



1100-1140 MABURY RD

SAN JOSE, CA 95133



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:



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INVESTMENT HIGHLIGHTS

TENANT & LEASE DETAILS

- **TENANT:** Tri Star Industrial, one of the largest independent distributors in the Western U.S. for pipes, valves, fittings, bolts, nuts, gaskets, fabrication, and pipe supports
- **LEASE EXPIRATION:** September 2028 (No renewal options)
- **PENDING INCOME:** ±\$1,355,916 in rent to be collected as of April 2025
- **ANNUAL INCREASES:** 4% per year
- **OCCUPANCY STATUS:** Tenant has vacated but remains obligated under the lease

PROPERTY & LOCATION

- **LOCATION:** Prime industrial site near Highway 101, I-880, and I-680
- **PUBLIC TRANSIT:** Adjacent to San Jose's only BART station
- **SURROUNDING DEVELOPMENT:** Significant nearby apartment construction and ongoing growth
- **ZONING:** Heavy industrial

SITE & IMPROVEMENTS

- **Lot Size:** ±1.69 AC
- **Buildings:** 3 structures totaling ±17,321 SF
- **Floor Area Ratio (FAR):** 23%
- **Space Allocation:** Well-balanced mix of office and warehouse space
- **Yard:** Fully fenced and paved
- **Power:** 400 amps (buyer to verify)
- **Access:** 4 grade-level doors in the warehouse

ADDITIONAL INCOME & MARKET

- **Billboard Leases:** Two leases with Clear Channel
- **Demographics (5-mile radius):** ±570,506 residents with an average household income of \$149,888



PROPERTY OVERVIEW



\$8,000,000

LIST PRICE

PROPERTY DETAILS

Property Name	1100-1140 Mabury Rd
Address	1100-1140 Mabury Rd, San Jose CA 95133
Cap Rate	4.52%
Rent	\$361,920
Year Built	1964
Lot Size	±1.69 AC
Building Area	±17,321 SF
Clear Height	18' in Warehouse
Power	400 Amps
Door	4 Grade Doors
Zoning	HI - Heavy Industrial

ANNUALIZED OPERATING DATA

Term Remaining	Annual Rent	Cap Rate
October 1, 2024 - September 30, 2025	\$361,920	4.52%
October 1, 2025 - September 30, 2026	\$376,392	4.70%
October 1, 2026 - September 30, 2027	\$391,452	4.89%
October 1, 2027 - September 30, 2028	\$407,112	5.09%
Total Income left to collect as of April 2025	\$1,355,916	

