# 394 SOUTH 2ND STREET

SAN JOSE, CA 95113

## DOWNTOWN CORE RETAIL INVESTMENT OPPORTUNITY

CBRE

# EXECUTIVE SUMMARY

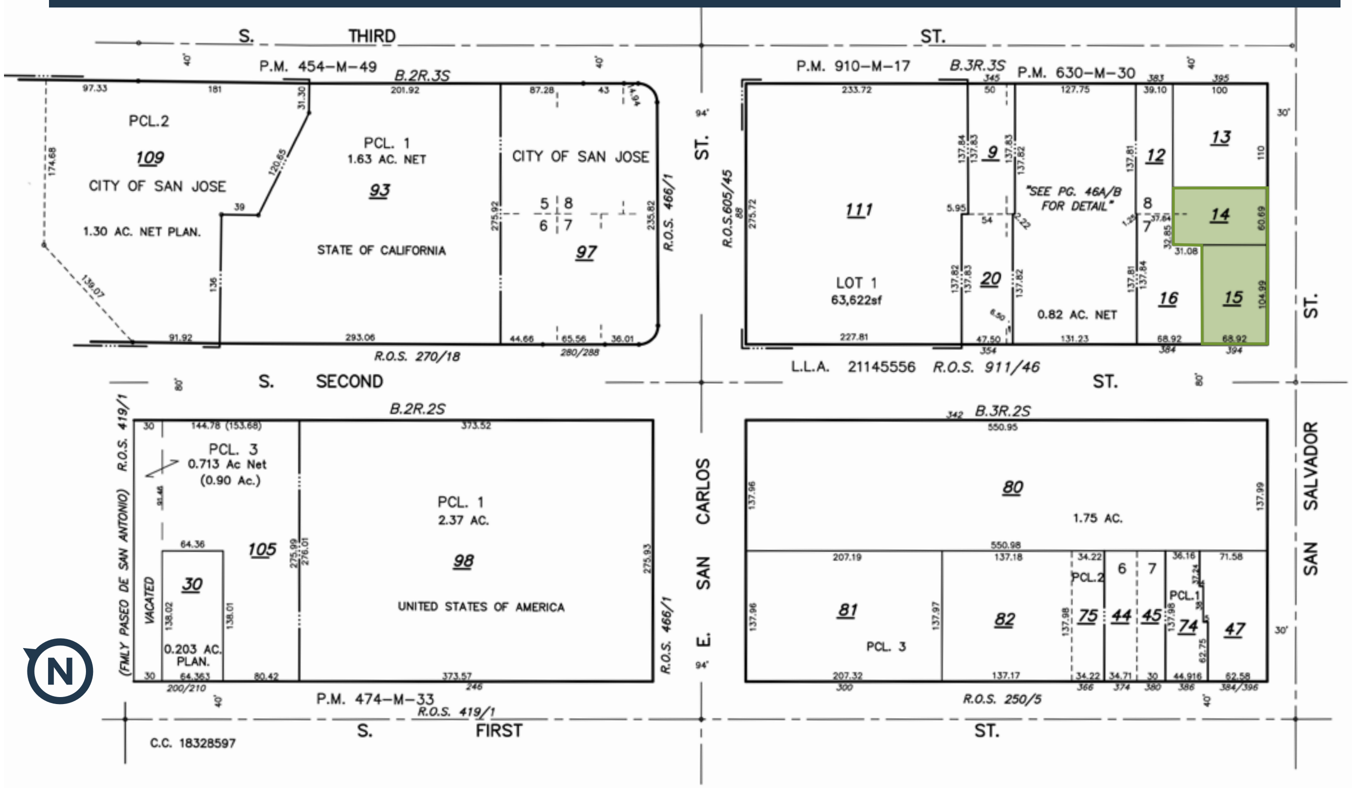
**CBRE Silicon Valley Private Capital Group** is pleased to present, on an exclusive basis, the rare opportunity to acquire 394 S. 2nd Street (the "Property"), an ideal retail asset positioned within Silicon Valley's most dynamic urban core in the heart of downtown San Jose. The Property features a hospitality, event, and banquet space equipped with a full kitchen and dining area, backed by a proven operating history with frontage along South Second Street and San Salvador Street. The offering presents a flexible opportunity for all Buyer profiles: owner-users can immediately occupy and reestablish for their own use, investors can stabilize the asset with a premier tenant and take advantage of Downtown's demand, or developers can capitalize on the future density and entitle accordingly to contribute to San Jose's evolving skyline. The Property is located near major employers, transit infrastructure, the SOFA district, San Jose State University, and numerous high rise commercial and residential towers, thus reinforcing the endless possibilities for any future use and/or development of the site. The offering is being made on an "as-is, where-is" basis.

