

1984-1990

the alameda

SAN JOSE | CALIFORNIA



**A Unique Multi-Tenant Office Opportunity for
Investors and Owner-Users in Silicon Valley**

CBRE

THE OFFERING

CBRE Silicon Valley Private Capital Group is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in 1984-1990 The Alameda (“The Properties”), a rare multi-tenant and multi-property office opportunity located in the Rose Garden district of San Jose, California. Positioned ideally for investors or owner-users, the property is fully stabilized with seven existing tenants. Equipped with Planned Development zoning and easy access to I-880, I-280, and Highway 87, the asset provides an unprecedented acquisition opportunity with tremendous upside in the core of Silicon Valley. The offering is being made on an “as-is, where-is” basis.



INVESTMENT HIGHLIGHTS



**Rare multi tenant,
multi property
office opportunity**



**Immediate cash
flow with long
term flexibility**



**Fee simple ownership
at 1984-1990
The Alameda**



**Planned
Development
zoning**



**Prime Alameda
District location
in San Jose**



**Exceptional access
to I 880, I 280,
and Highway 87**



**Fully stabilized
with seven in
place tenants**

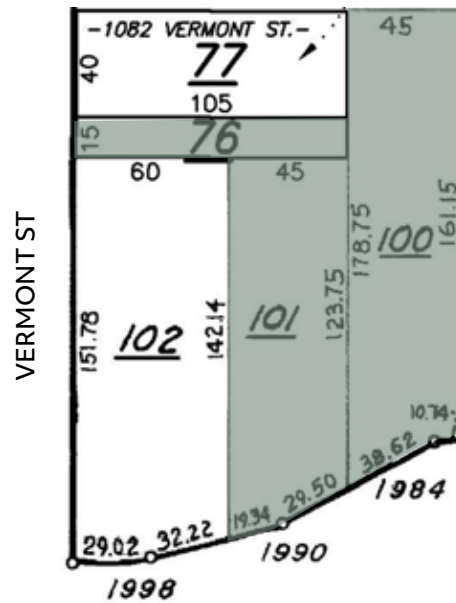


**Compelling
upside in the
desirous Rose
Garden District**

Property Description



PARCEL MAP



THE ALAMEDA

PROPERTY OVERVIEW

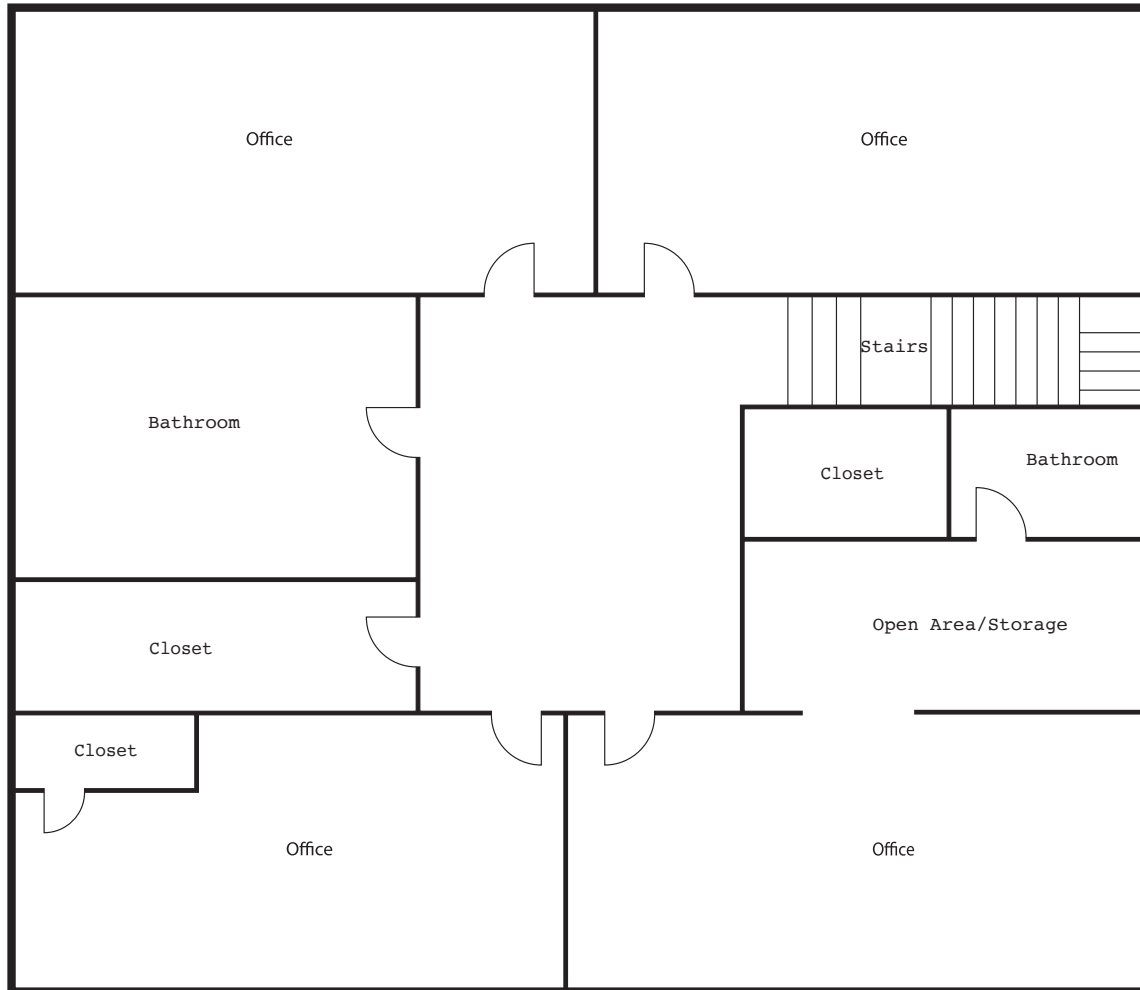
| | |
|--------------------------|--|
| ADDRESS | 1984 The Alameda, San Jose 1990 The Alameda, San Jose 0 Vermont St, San Jose |
| APN | 230-42-076, 230-42-100, 230-42-101 |
| MARKET/SUBMARKET | The Alameda/San Jose |
| SQUARE FOOTAGE | Approximate SF is 7,270 SF |
| LOT SIZE | 0.34 AC; 14,810 SF |
| YEAR BUILT | 1940/1974 |
| OCCUPANCY | 100% |
| ASKING PRICE | Call for Pricing |
| FULLY STABILIZED TENANTS | Seven (7) |
| RENT ROLL | Available Upon Request |



