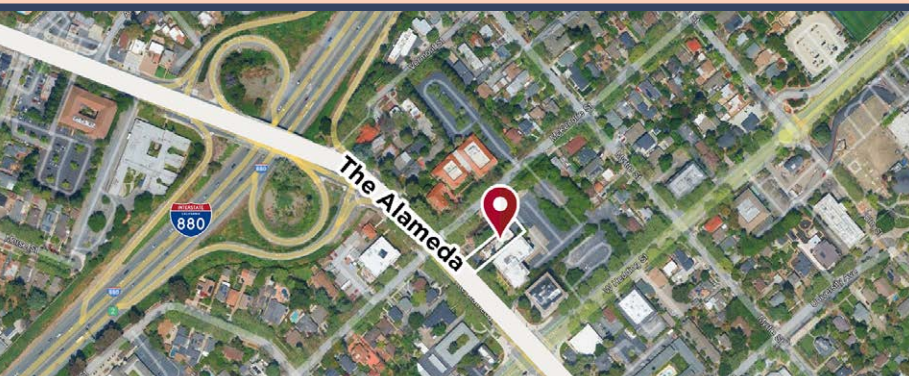
Exceptionally well-maintained two story professional office building centrally located on The Alameda in San José. This property is now available for lease (divisible), or sale and offers maximum flexibility to be divided into multiple suites with up to five HVAC zones. The property has a convenient location just one block south of U.S. Highway 880 and near San José Mineta International Airport (SJC), County Offices, Downtown San José, and Santa Clara University. Interior build-out and finishes are updated and would serve well a multitude of professional services including law firms, CPA's, and financial services.

PRICING

SALE PRICE - \$2,300,000

RENTAL RATE

- **SUITE 100** - 2,828 square feet
\$27/SF/month Modified Gross
- **SUITE 200** - 3,510 square feet
Price Negotiable - Possible Expansion



FEATURES

Total Rentable Area - 6,338 square feet

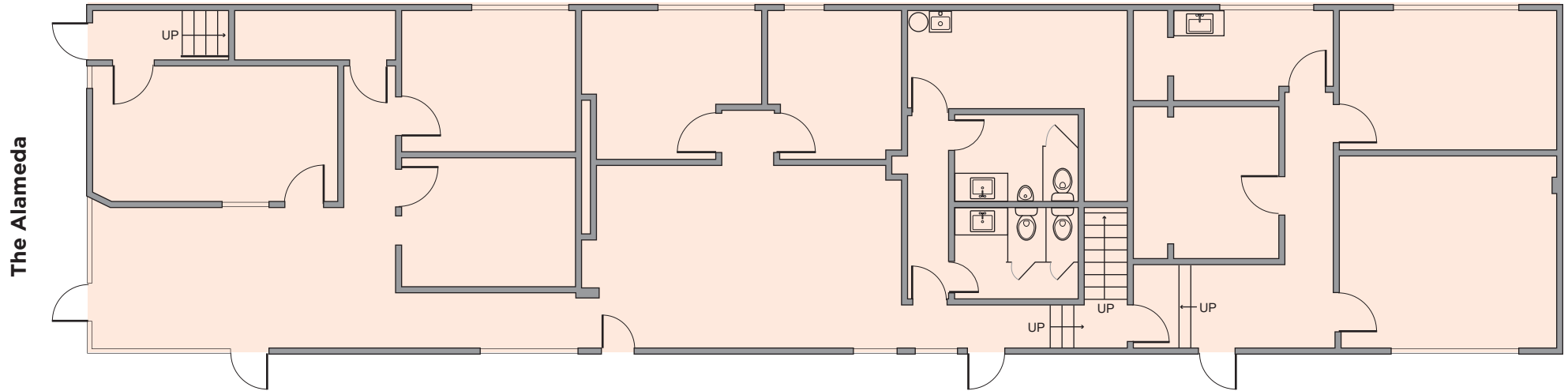
- **First floor suite** - 2,828 square feet
with private offices, conference room, two restrooms and kitchenette
- **Second floor suite** - 3,510 square feet
Negotiable as possible expansion

