

**CUSHMAN &
WAKEFIELD**



FOR SALE

41-43 S. 1ST STREET & 21-25 POST STREET

±9,460 SF Retail/Office Building

Owner-User or Investment Opportunity

In the Heart of Downtown San Jose!

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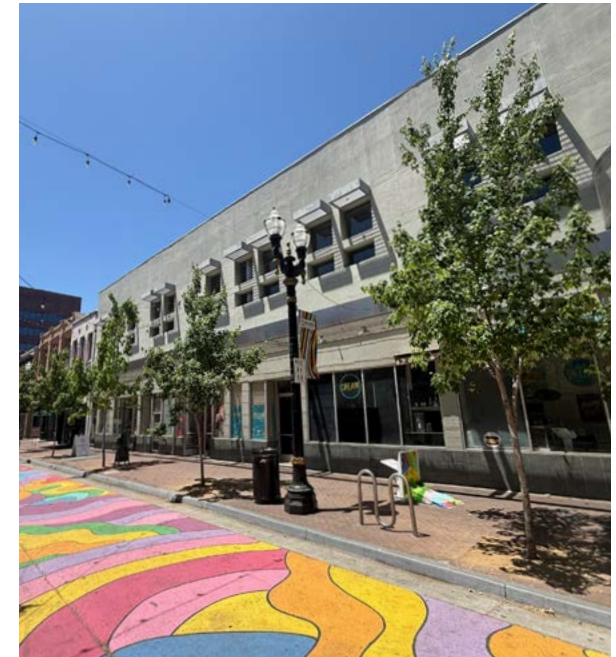
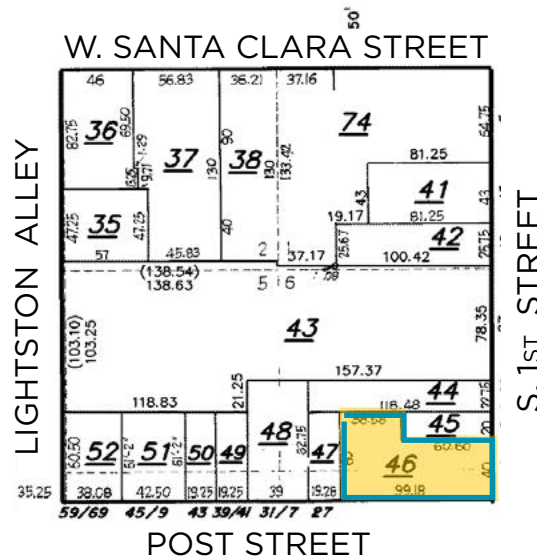
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Investment Highlights

- $\pm 9,460$ SF two-story building on approximately ± 0.13 acres
- Four ground floor retail units totaling $\pm 4,460$ SF and second floor office/retail totaling $\pm 5,000$ SF (Rent Roll provided upon request)
- Flexible [DC Zoning](#) allows a broad range of uses (restaurant, retail, medical, office, hotel, financial services, gym, school, banquet facility, animal grooming/boarding, church)
- Elevator served
- High ceilings
- Sprinklered
- Newer roof (including proposed plans for roof top deck)
- Prime location within walking distance of top restaurants, museums, and entertainment
- Conveniently located just steps from the Light Rail and other public transportation options
- Accessible parking structure with downtown incentives
- Santa Clara County APN# 259-40-046
- **Sale Price: \$3,250,000 (\$343.55/SF)**
Seller Financing Available



