

Investment Opportunity

Retail Property for Sale

78-80 Race Street, San Jose CA

Colliers

Accelerating success.



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Property Description

Introducing an exceptional investment opportunity in the San Jose area: a prime 2,600 SF retail building. This property presents an ideal space for retail and street retail investors looking to establish a presence in this thriving commercial hub. With its strategic location, this building offers high visibility and access, setting the stage for success. The property's historical charm, paired with its versatile zoning and ample square footage, provides an enticing prospect for savvy investors seeking to capitalize on the dynamic retail landscape of San Jose.

Total Building Area:

2,600 SF

Zoning:

CP (Commercial Pedestrian)

Property Address:

78-80 Race Street,
San Jose, CA 95126

Uses:

Supports retail, mixed-use,
pedestrian-oriented uses

Lot Size:

±0.38 Acres

Key Advantage:

Corner lot with strong street frontage

Year Built:

1950

Parking:

15 parking stalls

Financial Summary

Investment Overview

Price	\$2,195,000
Price PSF	\$844
CAP Rate	6.12%

Operating Data

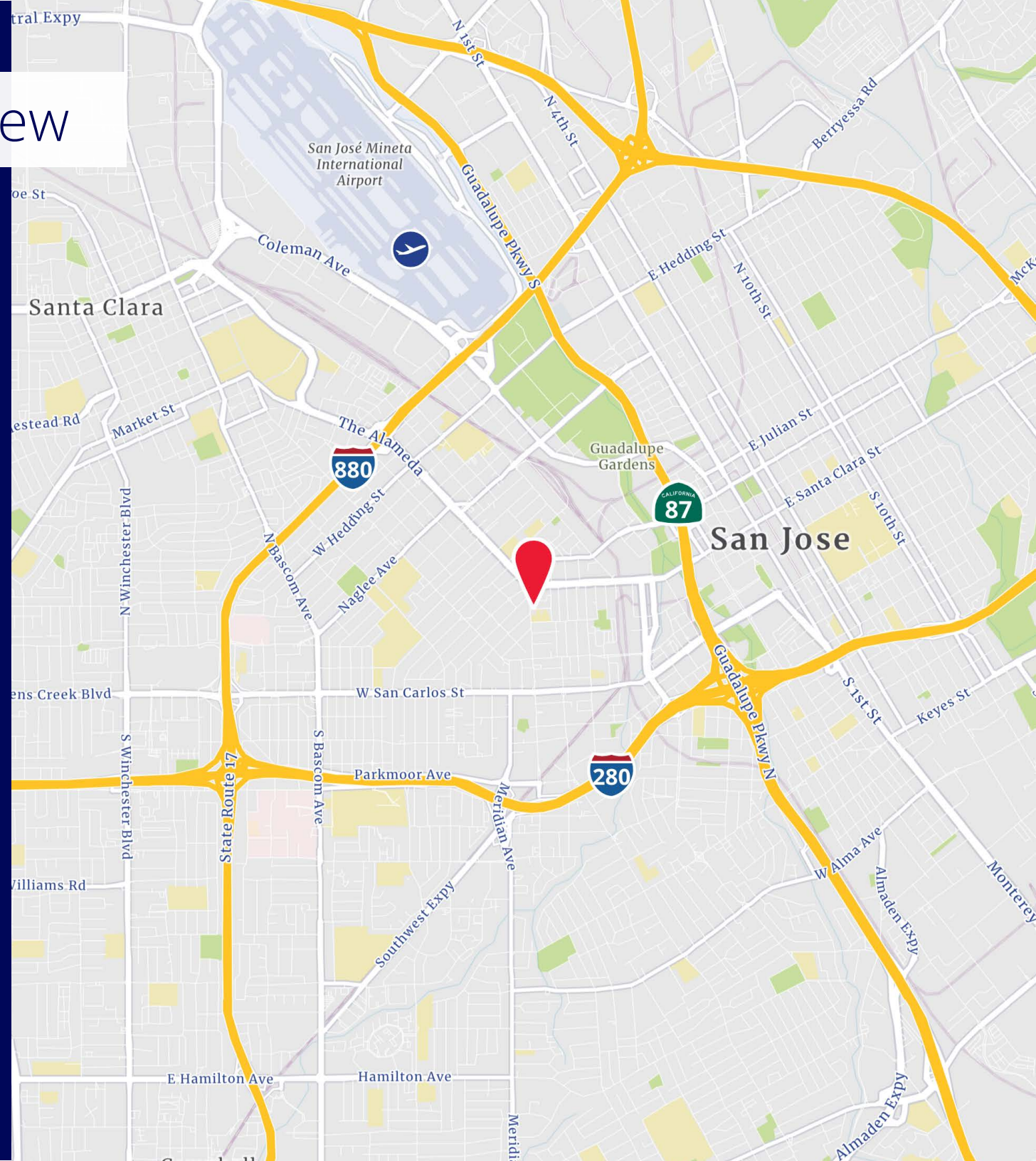
Net Operating Income	\$140,400
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Location Overview

