



2077 GOLD STREET, SAN JOSE, CALIFORNIA 95002 | CLASS-A OFFICE

FOR LEASE OR SALE | OWNER-USER OR INVESTMENT OPPORTUNITY



JONATHAN G. HANHAN

Group Leader & EVP

408.909.0998

hanhan@compass.com

Lic. No. CA 01800203

DEVON STOUT

SVP

408.693.8763

dstout@compass.com

Lic. No. CA 01997975

COMPASS

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2077 Gold Street, San Jose, California



FOR SALE

Call for Pricing

OR LEASE

**\$2/SF/Mo
(Full Service)**

OFFERED AS

**Owner-User or
Investment**

ZONING

A(PD)

GROSS BUILDING AREA

±24,446 SF

GROSS LEASE AREA

±12,223 SF

LAND AREA

±2.25 Acres

YEAR BUILT

2008



Alviso Marina
Cnty Pk

A4

A5-A7A

2077 GOLD STREET



**RELATED
SANTA CLARA**
9.2M SF MIXED-USE DEVELOPMENT
CITY CENTER | RETAIL | OFFICE | RESIDENTIAL



Coyote Creek

Executive Summary

Presenting an excellent opportunity to acquire a Class-A office building in the North San Jose Office Corridor. A high-quality two-story build, constructed by McLarney Construction in 2008. Features a grand entry lobby, 55 private offices, four conference rooms, showers, elevator service, kitchen breakrooms & restrooms on the first and second level. Featuring an expansive parking area containing 80 parking stalls.



I. Investment Summary

II. Property Overview

III. Floor Plans

IV. Zoning

V. Location

2077 GOLD STREET

Investment Summary

SAN JOSE, CALIFORNIA

Complete Highlights

Location Information

Building Name	Gold Business Center
Street Address	2077 Gold Street
City, State, Zip	San Jose, CA 95002
County	Santa Clara
Market	SF Bay Area
Sub-market	North San Jose Office Corridor
Cross-Streets	Lafayette
Road Type	Paved
Market Type	Mega
Nearest Highway	101, 880, 237
Nearest Airport	SJC Mineta International Airport

Building Information

APN	015-34-125
Building Size	24,446 SF
Building Class	A
Ceiling Height	10 ft
Number of Floors	2
Average Floor Size	12,223 SF
Year Built	2008
Gross Leasable Area	12,223 SF
Construction Status	Existing
Condition	Excellent