## INVESTMENT HIGHLIGHTS

- Core Downtown Location
- High Density Development Zoning
- San Jose State University Adjacent
- Flexible Banquet Retail Space

# PROPERTY DESCRIPTION

| | |
|---|---|
| ADDRESS | 394 S. 2nd Street, San Jose CA 95113 |
| PARCEL NUMBER | 467-46-014 & 467-46-015 |
| LOT SIZE | 13,304 |
| EXISTING IMPROVEMENTS | 13,700 |
| EXISTING USE | Retail |
| OCCUPANCY | Vacant |
| ZONING | Downtown Primary Commercial |
| GENERAL PLAN | Downtown (DT) |

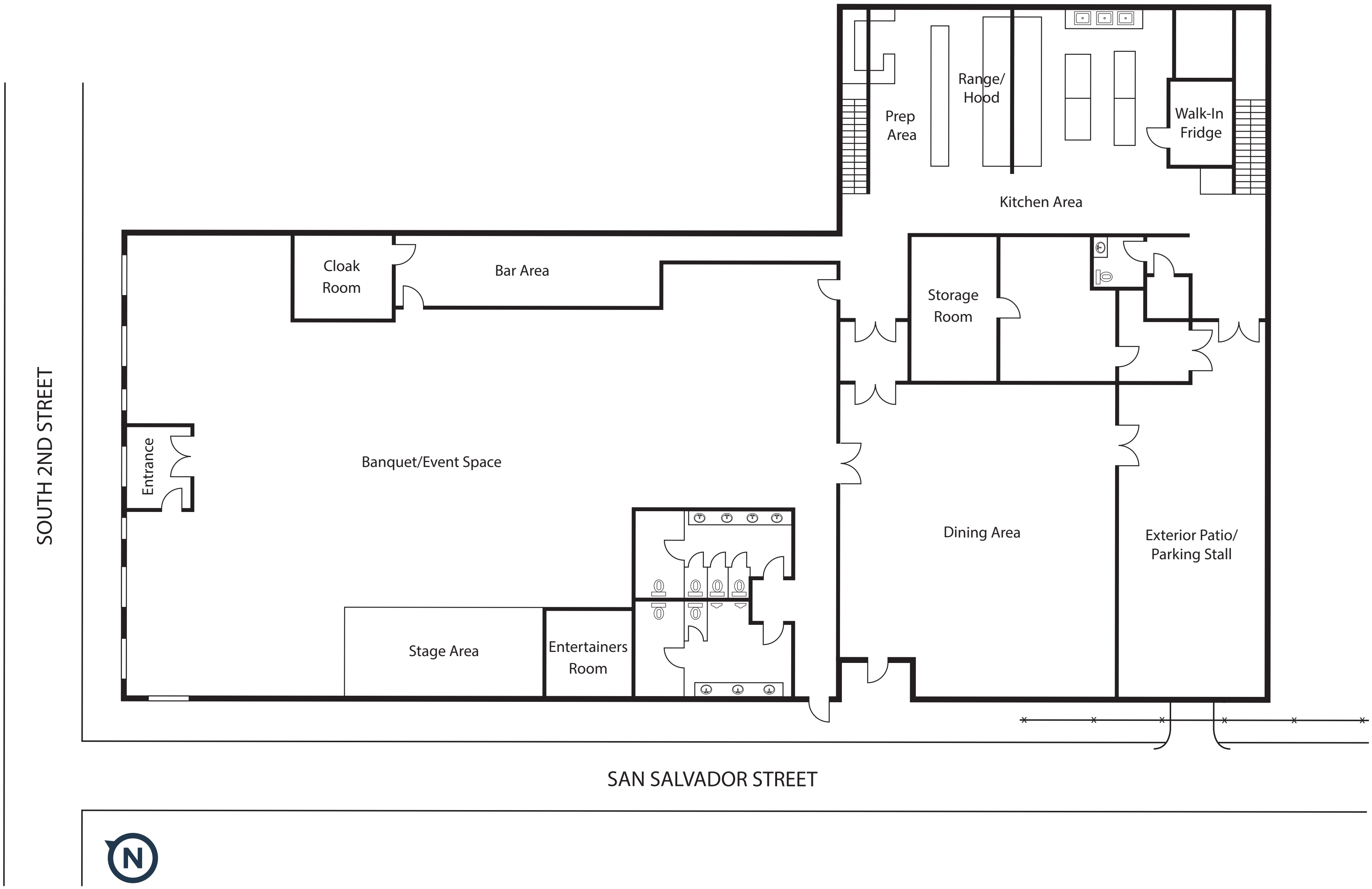



## GENERAL PLAN GUIDELINES

**DENSITY: Up to 800 DU/AC; FAR Up to 30.0 (3 to 30 stories).**

This designation includes office, retail, service, residential, and entertainment uses in the Downtown. Redevelopment should be at very high intensities, unless incompatibility with other major policies within the Envision General Plan (such as Historic Preservation Policies) indicates otherwise. Where single-family detached homes are adjacent to the perimeter of the area designated as Downtown, new development should serve as a transition to the lower-intensity use while still achieving urban densities appropriate for the perimeter of downtown in a major metropolitan city. All development within this designation should enhance the "complete community" in downtown, support pedestrian and bicycle circulation, and increase transit ridership. Residential projects within the Downtown designation should generally incorporate ground floor commercial uses. This designation does not have a minimum residential density range (DU/AC) in order to facilitate mixed-use projects that may include small amounts of residential in combination with significant amounts of non-residential use. Such mixed-use projects should be developed within the identified FAR range of up to 30.0.

# FLOOR PLAN



Range/
Hood
Prep
Area
Walk-In
Fridge
Kitchen Area
Cloak
Room
Bar Area
Storage
Room
SOUTH 2ND STREET
Entrance
Banquet/Event Space
Dining Area
Exterior Patio/
Parking Stall
Stage Area
Entertainers
Room
SAN SALVADOR STREET
