



1376
N. 4TH ST.

San Jose, CA 95112

**CONFIDENTIAL
OFFERING
MEMORANDUM**

Owner/User or Investment Opportunity
±13,338 SF INDUSTRIAL/OFFICE FOR SALE

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The image shows the exterior of a building with a light-colored, textured facade. A large green awning with the number '1376' in white is positioned over the main entrance. To the left of the entrance are two smaller arched windows with striped awnings. A parking lot with white lines is visible in the foreground. A dark blue semi-circular graphic overlay is on the right side of the image, containing the table of contents.

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PROPERTY OVERVIEW



**19 Parking
Stalls**



**±0.35 Acre
Site**



**400 Amps @
277/480 V**



**Owner-User
Opportunity**

ADDRESS: 1376 N 4th Street, San Jose, CA

PARCEL NO: 235-05-023

ACRES: ±0.35

POWER: 400 AMP @ 277/480 V

RSF: ±13,338

STORIES: Partial 2-Story, Freestanding

TYPE: Single or Multi-Tenant

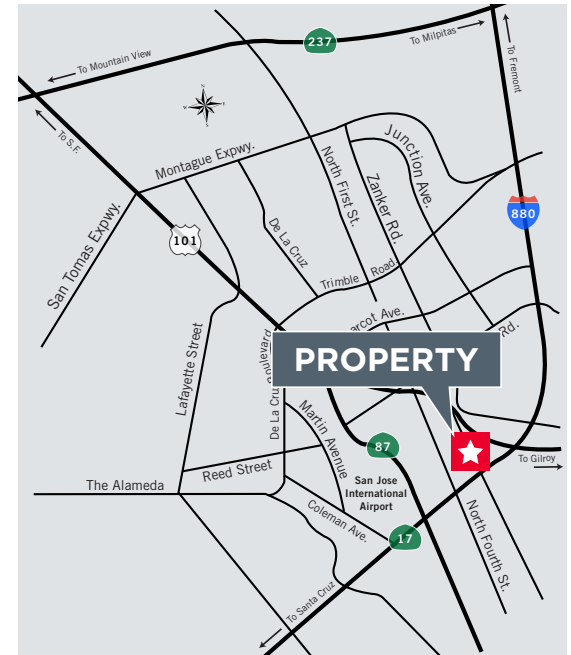
CONSTRUCTION: Concrete Tilt-Up

YEAR BUILT: 1961

PARKING STALLS: ±19

GRADE LEVEL DOORS: 1 Existing w/ Capability to Have 3

ZONING: CIC - Industrial ([Link HERE](#))



THE OFFERING



INVESTMENT OR
OWNER/USER POTENTIAL



POWER, LOCATION
AND ACCESS



18.5' CLEAR
HEIGHT



4.9% INDUSTRIAL
VACANCY



Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 1376 N. 4th Street, San Jose, CA 95112 ("the Property"), a freestanding partial two-story office/warehouse building totaling $\pm 13,338$ square feet on a ± 0.35 acre parcel.

