

1010

THE ALAMEDA

SAN JOSE, CA



CUSHMAN &
WAKEFIELD

THE OFFERING

Cushman & Wakefield has been retained on an exclusive basis to arrange the sale of 1010 The Alameda (the “Property”), a ±10,938 square foot, single-story, creative office building located 5 blocks from the Diridon Caltrain station and SAP Center in San Jose, California.

The Property comprises a creative office building with open ceilings, attractive and modern finishes, and a flexible, easily divisible floorplate. Additionally, there are four flex buildings set amongst an attractive courtyard oasis which features a kitchenette, seating area for collaboration, and a table that is wired for power.

1010 The Alameda is conveniently located amongst the plentiful amenities of Midtown and Downtown San Jose, is walkable to transit (Caltrain), and provides easy access to Interstates 280 and 880, as well as Highways 87 and 101. Within a short drive of the Property are the highly sought after bedroom communities of the West Valley including the Rose Garden and Willow Glen neighborhoods, as well as Santa Clara, Los Gatos, and Saratoga.

PROPERTY SUMMARY

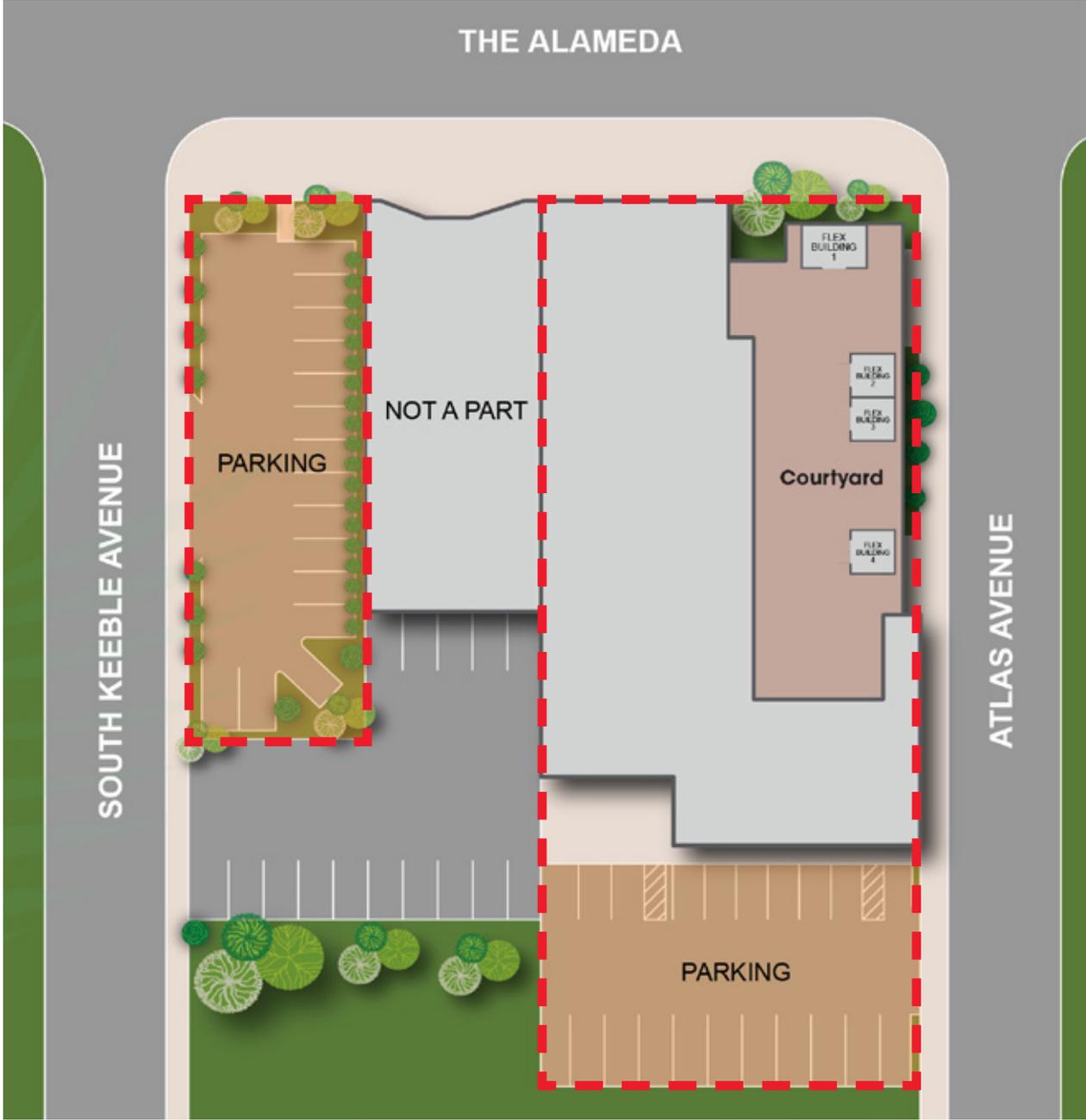
Address	1010 The Alameda, San Jose, CA
Year Built / Renovated	1961 / 2021
Rentable SF	±10,938
APN(s)	261-30-023 (±0.45 Acres) 261-30-021 (±0.13 Acres)
Zoning	Commercial General
Parking	±3.2 / 1,000 SF