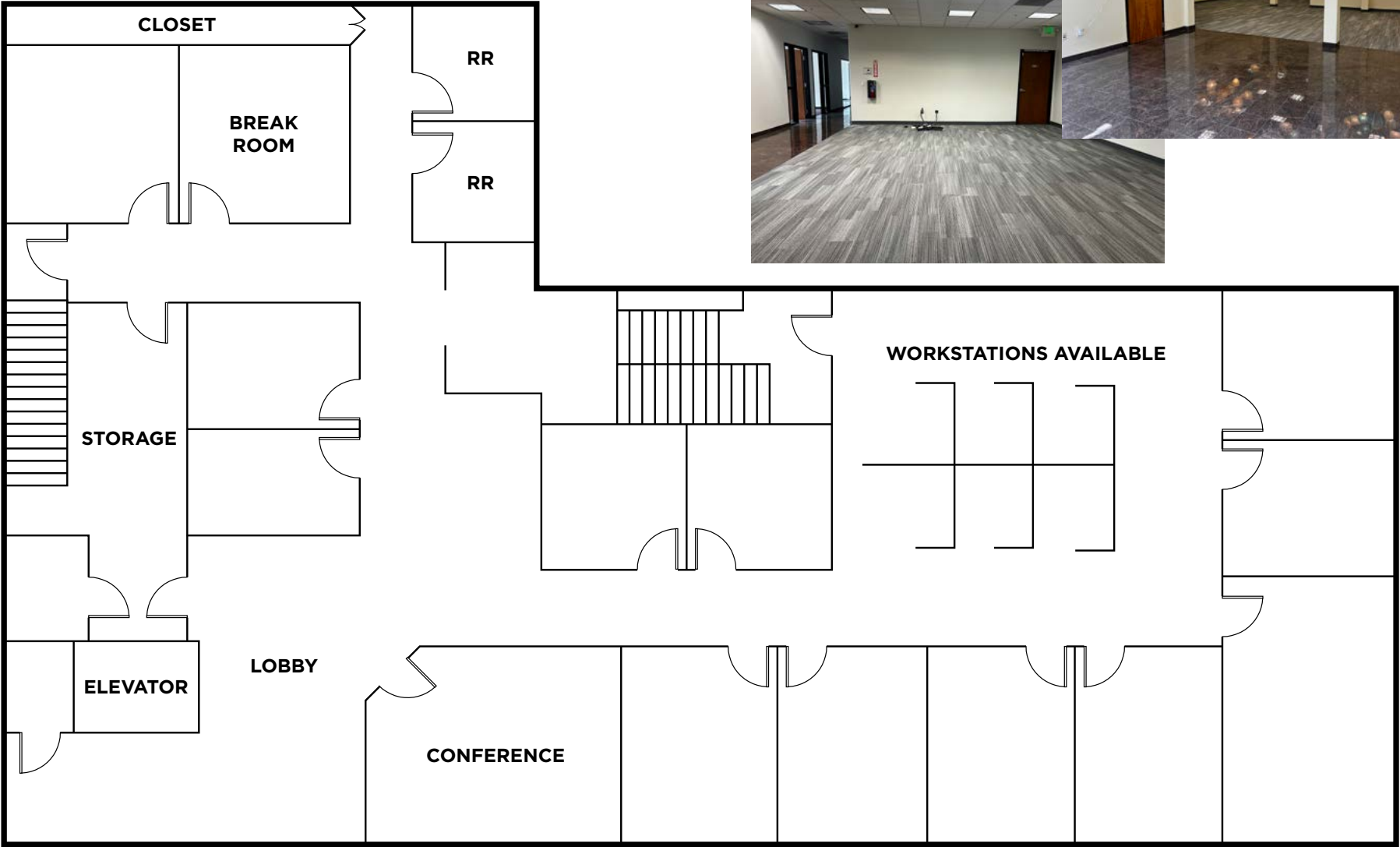
41-43 S. 1ST STREET & 21-23 POST STREET SAN JOSE, CA 95113

First Floor - ±4,460 SF Retail (Leased)



25 POST STREET
SAN JOSE, CA 95113

Second Floor - ±5,000 SF Office/Retail (Vacant)



Location Overview

DOWNTOWN SAN JOSE

San Jose residents and visitors enjoy a variety of retail and entertainment amenities. SAP Center, home of the National Hockey League San Jose Sharks, hosts 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.