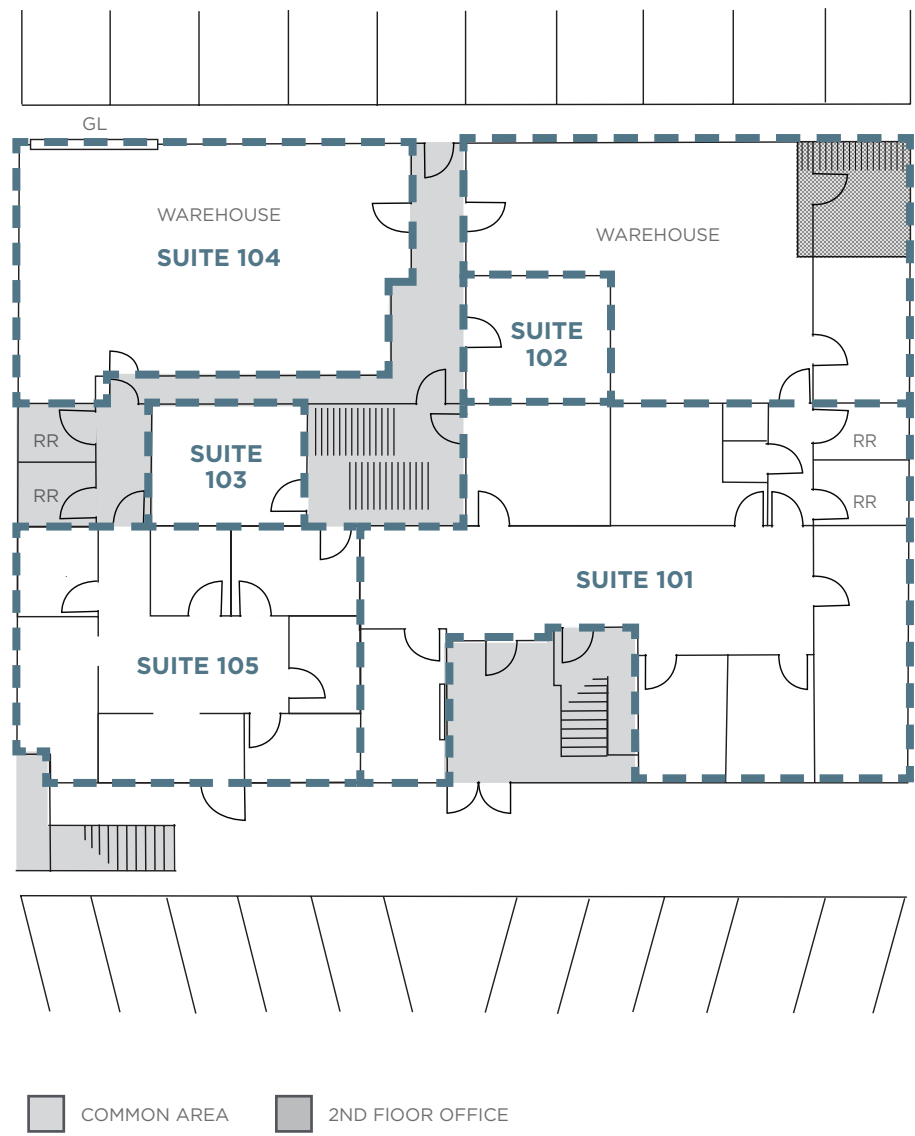
The property is centrally located in the heart of Silicon Valley's largest City, San Jose. This property offers excellent access to Highways 880, 101, and 87. The property features a versatile mix of office spaces designed for multi-tenant use, alongside a warehouse with an existing grade-level entrance and the potential for two additional grade level doors. There are ± 19 dedicated parking spaces, numerous skylights bringing natural light into the building and warehouse area that boasts 18.5' clear height. This property is ideal for an owner-user seeking a full-building solution or for investors looking to capitalize on future development opportunities.

The property offers a robust electrical capacity of 400 amps at 277/480V and previously served as the headquarters for a newspaper production company. It is well-suited for light manufacturing, office, and some retail uses. Zoned C1C-Industrial, the site accommodates a broad range of potential applications, including R&D, warehouse distribution, retail, bakery, dry cleaning, and animal boarding or grooming. As part of your due diligence, we recommend verifying specific use approvals with the City of San Jose.

The opportunity is a great transportation oriented location near the San Jose Mineta International Airport. 1376 N. 4th Street offers a rare investment opportunity that proves difficult to find in the local market. With a 4.9% vacancy rate in the local industrial market that's projected to remain historically low through 2025, this is an excellent opportunity for an investor or user to secure a rare site in the Silicon Valley.