INVESTMENT HIGHLIGHTS

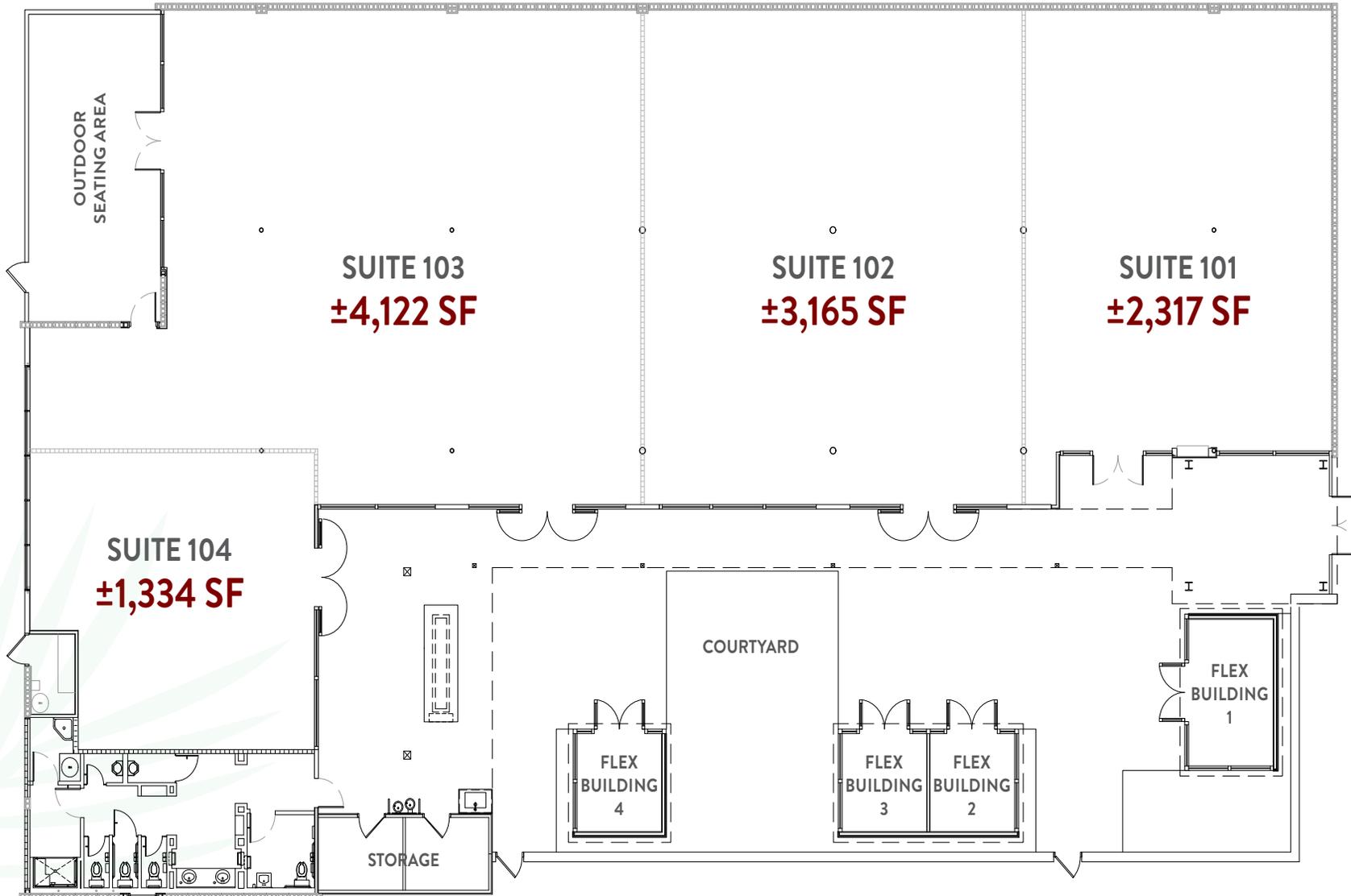
- ±10,938 SF creative office renovated in 2021 with attractive, modern finishes throughout
- Flexible floorplan, easily divisible to two or four suites
- Main courtyard oasis features a kitchenette, fire pits, a table wired for power, and seating for collaboration and entertainment, plus an additional outdoor seating area
- Four flex buildings which could be used as auxiliary offices, meeting rooms, quiet space, etc.
- Two private parking lots providing off-street parking (±35 spaces)
- Building signage available on main San Jose thoroughfare, The Alameda
- Walkable (5 blocks) to the Diridon Caltrain station, and SAP Center
- Central and walkable to the plentiful amenities of The Alameda, and Downtown San Jose
- Easy access to main highway / Bay Area thoroughfares – 880, 280, 101
- Access to affluent bedroom communities of the West Valley and the 1,977 multifamily units built within a mile of the Property since 2020