High Level of Maintenance

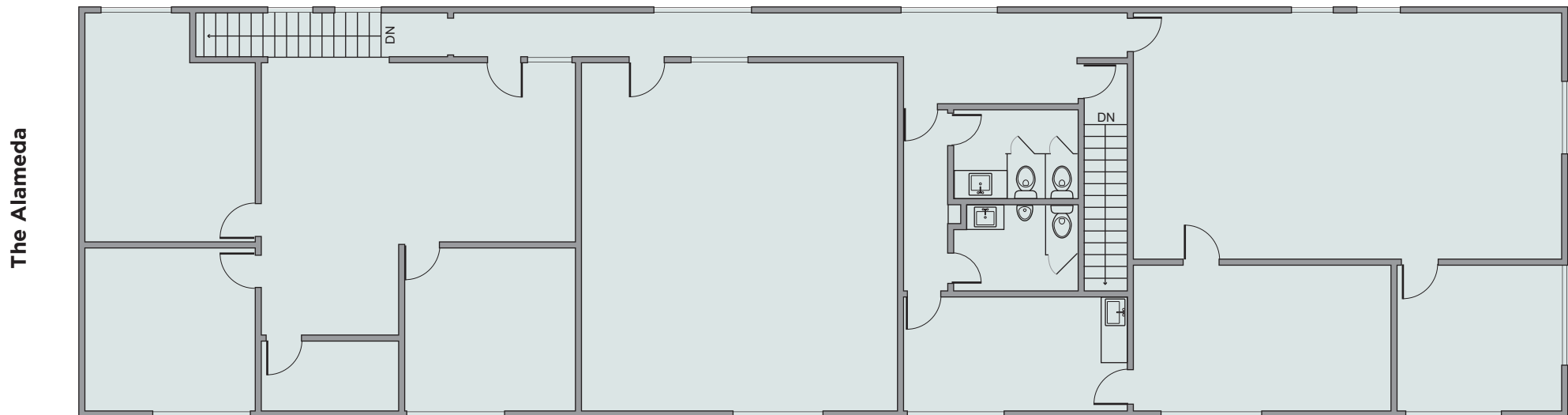
- New roof in 2018
- New roof mounted HVAC units in 2018
- New double pane windows
- All restrooms have been remodeled and ADA compliant
- Parking lots resealed and striped in 2024

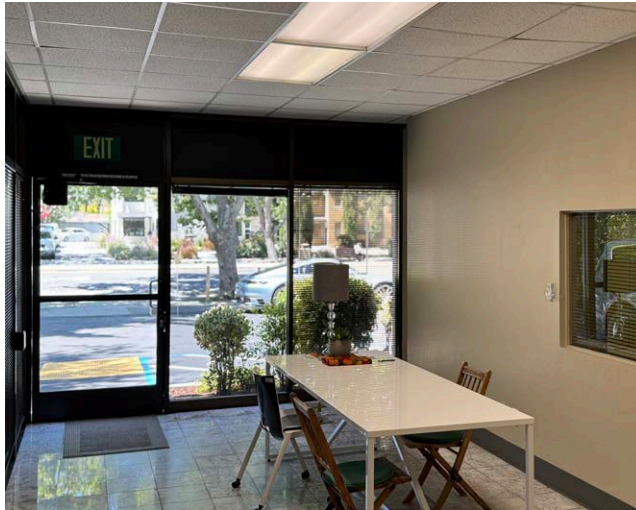
Front and rear on-site parking (8 total spots)

1ST FLOOR - 2,828 SF



2ND FLOOR - 3,510 SF (EXPANSION SPACE)

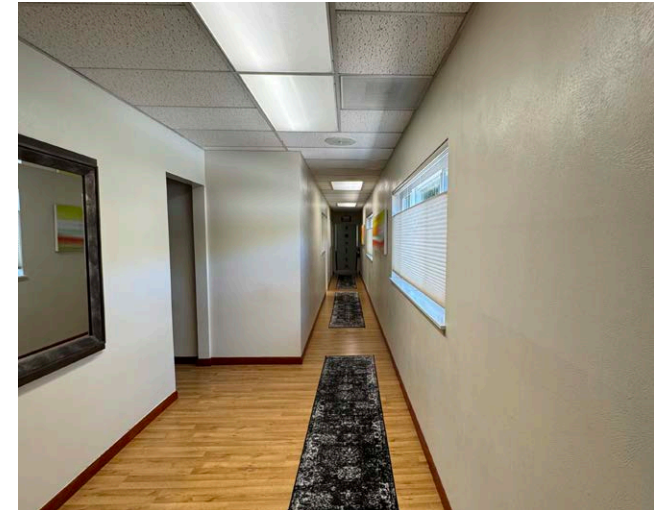




First Floor (Lobby / Conference Room)



