

VESPAIO

RETAIL, OFFICE & MEDICAL SPACE FOR LEASE

DOWNTOWN SAN JOSE TRANSIT MIXED-USE | 130 STOCKTON AVE

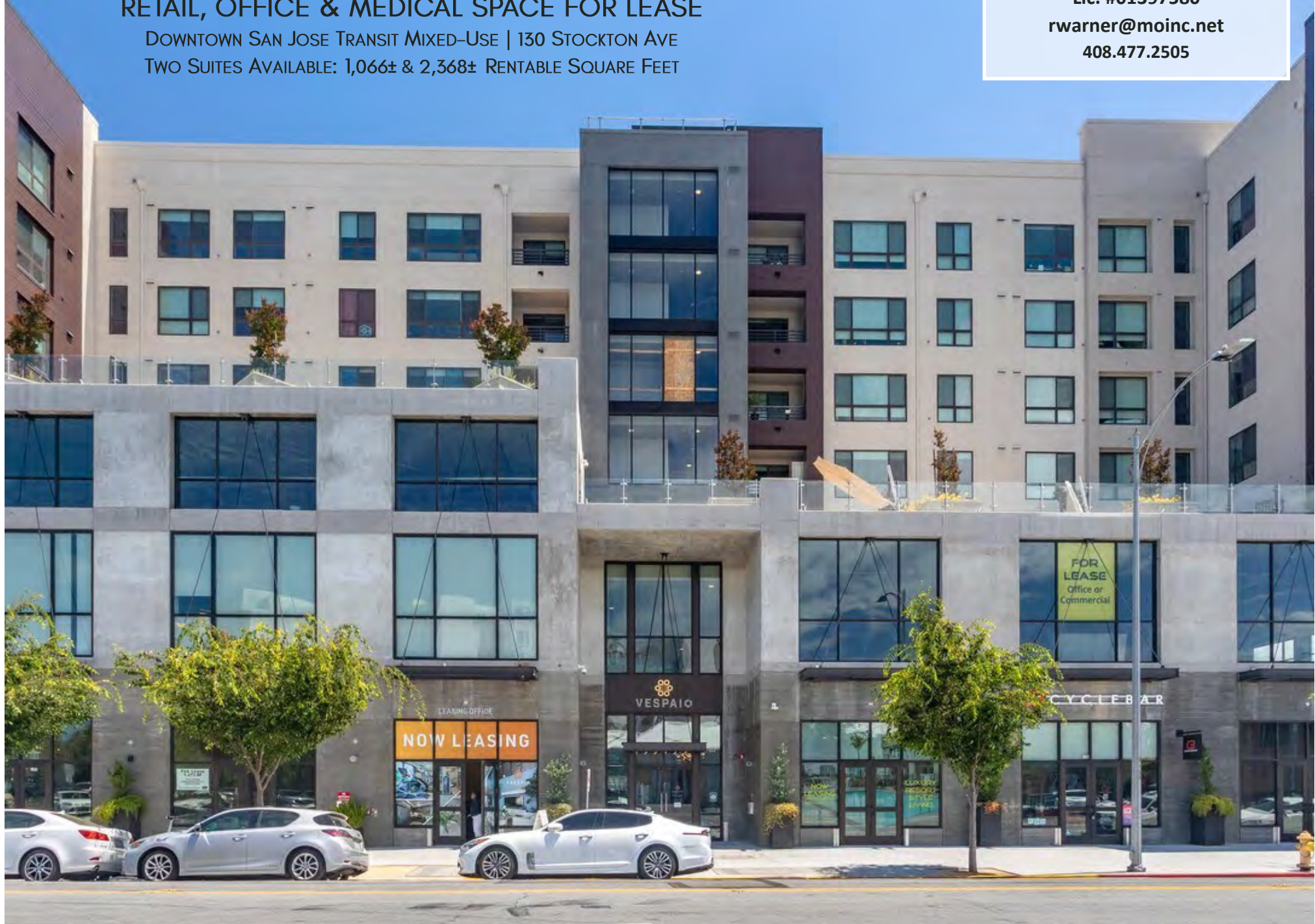
TWO SUITES AVAILABLE: 1,066± & 2,368± RENTABLE SQUARE FEET