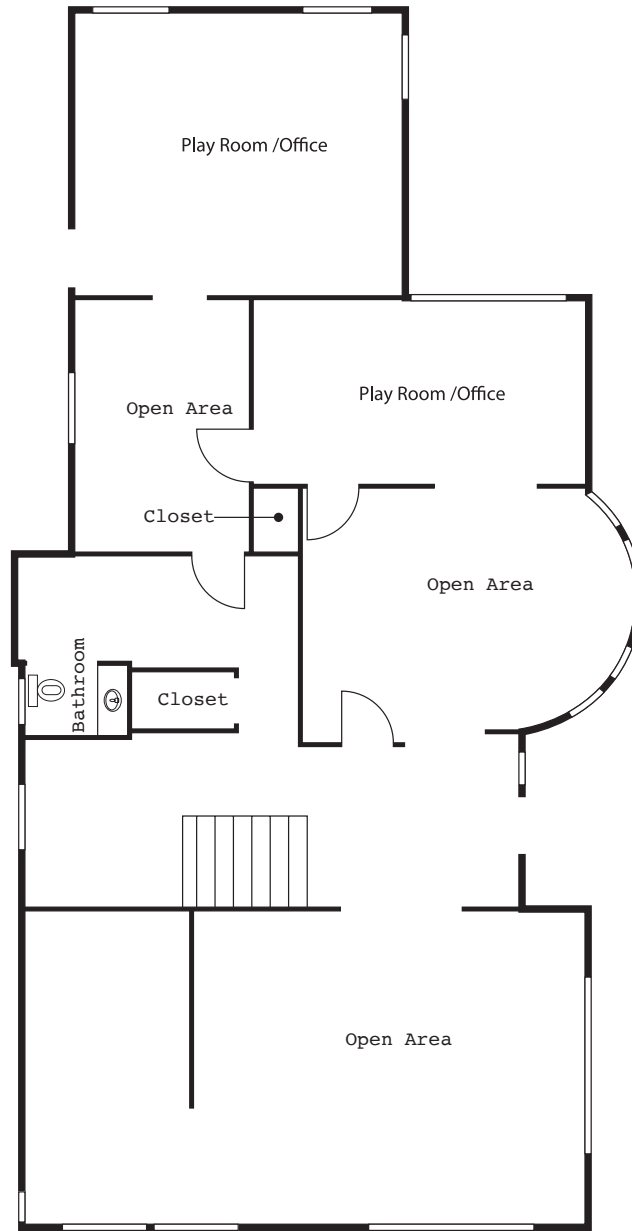
1ST FLOOR



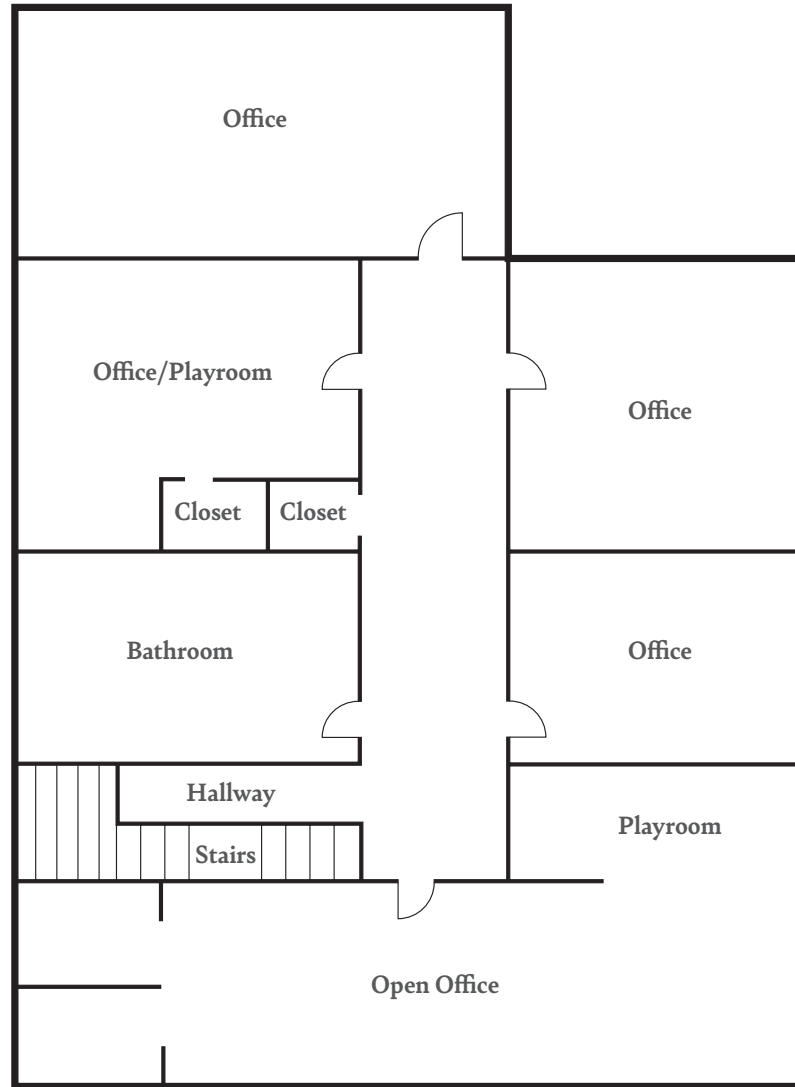
2ND FLOOR



1ST FLOOR



2ND FLOOR



SAN JOSE OVERVIEW

The City of San Jose is the economic, cultural, and political center of Silicon Valley. Located in the center of the Santa Clara Valley, on the southern shore of the San Francisco Bay, San Jose covers an area of 179.97 square miles. San Jose sits within Santa Clara County, one of the most affluent counties in the United States. The Downtown core of San Jose is the most active submarket, which is currently experiencing a major urban transformation that will serve the City's needs for decades to come. In addition to the proposed commercial developments, there are 3,700 new housing units in planning or under construction along with the Google Village project's proposed 3,000-5,000 housing units. The surge in economic and population growth will be supported by a transportation infrastructure expansion of the Bay Area Rapid Transit (BART) stations into Downtown San Jose. This will ultimately connect to the local VTA and Caltrain stations, allowing the labor force to access the entire Bay Area via public transit.





The subject property is conveniently located close to the San Jose Mineta International Airport and the College Park CalTrain station. The VTA Light Rail has direct access to Downtown San Jose and conveniently connects riders to CalTrain's Diridon Station. Caltrain serves as the primary mass transit system throughout the San Francisco Peninsula and the Silicon Valley as it serves a total of twenty-two stations spanning from Gilroy to San Francisco. In addition, I-880 runs adjacent to the property perpendicular to the Caltrain rail line, offering immediate vehicular access to the East Bay. Freeways are also easily accessible as US-101 is located +2.3 miles from the property.



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