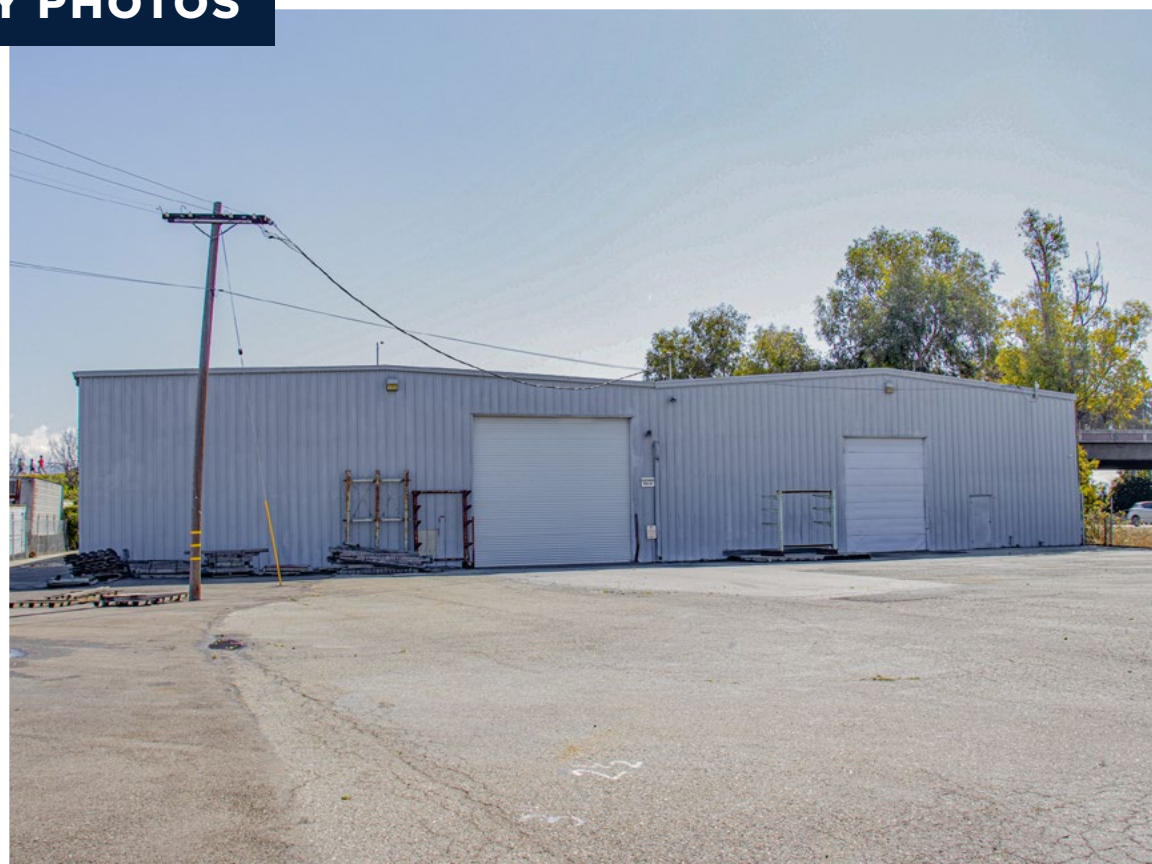
LEASE SUMMARY

Lease Type	NNN
Tenant	Lease
Lease Guarantor	Tri Star Industrial
Roof & Structure	Tenant
Rent Commencement Date	10/1/2020
Lease Expiration Date	9/30/2028
Lease Term	±3 Years
Rental Increases	4% Annual
Renewal Options	None

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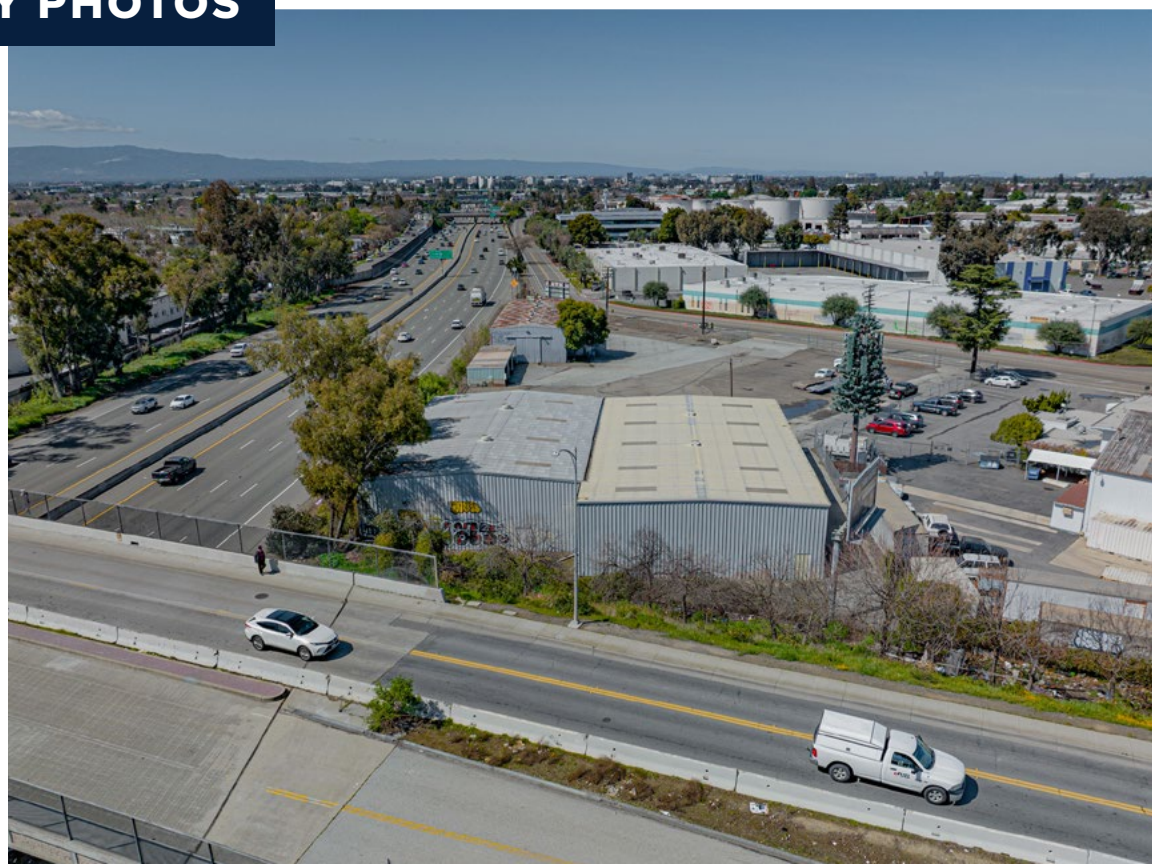