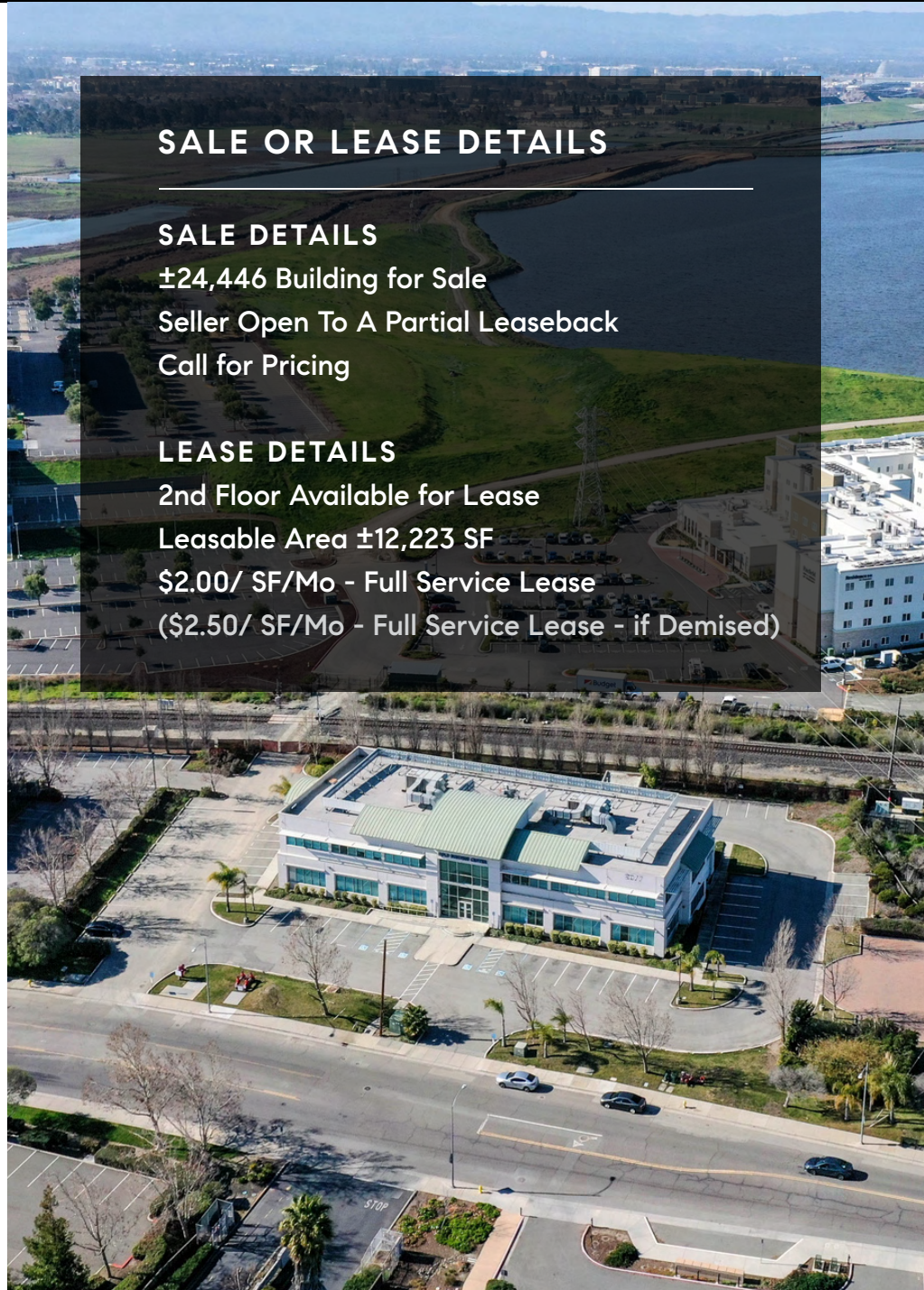
SALE OR LEASE DETAILS

SALE DETAILS

±24,446 Building for Sale
Seller Open To A Partial Leaseback
Call for Pricing

LEASE DETAILS

2nd Floor Available for Lease
Leasable Area ±12,223 SF
\$2.00/ SF/Mo - Full Service Lease
(\$2.50/ SF/Mo - Full Service Lease - if Demised)



±2.25 ACRES



2077 GOLD STREET

Property Overview

SAN JOSE, CALIFORNIA

Property Highlights

- **Class-A Office, Move-In Ready:** Well-maintained two-story building constructed by McLarney Construction in 2008, in excellent condition throughout.
- **North San Jose Office Corridor:** Centrally positioned in one of Silicon Valley's most recognized office submarkets, with direct access to Hwys 101, 880, and 237.
- **Heavy Power & Fiber:** 2,000 amps of electrical capacity plus AT&T Fiber Gigabit Internet — infrastructure ready for tech-intensive operations.
- **55 Offices & 4 Conference Rooms:** Fully built-out private office suites with grand lobby entry, elevator service, and restrooms on both levels.
- **Large Training & Assembly Space:** Two oversized meeting and training areas ideal for corporate events, staff training, or collaborative use.
- **Flexible Zoning:** Combined Industrial/Commercial designation accommodates a wide range of owner-user and institutional occupancy types.
- **Ample Parking + Outdoor Court Expansion Area:** 80 parking stalls plus surplus yard space suitable for a basketball court, equipment pad, or outdoor recreation amenity.
- **Surrounded by Silicon Valley Anchors:** Neighbor to Hewlett Packard Enterprises, Dell, Cisco, and Cepheid with walkable Bay Trail access.
- **Steps from Entertainment & Dining:** Less than one mile to Top Golf, Levi's Stadium, and the Related Santa Clara mixed-use mega-development.