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PROPERTY OVERVIEW

- IDEAL FOR RETAIL, SERVICE AND MEDICAL
- CO-TENANTS INCLUDE CYCLE BAR, YOGASIX & WAXING THE CITY, KASAMA CÀ PHÊ – NOW OPEN!
- 162 LUXURY APARTMENTS
- CLOSE TO DIRIDON STATION, WHOLE FOODS, SAP CENTER & DOZENS OF RESTAURANTS
- EASY ACCESS FROM HIGHWAY 87 & I-280
- ABUNDANT ON-SITE PARKING & ADJACENT PARKING
- ON-SITE MANAGEMENT
- JUST AROUND THE CORNER FROM GOOGLE'S PROPOSED TRANSIT VILLAGE, OFFICIALLY KNOWN AS "DOWNTOWN WEST"
- STRONG SURROUNDING DEMOS | DAYTIME POPULATION OF 180K EMPLOYEES WITHIN 3 MI.



FLOOR 1



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

SPACE HIGHLIGHTS

- HIGH VISIBILITY RETAIL ACROSS FROM WHOLE FOODS MARKET
- SUITE 110 – 2,368± RSF
- SUITE 170 – 1,066± RSF | AVAILABLE APRIL 1ST, 2027
- ASKING RENT: \$4.25 PSF PLUS NNN
- TI ALLOWANCE AVAILABLE
- EXPOSED CONCRETE CEILINGS W/HEIGHTS TO 17 FT
- TREMENDOUS NATURAL LIGHT
- PROMINENT BUILDING SIGNAGE AVAILABLE
- STRONG CO-TENANCY