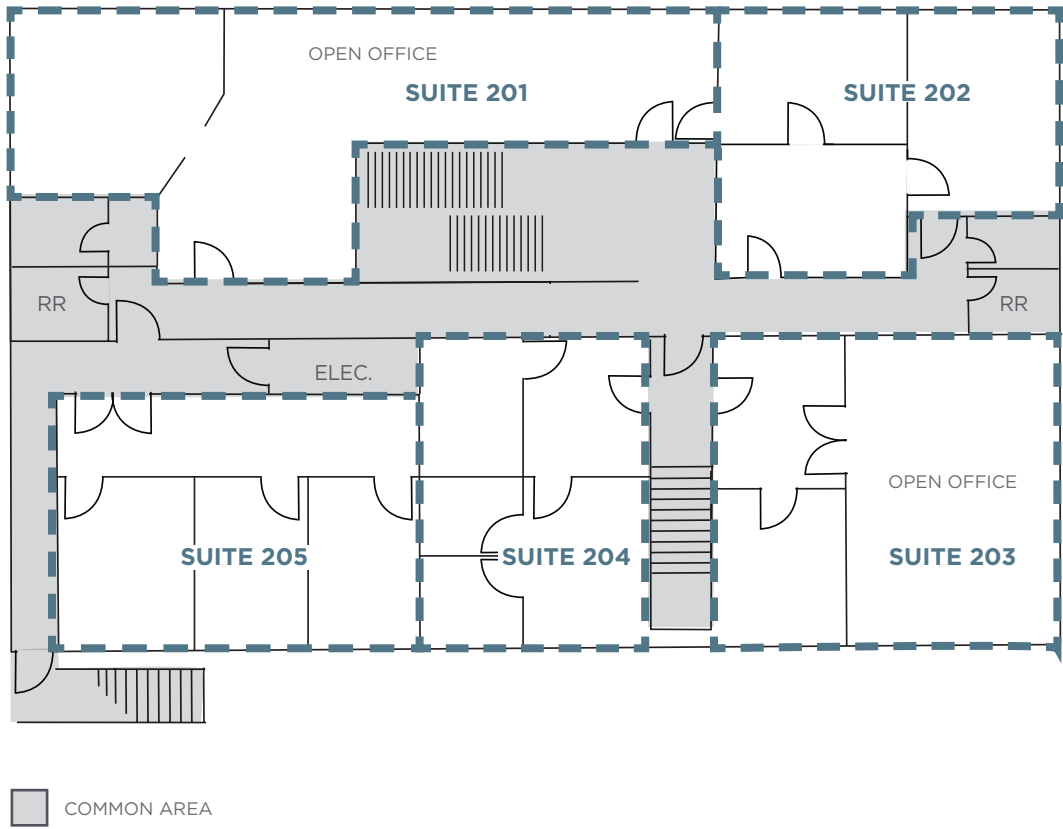
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



AMENITIES

1

Hobees
Pemier Pizza
Una Mas!
Starbucks
Wahoo's
Patxi's Pizza

2

Spencer's Steak and Chops
Sonoma Chicken Coop
Booster Juice
Shagun Indian
Vito's New York Italian
Camille's Sidewalk Cafe
Quiznos
It's a Grind Coffe House
Ume Chinese Food
Madhuban Indian Cuisine
Cutting Board Deli
Bagel Street Cafe
Starbucks
Senor Jalapeno Taqueria
That's a Wrap
DD's Cafe
Star Cafe
Denny's
McDonalds
LeBoulanger
Zeytoun
Hawaiian Drive Inn
Chipotle
Red Brick Pizza
Subway