SITE PLAN



FLOOR PLAN

±10,938 SF Total (divisible): Ideally divides to ±5,482 SF



SJC SAN JOSE MINETA
INTERNATIONAL AIRPORT



SAN JOSE MARKET CENTER

A collection of logos for various retailers and brands, including Target, Panera Bread, Trader Joe's, Sprouts, Starbucks, World Market, BJ's, Chijis, Pollo Loco, Panda Express, Marshalls, and Michaels.

0101
THE ALAMEDA



SAP center
at san jose



AUCTION PROCESS BIDDING

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>).

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions.

In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at

the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for Wednesday, July 30th, 2025.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

CONTACTS

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An aerial photograph of Silicon Valley, showing a dense urban landscape with numerous buildings, roads, and green spaces. The text 'SILICON VALLEY OVERVIEW' is overlaid in large, white, bold, sans-serif font. A horizontal grey bar is positioned behind the top line of the text.

SILICON VALLEY OVERVIEW

Silicon Valley is the world's undisputed high-tech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in Artificial Intelligence, semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information systems, life sciences, clean tech, and digital media all call Silicon Valley home. The region draws its vitality not only from innovative new businesses but also from the intense competition among its diverse array of existing companies. The region has one of the highest percentages of college-educated adults in the county and continues to be a magnet for leading researchers and entrepreneurs.

The combination of the world's leading research and educational institutions, San Francisco's world-class financial base, the region's well-established business creation infrastructure, and a geographic position that fosters fluid interaction with China and other Pacific Rim economies will ensure that Silicon Valley remains a leader in economic growth for decades to come.

12%
OF U.S. VENTURE
CAPITAL FUNDING
IN Q4 2024 - 19%
OF BAY AREA FUNDING
(C&W Research 2025)

198,610
GDP PER CAPITA
(#1 IN THE U.S.)
(Bureau of Economic
Analysis)

#2
MOST EDUCATED
METROPOLITAN AREA
NATIONWIDE
(WalletHub 2024)

9.3 B
VC FUNDING 2024
(C&W Research
2025)

HOME TO
**WORLD
CLASS**
UNIVERSITIES



Stanford
University

#2 GLOBALLY

(Times Higher Education 2024)



Santa Clara
University



~54% OF RESIDENTS (AGE 25 & OVER) HAVE A
BACHELOR'S DEGREE OR HIGHER —
COMPARED TO 35% NATIONALLY
(U.S. Census Bureau)

47 CITIES



**1,291 SQUARE
MILES**

**2ND LARGEST CONCENTRATION OF
FORTUNE 500 COMPANIES NATIONWIDE**



Meta

**Hewlett Packard
Enterprise**



intel.

NETFLIX

CITY OF SAN JOSE/NORTH SAN JOSE

The City of San Jose, the Capital of Silicon Valley, is the largest in the Bay Area. With a population of nearly one million, it is the 13th largest in the US and 3rd largest in California. After more than 100 years as a small farming town, San Jose has experienced tremendous growth during the past few decades. San Jose is a strategic regional location for many businesses with convenient access to freeways, airports, railroads, expressways, and light rail. North San Jose is considered the City's premier Business District and is home to more than half of the City's major tech companies. Major employers include technology giants Cisco Systems, IBM, Apple, Google, Oracle, and Adobe.