EXTERIOR PHOTOS



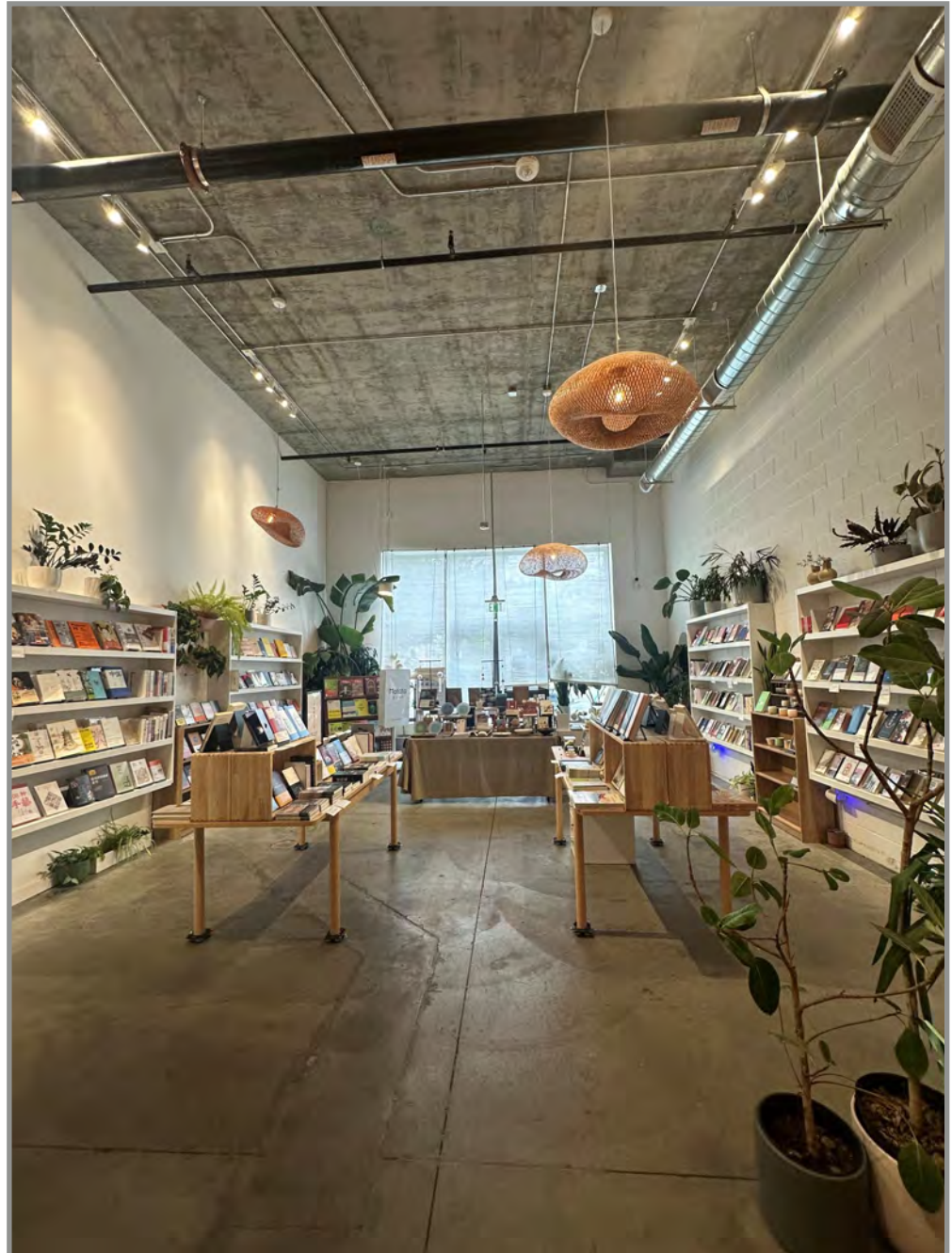
SUITE 110: 2,368± SF



SUITE 170: 1,066± SF



SUITE 170: 1,066± SF



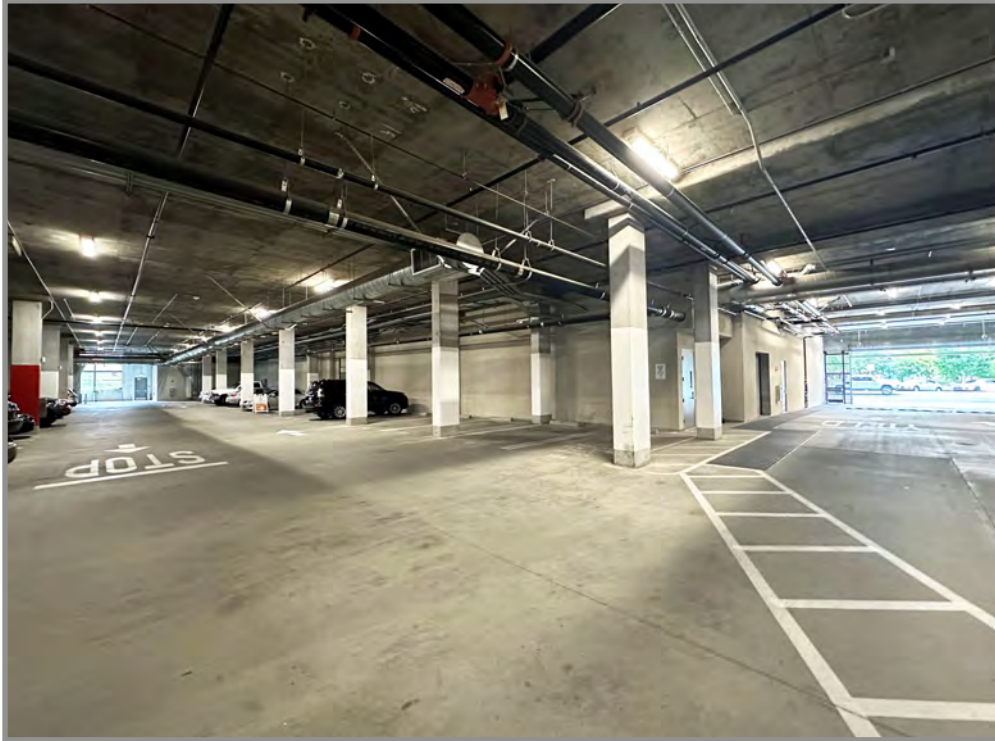
PREMIER URBAN LOCATION



Vespaio is located in Downtown San Jose, just steps from Diridon Station, California's premier transit hub. It serves Caltrain, VTA light rail, Amtrak, and future BART and high-speed rail. The project is situated across from Whole Foods at the crossroads of the tree lined streets of the historic Alameda neighborhood and San Jose's vibrant Downtown core.



PARKING GARAGE



POINTS OF INTEREST



DEMOGRAPHICS

2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	30,437	245,523	681,288
Average HH Income	\$184,028	\$174,303	\$186,644
Businesses	3,334	15,368	31,684
Employees	36,634	185,750	365,565



VESPAIO

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