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

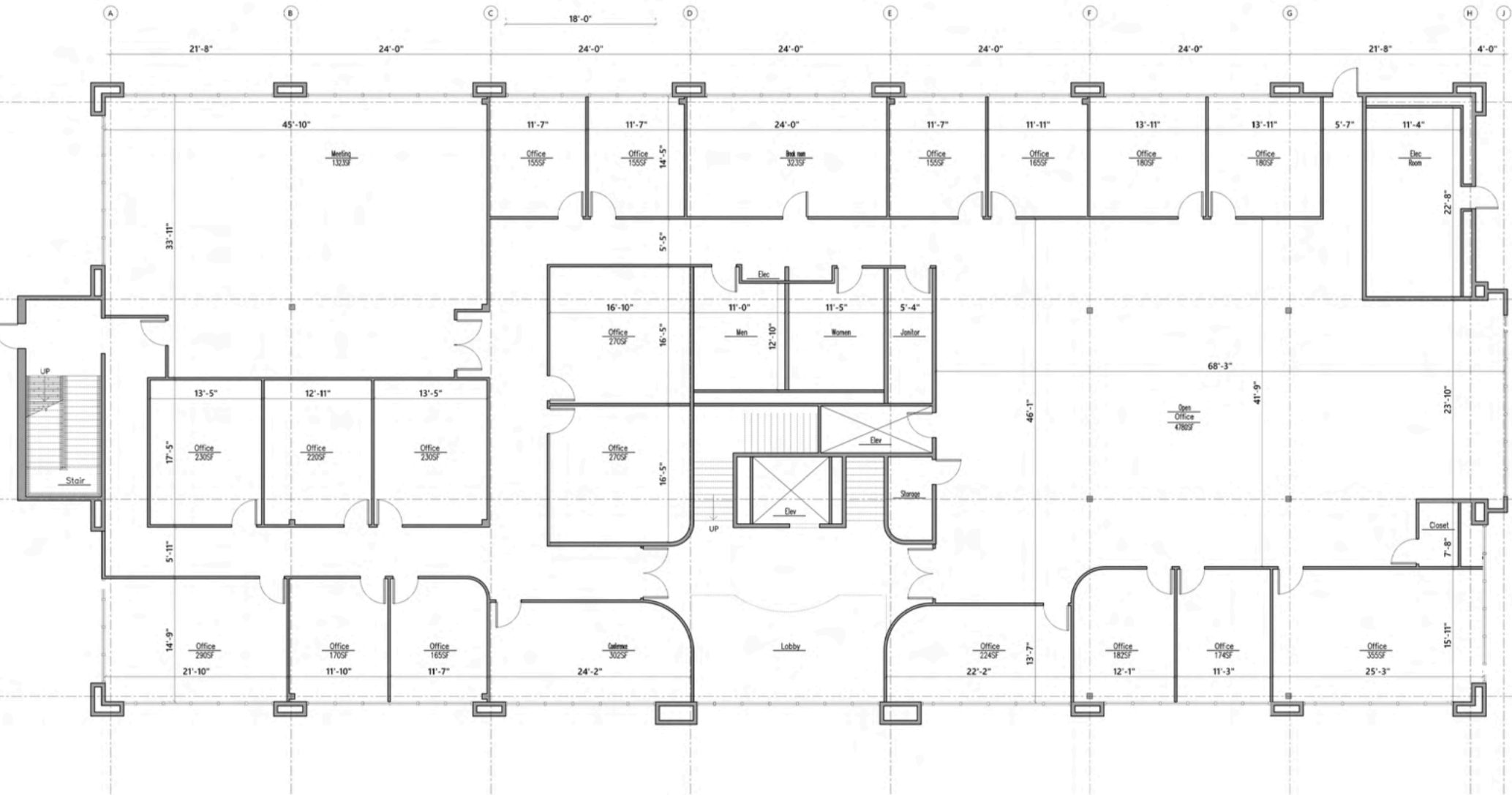


2077 GOLD STREET

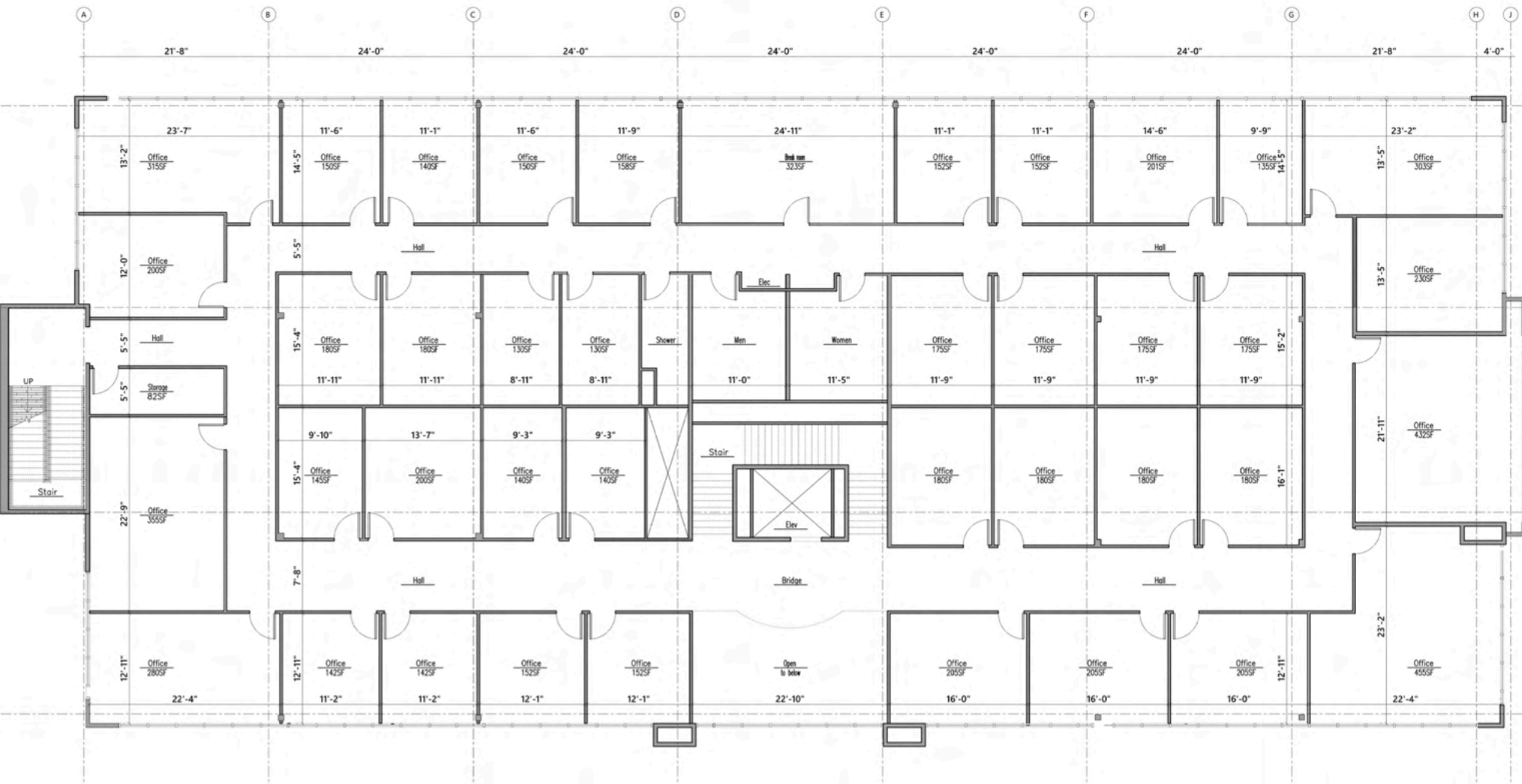
Floor Plans

SAN JOSE, CALIFORNIA

Floor Plan | First Level



Floor Plan | Second Level



2077 GOLD STREET

Zoning & Use

SAN JOSE, CALIFORNIA

Zoning & Use

Zoning Designation: A(PD) – Planned Development

District Purpose

The A(PD) Planned Development zoning district was established to support the Alviso Master Plan's vision for the Gold Street corridor as a gateway into the Alviso community of San Jose, CA. The designation promotes a positive relationship between adjacent land uses and the Guadalupe River environment, emphasizing quality architecture, pedestrian connectivity, and river-oriented site design.