First Floor (Office)



Second Floor (Hallway)



Second Floor (Kitchenette)

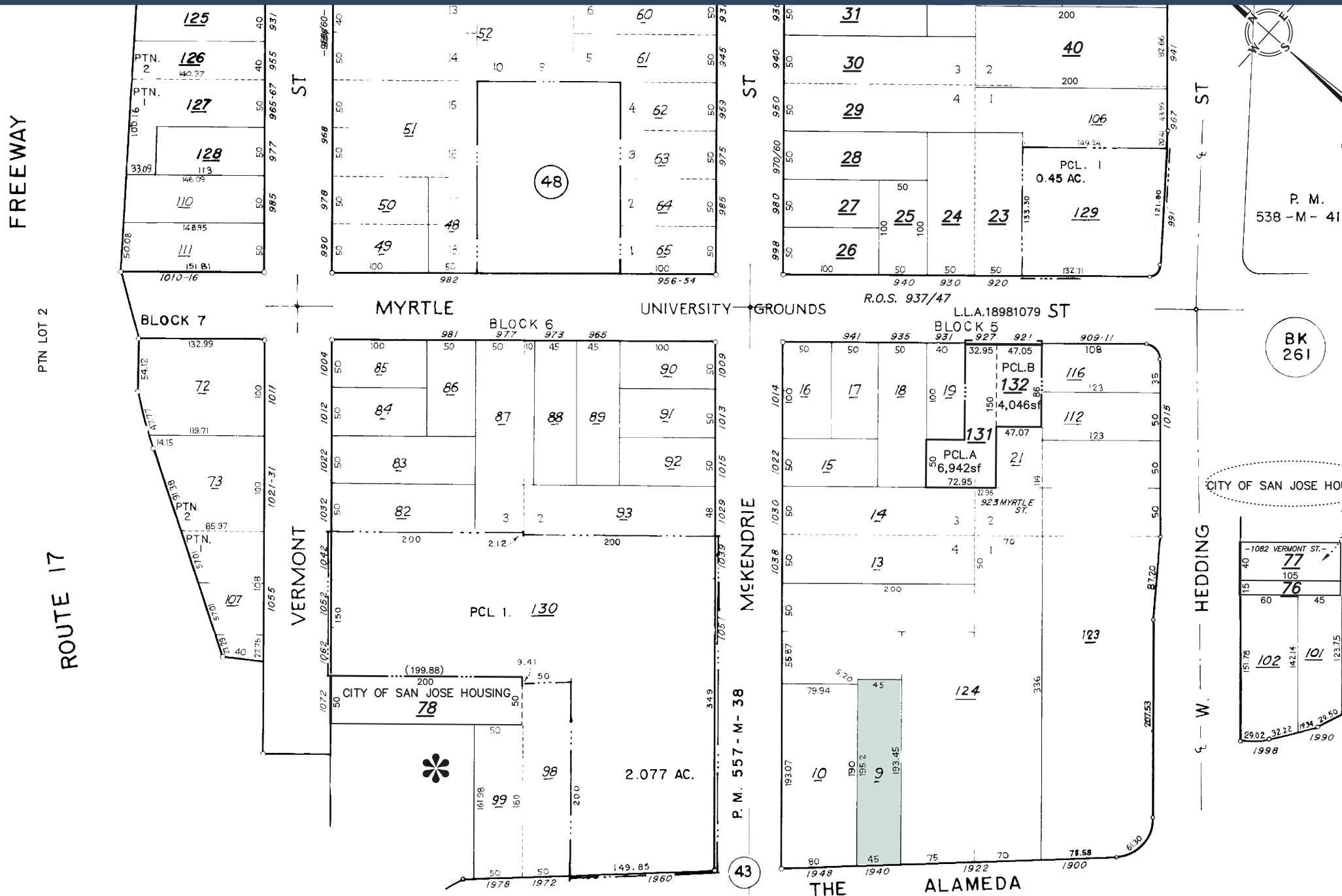


Second Floor (Office)