Highlights:

- Proximity to Downtown San Jose core
- Minutes from Diridon Station, one of the Bay Area's largest transit hubs (Caltrain, Amtrak, VTA, future BART)
- Near the planned Google Downtown West
- Access to a large and growing employment base in Silicon Valley
- Strong regional economy San Jose is a major technology and innovation hub
- Within a transitional urban corridor blending residential neighborhoods (St. Leo's / Rose Garden), retail and service commercial uses, & emerging mixed-use developments
- Quick connectivity to CA-87, I-280, I-880
- This location supports both commuter traffic and neighborhood-serving retail.
- High pedestrian activity and neighborhood foot traffic



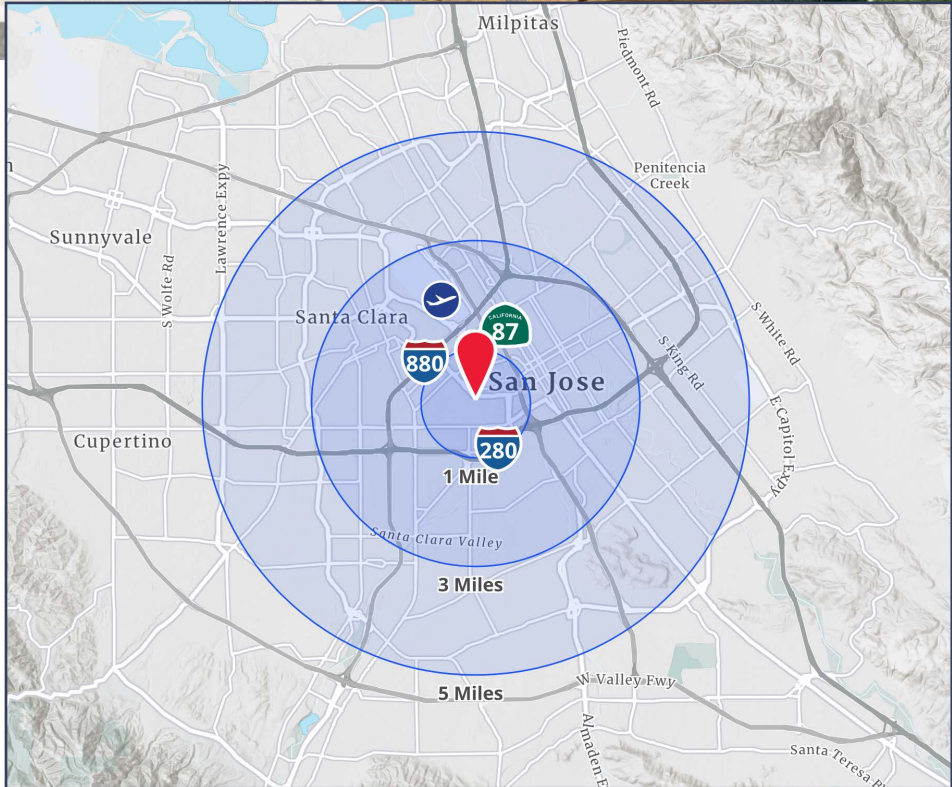
Nearby Amenties





Demographics

	1 Mile	3 Miles	5 Miles
Current Total Population	28,947	243,405	667,625
Current Total Households	12,435	92,936	235,482
Median Household Income	\$139,898	\$126,383	\$135,848
Employment: White collar	75.5%	74.4%	72.5%
Total Businesses	1,991	14,968	31,797
Total Employees	18,526	175,237	361,592



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