PROPERTY PHOTOS





PROPERTY PHOTOS





SAFeway
CVS pharmacy
FUEL
FIREHOUSE SUBS
DUNKIN'
FOUNDED BY FIREMEN

SAN JOSE FLEA MARKET
EST. 1960 BERRYESSA

SAN JOSE BART STATION

MONARCH TRUCK CENTER

MULLER CONSTRUCTION SUPPLY

TARGET SPECIALTY PRODUCTS

Public Storage

ACTION GYPSUM SUPPLY

corporate SIGN SYSTEMS

Robeck's Welding
 408-287-0202

SouthernCarlson

E TAYLOR ST ±16,000 VPD

MABURY RD

SUBJECT PROPERTY

101 ± 190,000 VPD



RIVIAN SERVICE CENTER

SAN FRANCISCO MOVING & STORAGE

THERMA
A LEGENCE Company

Kellogg's

SAN JOSE BART STATION

MARCELO AUTO REPAIR



eFUEL
MOBILE ON-SITE FUELING

Public Storage

E TAYLOR ST

Robeck's
Welding & Fabrication
408-287-0202

± 16,000 VPD

SUBJECT PROPERTY

corporate
SIGN SYSTEMS

MABURY RD

SouthernCarlson®

± 190,000 VPD

101

United
SITE SERVICES

MARKET OVERVIEW



SAN JOSE, CA

San Jose, California, is a major urban center located in the heart of Silicon Valley, widely recognized for its role in the global technology industry. The area is home to numerous tech companies, including many Fortune 500 firms and innovative startups, which significantly influence the local economy. San Jose also supports a diverse business landscape that includes advanced manufacturing, education, healthcare, and professional services. The city offers access to top-tier research institutions and a highly educated workforce, contributing to sustained economic activity. Well-developed transportation infrastructure, including highways, public transit, and proximity to major airports, supports both local and regional connectivity.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	27,966	254,235	601,586
2025 Population	27,368	241,579	570,506
2030 Population Projection	26,483	232,308	548,376

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	9,066	79,647	193,744
2025 Households	8,823	76,164	184,110
2030 Household Projection	8,517	73,262	176,847

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$149,985	\$135,476	\$149,888