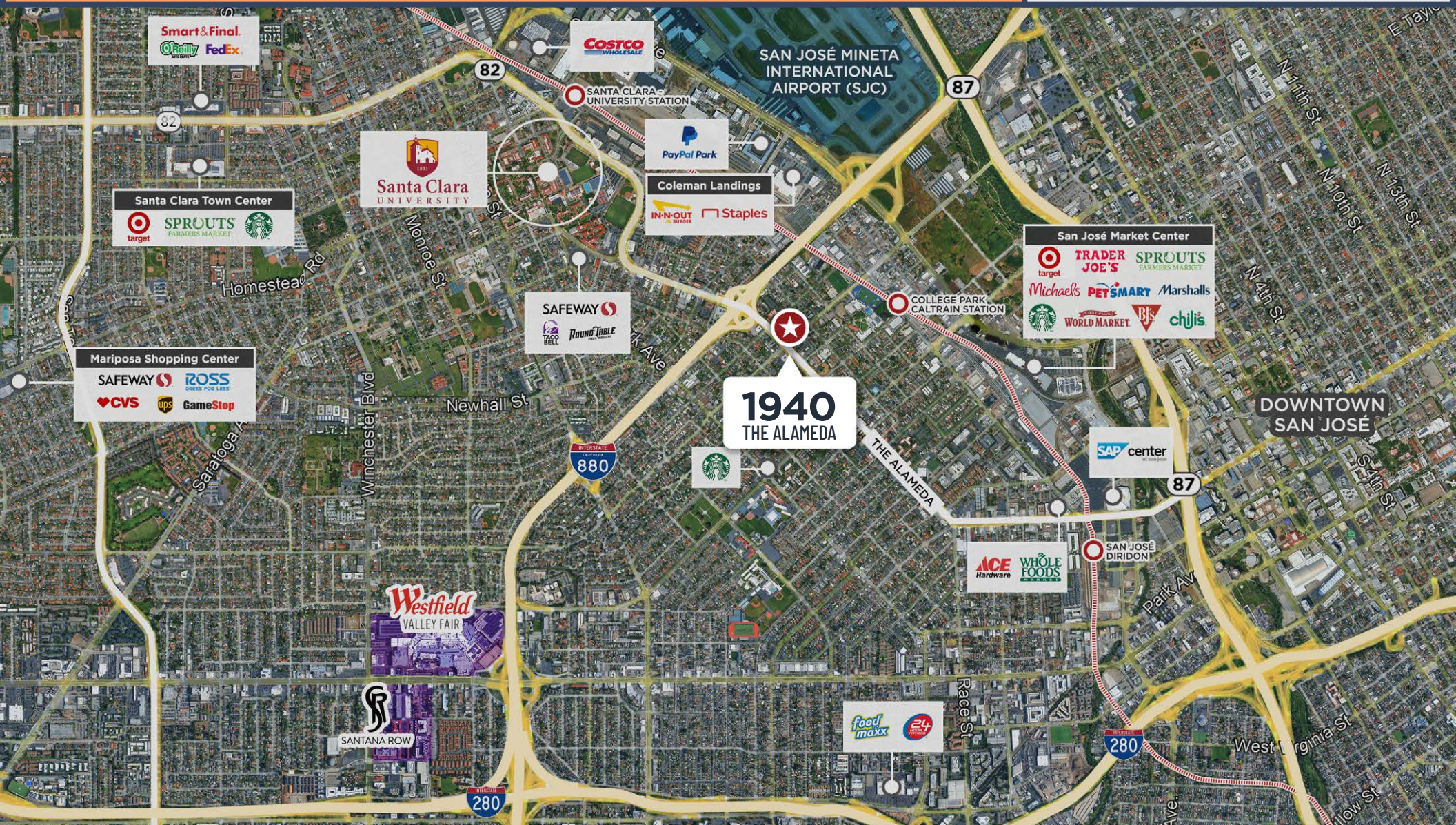
Second Floor (Office)

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Aerial Market Overview

1940 The Alameda
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DEMOGRAPHICS

Source: Esri 2024

	1 Mile	3 Miles	5 Miles
Total Population	19,775	222,773	651,332
Daytime Population	28,094	313,995	817,614
Average Household Income	\$200,546	\$176,040	\$191,131

TRAFFIC COUNTS

Average Daily Traffic	Cars Per Day
The Alameda	27,500 ADT
W Hedding Street	13,298 ADT
HWY 880	159,000 ADT



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Agent Contact:

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