SAN JOSE AT A GLANCE

181

SQUARE MILES

956,433

POPULATION

3RD LARGEST

CITY IN CALIFORNIA

BY POPULATION

\$210,235

GDP PER CAPITA

SAN JOSE

INTERNATIONAL AIRPORT

1 MILLION+ MONTHLY PASSENGERS

SUPERIOR

PUBLIC TRANSPORTATION



SAN JOSE

CONVENTION CENTER

& SAP CENTER

HOME TO

SANTANA ROW

SILICON VALLEY'S "RODEO DRIVE"

GOOGLE'S

DOWNTOWN WEST

80-ACRE PLANNED DEVELOPMENT



ABUNDANT AMENITY BASE

San Jose residents and visitors enjoy a variety of retail and entertainment amenities. Levi's Stadium opened for the 2014 football season and is home to the 49ers. In addition, SAP Center, home of the National Hockey League San Jose Sharks, host nearly 200 events per year including the area's major concerts and a variety of national sporting events. There are also several museums located in the city including the Tech Museum, San Jose Museum of Art, and Children's Discovery Museum of San Jose. Additionally, the San Jose Convention Center encompasses 143,000 square feet of exhibit space, and 31 meeting rooms and banquet facilities that can accommodate approximately 5,000 people. Nearby recreational amenities include Coyote Creek Trail, Guadalupe River Trail, and the San Jose Municipal Golf Course. San Jose's North First Street corridor is rich with amenities to serve the area's large employment base.

MAJOR EMPLOYERS



SAN JOSE/SILICON VALLEY TRANSPORTATION



VTA LIGHT RAIL

Santa Clara Valley Transportation Agency (VTA) provides additional public transit running from Downtown Mountain View to the Santa Clara Convention Center, the San Jose Convention Center, and stretching down to the South San Jose/Santa Teresa Station. VTA provides light rail services from Mountain View through to San Jose, with trains that link to Caltrain, BART, and Mineta San Jose International Airport. The Orchard VTA station is just a short walk from Montague Pointe.

BART

Bay Area Rapid Transit (BART) serves 50 stations along six routes, 131 miles of track, and five counties. It connects the San Francisco Peninsula with communities in the East Bay and South Bay. BART service currently extends as far as Millbrae, Richmond, Antioch, Dublin/Pleasanton, and Berryessa/North San Jose. Prior to the pandemic BART served 405,000 trips on an average weekday, allowing the connection of workers, businesses, whilst relieving the regional traffic congestion. The nearest BART station to Montague Pointe is currently Milpitas, within a 10-minute bus ride served by the VTA.

CALTRAIN/AMTRAK/ACE

Caltrain provides commuter service to Gilroy and San Francisco with five stations in San Jose. Additionally, Amtrak national passenger rail service and Union Pacific freight rail service provide access beyond the Bay Area. The Altamont Commuter Express (ACE) from Stockton also serves the City of San Jose and brings in members of the workforce residing in the California Central Valley.



HIGHWAYS

San Jose has excellent freeway access and is served by Highway 101, Interstate 280, 880 and 680, State Routes 237, 87 and 85. The Project is easily accessible in any direction via Route 237, Interstate 880, or Interstate 680.



EXPRESSWAYS

Montague, Lawrence, and Central expressways are major traffic arterials running through the immediate area. Montague Expressway, becomes San Tomas Expressway west of Highway 101 and links the North San Jose market to the wealthy residential communities of the West Valley.



AIRPORT

The property is located within proximity to three major international airports: San Jose International Airport (10 minutes), Oakland International Airport (30 minutes), and San Francisco International Airport (40 minutes).



SAN JOSE RESIDENTIAL PIPELINE

(W/IN 1 MILE OF THE PROPERTY)

Property Name	Building Status	Year Built	# Of Units
Modera San Pedro Square	Existing	2020	201
Vespaio	Existing	2020	162
Solaire Apartments	Existing	2023	130
IAMESI VILLAGE	Existing	2022	135
The Julian	Existing	2021	381
Diridon West	Existing	2021	249
Park Avenue Senior	Existing	2020	100
Page Street Studios	Existing	2022	82
Silver San Jose	Existing	2019	268
Patina at Midtown	Existing	2020	269
Alvarado Park	Under Construction	2025	90
Mariposa Place	Under Construction	2025	80
Madrone Place	Under Construction	2025	154
Dupont Village	Proposed	2026	768
Montgomery 7	Proposed	2026	54
McEvoy & Dupont Apartments	Proposed	2026	300
The Carlyle	Proposed	2027	290
Aquino	Proposed	2026	272
740 West San Carlos Urban Village	Proposed	2026	84
1519 W San Carlos	Proposed	2026	256
Diridon Station	Proposed	2027	325
101-109 Delmas	Proposed	2026	80
			Total Units: 4,730





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