N

# 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.

# TRANSPORTATION OVERVIEW


The subject property is is conveniently located close to the Downtown San Jose Caltrain Station and walking distance to the future San Jose BART 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, El Camino Real runs adjacent to the property on the opposite side of the Caltrain rail line, offering immediate vehicular access to the town and surrounding submarkets. Freeways are also easily accessible as US-101 is located +0.8 miles from the property.

# SNAPSHOT: SAN JOSE

Nicknamed the "Capital of Silicon Valley", major global tech companies including Cisco Systems, eBay, Cadence Design Systems, Adobe Systems, PayPal, Brocade, Samsung, Acer, and Western Digital maintain their headquarters in San Jose. This phenomenon has pushed upward pressure on general entrepreneurship, pricing, household income, and quality of life.

**10TH**
LARGEST CITY IN THE U.S.

**$123,321**
2020 MEDIAN HOUSEHOLD INCOME

**$1,380,000**
2020 MEDIAN HOUSE PRICE IN SANTA CLARA COUNTY

## PROMINENT EMPLOYERS IN SAN JOSE

- **Acer**
- **Adobe Systems**
- **Brocade**
- **Cadence Design Systems**
- **Cisco**
- **Ebay**
- **Google**
- **Hewlett Packard**
- **IBM**
- **San Jose State University**
- **Samsung**
- **Siemens**
- **Tata**
- **Western Digital**

# 394 S. 2ND STREET, SAN JOSE, CA

**AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the sam e transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

**CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

**DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 394_S_2nd_Street_BRO_v05_JP 07/28/26

# 394 SOUTH 2ND STREET

SAN JOSE, CA 95113

## DOWNTOWN CORE RETAIL INVESTMENT OPPORTUNITY

CONTACTS:


**NICK WHITSTONE**
Senior Vice President
Lic. 01196787
+1 408 453 7438
nick.whitstone@cbre.com

**ANDREW TRILLO**
Senior Associate
Lic. 02069367
+1 408 453 7499
andrew.trillo@cbre.com

**TYLER HUYGHUE**
Associate
Lic. 02244055
+1 408 790 5419
tyler.huyghue@cbre.com


CBRE