1100 MABURY RD | SAN JOSE, CA

ECONOMY

The economy of San Jose, California is a powerhouse that drives innovation and technological advancement. As the heart of Silicon Valley, the city is home to an impressive array of high-tech companies, startups, and research institutions. Major players like **Google, Apple, Cisco Systems, and Adobe Systems** have established their headquarters in San Jose, attracting top talent and fostering a dynamic entrepreneurial ecosystem. The city's economy is deeply rooted in technology, with a focus on sectors such as software development, semiconductors, telecommunications, biotechnology, and clean energy. This concentration of expertise has led to a steady stream of breakthrough inventions and advancements in various fields. The region also benefits from its proximity to prestigious universities like **Stanford and UC Berkeley**, which contribute to the availability of a highly skilled workforce. Beyond technology, San Jose has a diverse economy that encompasses industries like manufacturing, finance, healthcare, and professional services. The city's strategic location, excellent infrastructure, and business-friendly policies have propelled its economic growth, making it a thriving hub for innovation, entrepreneurship, and investment.

ECONOMIC DEVELOPMENTS

San Jose, California has experienced remarkable economic developments that have solidified its position as a global technology and innovation hub. Over the years, the city has witnessed a steady influx of high-tech companies, startups, and venture capital investment, propelling its economy to new heights. The growth of the tech sector has been particularly influential, with San Jose serving as the epicenter of Silicon Valley's innovation ecosystem. This has led to the creation of countless high-paying jobs and a surge in entrepreneurship. In recent years, San Jose has seen significant advancements in emerging technologies, including artificial intelligence, autonomous vehicles, robotics, and renewable energy.

The city has also made substantial investments in infrastructure and transportation, such as the expansion of the **Bay Area Rapid Transit (BART) system** and the modernization of San Jose International Airport. These developments have enhanced connectivity and accessibility, further attracting businesses and talent to the region. Additionally, San Jose has recognized the importance of sustainable practices and has made strides in promoting clean energy and environmental sustainability. This commitment has not only positioned the city as a leader in green technology but has also contributed to a more resilient and future-oriented economy. As a result of these economic developments, San Jose continues to thrive as a dynamic and prosperous city, offering a wealth of opportunities for innovation, employment, and economic growth.

TOP 20 TECH TOWNS

(June 2021, CompTIA)

TOP 10 BEST CITY IN THE U.S

(June 2023, Resonance)

TOP HAPPIEST CITIES IN THE U.S

(March 2023, WalletHub)

GLOBAL HEADQUARTERS



TOURISM & ATTRACTIONS

San Jose, California offers a diverse range of activities and attractions that cater to both locals and tourists alike. The city's cultural scene is showcased through its numerous museums, art galleries, and theaters. The Tech Interactive, a hands-on science and technology museum, is a must-visit for those interested in innovation and cutting-edge discoveries. Tourists can explore the Rosicrucian Egyptian Museum, which houses a fascinating collection of ancient Egyptian artifacts. San Jose's downtown area is a hub of entertainment, with its shopping districts, trendy restaurants, and lively nightlife. For sports enthusiasts, attending a San Jose Sharks NHL hockey game or catching a match at the Earthquakes Stadium is a thrilling experience. Outdoor enthusiasts can take advantage of the city's pleasant climate by exploring the beautiful parks and gardens scattered throughout, such as the picturesque Municipal Rose Garden or Alum Rock Park with its hiking trails and natural beauty. Just a short drive away, visitors can enjoy the scenic landscapes and outdoor activities in the nearby Santa Cruz Mountains or take a day trip to the famous beaches of Santa Cruz. San Jose is also known for its vibrant festivals and events that celebrate the city's diverse cultural heritage, including the San Jose Jazz Festival and the Vietnamese Tet Festival. With its mix of cultural attractions, recreational opportunities, and lively events, San Jose offers a vibrant and engaging experience for tourists seeking to explore the best of what the city has to offer.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1100 Mabury Rd, San Jose, CA 95133** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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