

2092 Concourse Drive Unit #9

2092 Concourse Drive Unit #9 San Jose, CA 95131



FOR SALE & LEASE

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BellStreet

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Property Description

Explore the exceptional opportunity presented by this 2,304 SF building, strategically situated in the prime location of San Jose. Built in 1983, this property is zoned IP, offering unparalleled flexibility for a dynamic range of commercial ventures. Boasting modern amenities, ample parking, and high visibility, it ensures a strong foundation for business success. With easy access to major highways and proximity to thriving tech hubs, this single unit property epitomizes convenience and potential. Embrace the possibilities of this investment, as it stands poised to fulfill the diverse needs of Office / Office Building investors.

Property Highlights

- Prime location in San Jose, CA
- Spacious layout with natural light
- Versatile floor plan

Offering Summary

Sale Price:	\$1,099,000
Price/SF	\$477
Lease Rate:	\$30 SF/yr (NNN)
Building Size:	2,304 SF
Zoning	IP

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	189	1,278	8,858
Total Population	551	3,760	26,488
Average HH Income	\$234,900	\$213,755	\$211,705

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Property Description

2092 Concourse, Unit 9 is an incredible opportunity for a growing small business, offering a generous 2,304-square-foot open layout in a fantastic, highly accessible location. The expansive main floor features high ceilings and an adaptable footprint that is perfect for a collaborative team workspace, boutique shop, or creative studio. An elevated 180-square-foot mezzanine looks over the main floor, providing a premium, distinct zone for a private executive office or client meeting area. Combining a welcoming vibe with smart, built-in storage solutions, this versatile commercial space is the ultimate canvas to elevate your business operations.

Location Description

Discover the vibrant surroundings of San Jose, CA, a thriving hub for business and innovation. The property is conveniently situated near major tech companies and key transportation routes, offering an ideal investment opportunity for office building investors. Nearby, you'll find the bustling Santana Row for upscale shopping and dining, as well as the iconic Winchester Mystery House and the beautiful Guadalupe River Trail for leisure and relaxation. With its proximity to Silicon Valley and a range of amenities, the area presents a compelling case for those seeking to invest in the heart of innovation and growth.

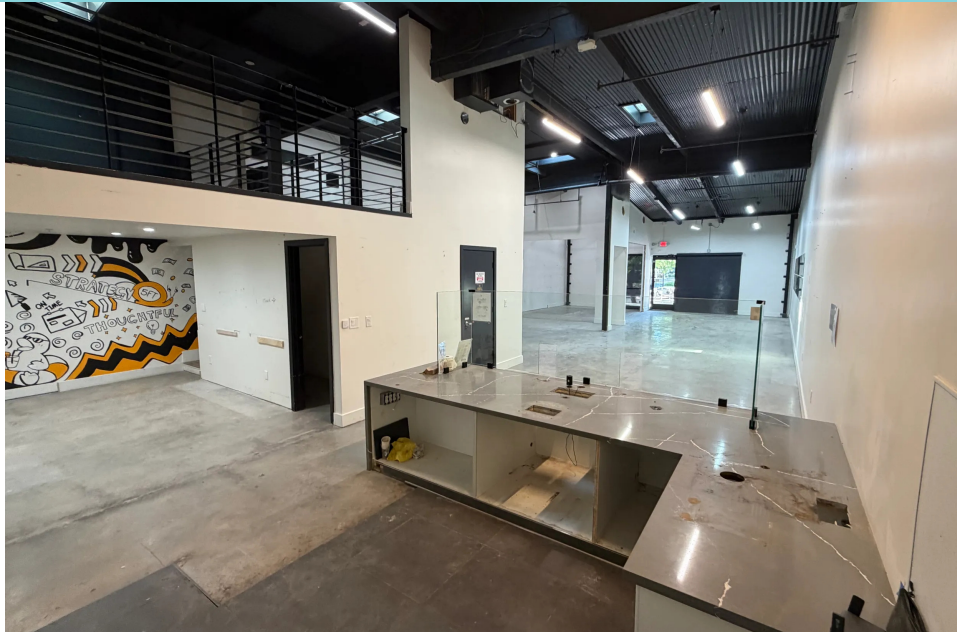
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The **Industrial Park (IP) zoning designation** under San Jose Municipal Code Title 20 supports a clean, professional, and innovation-forward business environment. This flexible zoning accommodates a wide range of modern tech, office, and light commercial activities, making Unit #9 an exceptional asset for forward-thinking businesses and investors alike.

Core Permitted Uses

- **Professional and Administrative Offices:** Perfect for corporate headquarters, technology startups, legal practices, accounting firms, and general business consulting.
- **Research and Development:** Ideally suited for clean laboratories, product development, software engineering, data processing, and tech prototyping.
- **Light Manufacturing and Assembly:** Accommodates low-impact, clean manufacturing operations, including electronics assembly and medical device packaging.
- **Wholesale and Distribution:** Excellent for specialized inventory storage, logistics coordination, and distribution hubs with integrated office spaces.

Conditional and Complementary Uses

- **Medical and Professional Services:** Well-suited for medical offices, specialized dental clinics, physical therapy centers, or professional vocational training.
- **Commercial and Fitness Studios:** Accommodates boutique fitness concepts, martial arts studios, and specialized sports training environments.
- **Neighborhood Support Retail:** Allows for convenient, small-scale retail or food services designed to cater directly to the local business community, such as a cafe or a business service center.

Important Note for Prospects

While the City of San Jose Department of Planning provides a robust framework of allowed uses for IP zoning, buyers and tenants are encouraged to verify their specific business operations with the city planning division and review the building's specific association guidelines (CC&Rs) during the due diligence period.

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Jeff Harrison

Associate Advisor

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CalDRE #02196246

Professional Background

Jeff Harrison brings over a decade of experience in the service and restaurant industry, where he built a reputation for exceptional client service, leadership, and performance under pressure. From bartending and serving to managing operations, he developed the ability to anticipate needs, communicate clearly, and consistently deliver results.

Raised in a family involved in commercial real estate, Jeff developed an early understanding of investment property and business strategy. He combines that foundation with a relationship-driven approach, focusing on long-term partnerships and strategic value for his clients.

Originally from Reno, Nevada, Jeff grew up in Elk Grove, California, and later spent three years living on the Big Island of Hawaii (2022–2025), expanding his network and market perspective. Extensive travel throughout Japan, Europe, Thailand, and Africa has given him a global outlook and the ability to connect with clients from diverse backgrounds.

A dedicated runner and outdoor enthusiast, Jeff approaches real estate with discipline, energy, and consistency. When he's not working, he enjoys camping, skiing, and spending time at the beach with his wife.

Jeff is committed to delivering a high level of service and helping clients navigate commercial real estate with confidence and clarity.

BellStreet

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Amit Urban

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Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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