3

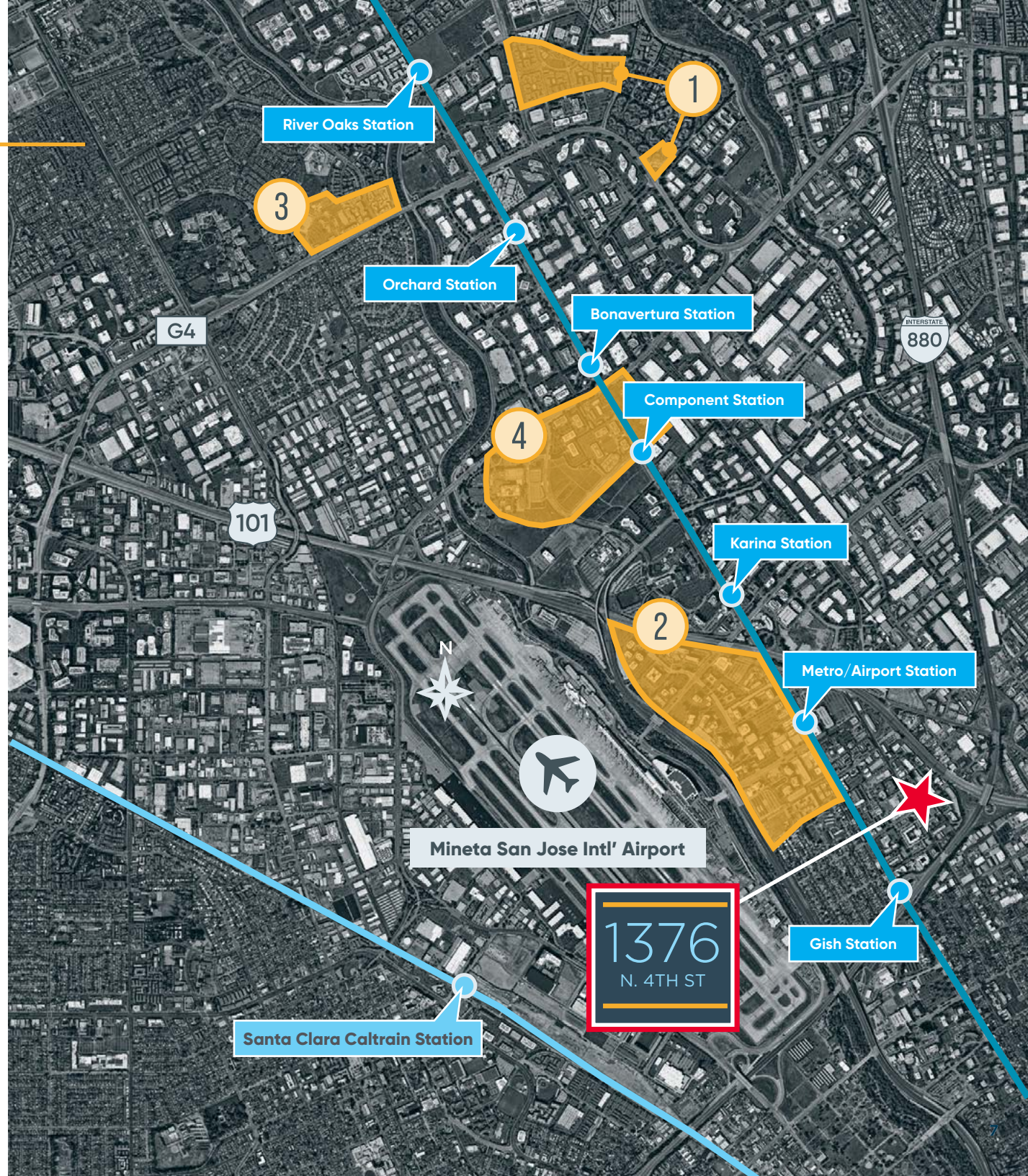
Jamba Juice
Quizinos Sub
Safeway
Baka Fresh
Red Robin
The Posh Bagel
Piatti
Yan Can Asian Bistro
McDonald's
Yo Yo Sushi Bar & Grill
Cold Stone
Mezbaan Indian Cuisine

4

Specialty's Cafe and Bakery
Honba Sushi
Subway
Starbucks
Pho Viet
Premier Pizza
Tahi Orchird
Sangram Indian Cuisine
Olive's Greek & Middle
Eastern Cafe
Una Mas!
Carl's Jr.
BB's Small World Cafe
Athena Grill

 CALTRAIN

 LIGHT RAIL



FINANCIAL ANALYSIS

RENT ROLL & FINANCIAL DETAILS
AVAILABLE UPON REQUEST



1376

N. 4TH ST.

San Jose, CA 95112

DISCLAIMER

Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the “Seller”), in connection with Seller’s solicitation of offers for the purchase of the fee simple interest in 1376 N. 4th Street, San Jose, CA (“The Property”). The Property is being offered on an “AS-IS” basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon. While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., may make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an

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