NEIGHBORHOOD DEMOGRAPHICS



Population



Median Household Income



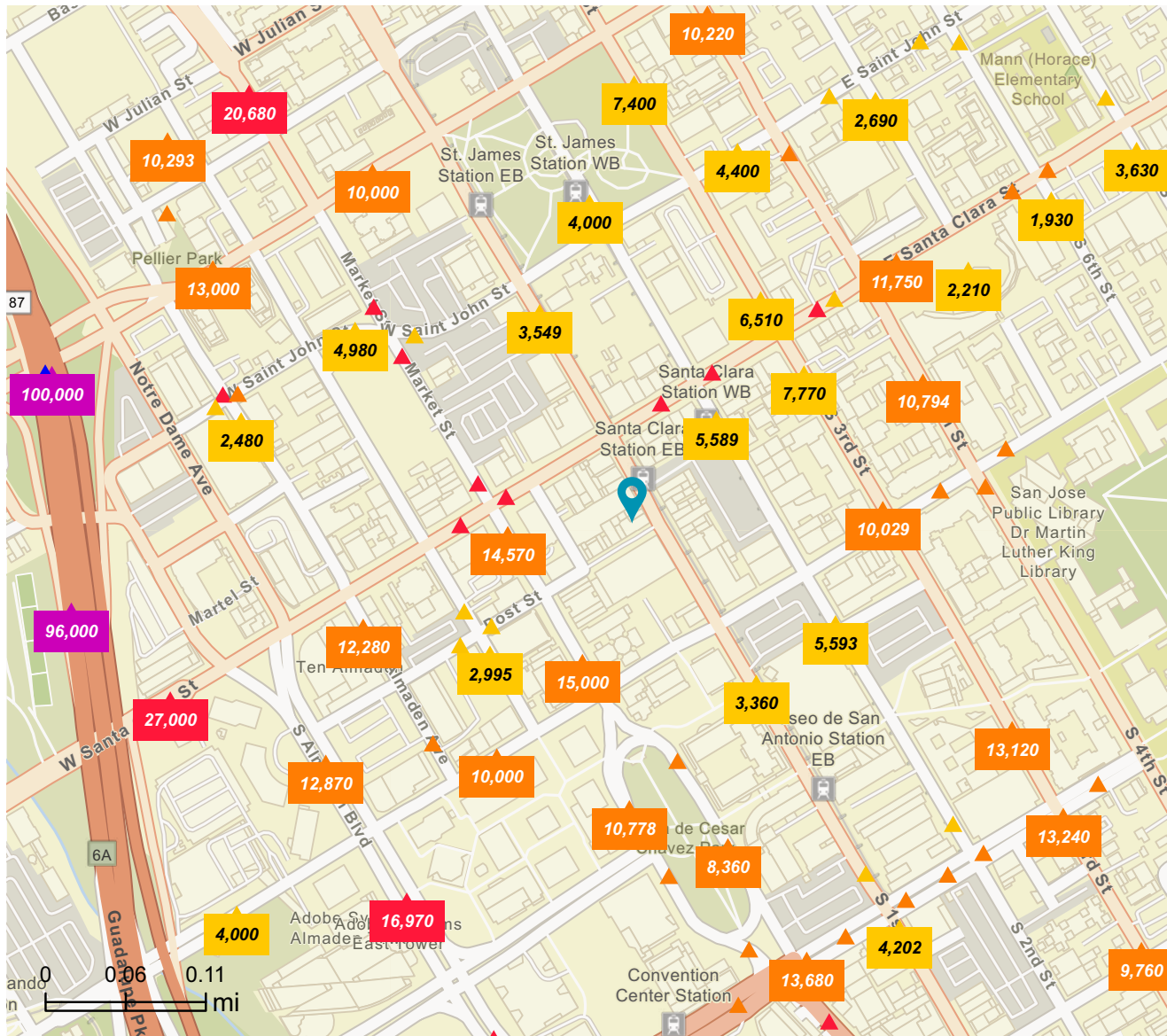
Daytime Population

1 Mile	46,388	\$102,848	70,938
3 Miles	259,889	\$114,150	301,333
5 Miles	686,485	\$130,678	747,615



Traffic Count Map

**YOUR PREMIER DOWNTOWN SAN JOSE
OFFICE/RETAIL LOCATION AWAITS!**



As San Jose retains the #1 ranking as a knowledge-based economy along with the highest percentage of tech employees in the nation, it is poised to continue its success and expansion in this high tech movement.

MAJOR EMPLOYERS



Downtown San Jose Incentives

BUSINESS BENEFITS



2 YEARS

free parking in City-owned garages*
visit parksj.org



2 YEARS

exemption from San Jose business tax

*Two monthly parking passes per 1,000 square feet leased at four select City-owned parking garages.

CRITERIA

- New-to-Downtown businesses locating within the Downtown Business Improvement District
- Office uses (R&D, general office, financial services)
- Minimum four-year commitment
- Minimum Size: 2,500 square feet
- For leases or owner-user purchases between Jan. 1, 2025 and Dec. 31, 2026

POTENTIAL INCENTIVE VALUATIONS

Size of Tenant	Small	Mid-Sized	Large
Total Square Feet	8,000	20,000	60,000
Number of Employees	50	130	400
Foregone Business Tax	\$4,300	\$13,000	\$45,000
Parking Incentive Value	\$38,400	\$96,000	\$288,000



Get in touch: Chris Arkley, Downtown Coordinator | chris.arkley@sanjoseca.gov
For more information visit us at: bit.ly/DowntownOfficeIncentives

Amenities Map