Permitted Uses

Under the approved Planned Development, the site accommodates the following uses:

- Up to 32,022 SF of office, research and development, or industrial design facilities
- Up to 6,000 SF of restaurant, retail, specialty food, hospitality, or similar commercial uses

Development Standards

- Front Setback: 15 feet minimum
- Rear Setback: 5 feet minimum
- Side Setback: 5 feet minimum
- Riparian Corridor Setback: 100 feet minimum from edge of Guadalupe River
- Parking: Per San Jose Zoning Code Section 20.90

2077 GOLD STREET

Location Overview

SAN JOSE, CALIFORNIA

Location Overview

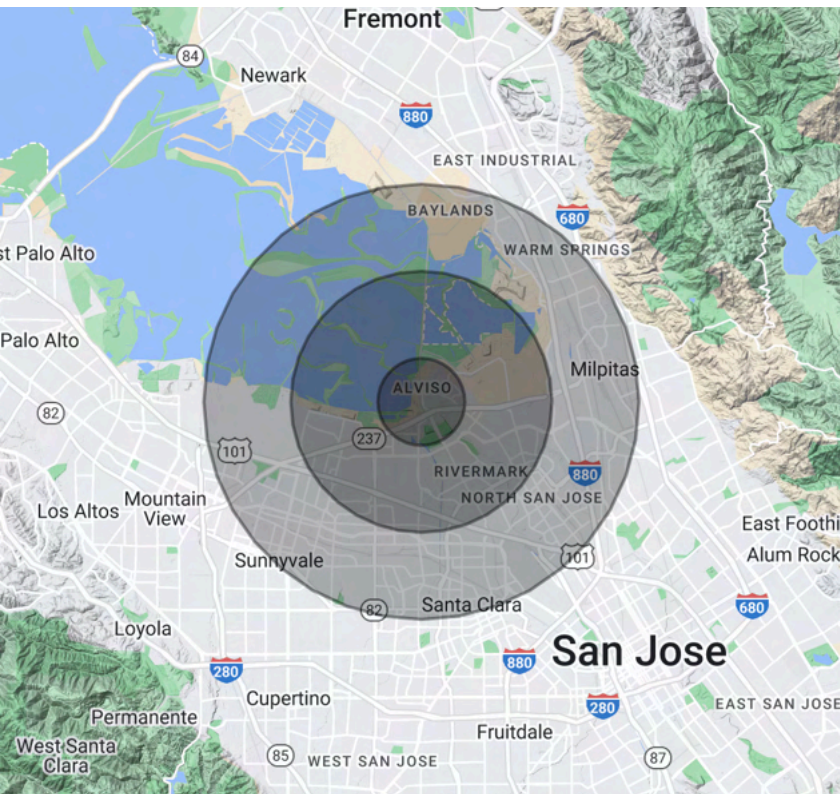
The site is strategically located nearby major arterial highways: 101, 880 and, 237, providing an easily accessible, centralized location for Silicon Valley's commuting population. Positioned near Top Golf (0.8mi), Related Santa Clara Mega Mixed-Use Development and Levi's Stadium (1-mi).

The area is also home to some of Silicon Valley's Tech Giants such as Hewlett Packard Enterprises, Dell, Cisco, and Cepheid. Enjoy being within walking distance of public transportation and the flourishing Bay Trail meadow.



Demographics

The Gold Business Center sits within a densely populated and highly educated Silicon Valley trade area, with over 266,000 residents within a 5-mile radius and an average age of approximately 37. Households in the area are affluent, with average income approaching \$175,000, reflecting the concentration of technology and professional services employment in the corridor. The area features an average household size of 2.72, indicating a family-oriented population base with strong long-term community ties.



Demographics Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,406	86,190	266,554
Average Age	37.3	35.8	36.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,483	32,655	96,570
# of Persons per HH	2.97	2.62	2.72
Average HH Income	\$138,552	\$179	\$173

* Demographic data derived from 2021 ESRI Reports



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DEVON STOUT

Vice President

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HanhanCRE.com

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