

FOR SALE



SAN JOSE *RETAIL* INVESTMENT

A 100% leased, ±8,760 SF strip retail building with 3 tenants located on a ±0.92-acre parcel in West San Jose

3775-3783 WILLIAMS RD | SAN JOSE, CA

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STABLE WEST SAN JOSE *STRIP RETAIL CENTER* WITH IMMEDIATE MARK-TO-MARKET RENTAL UPSIDE

3775 Williams Road represents a rare opportunity to acquire a fully occupied West San Jose strip retail center with stable in-place cash flow, necessity-based tenancy, and meaningful near-term NOI growth through the re-leasing or renewal of the below-market laundromat space. Located in affluent West San Jose, the asset benefits from exceptional demographics, strong residential density, and the long-term fundamentals that continue to make Silicon Valley one of the nation's most sought-after investment markets.

The center is 100% leased to three tenants with long operating histories at the property. The diverse necessity-based tenant roster provides daily traffic generation that is enhanced by excellent street visibility and accessibility with limited competing neighborhood retail inventory.

The 7-11 and the Cazadores bottle shop/TiTa's Taqueria bring stability and a well-defined cashflow to the property. The laundromat presents an opportunity for a new owner to capitalize on a mark-to-market lease extension with the current lease expiring within 12 months.



PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	3775 - 3783 Williams Rd, San Jose, CA
BUILDING SIZE	±8,760 SF
TENANCY	3 tenants, 100% leased
ZONING	Commercial Pedestrian (CP)
YEAR BUILT	1973

Property to be sold in "As-Is" condition, subject to Buyer's independent physical inspections prior to closing.

SITE INFORMATION

LAND SIZE	±39,346 SF (±0.90 AC)
APN	299-32-075
PARKING RATIO	5.7/1,000 SF (49 stalls plus 3 handicap stalls)
LOCATION TYPE	Mid-block parcel with 2 access drive aisles and ±245' of frontage on Williams Rd
GENERAL PLAN	Neighborhood/Community Commercial (NCC)



PROPERTY OVERVIEW



STREET VIEW



PARKING LOT

SITE PLAN

±8,760 SF

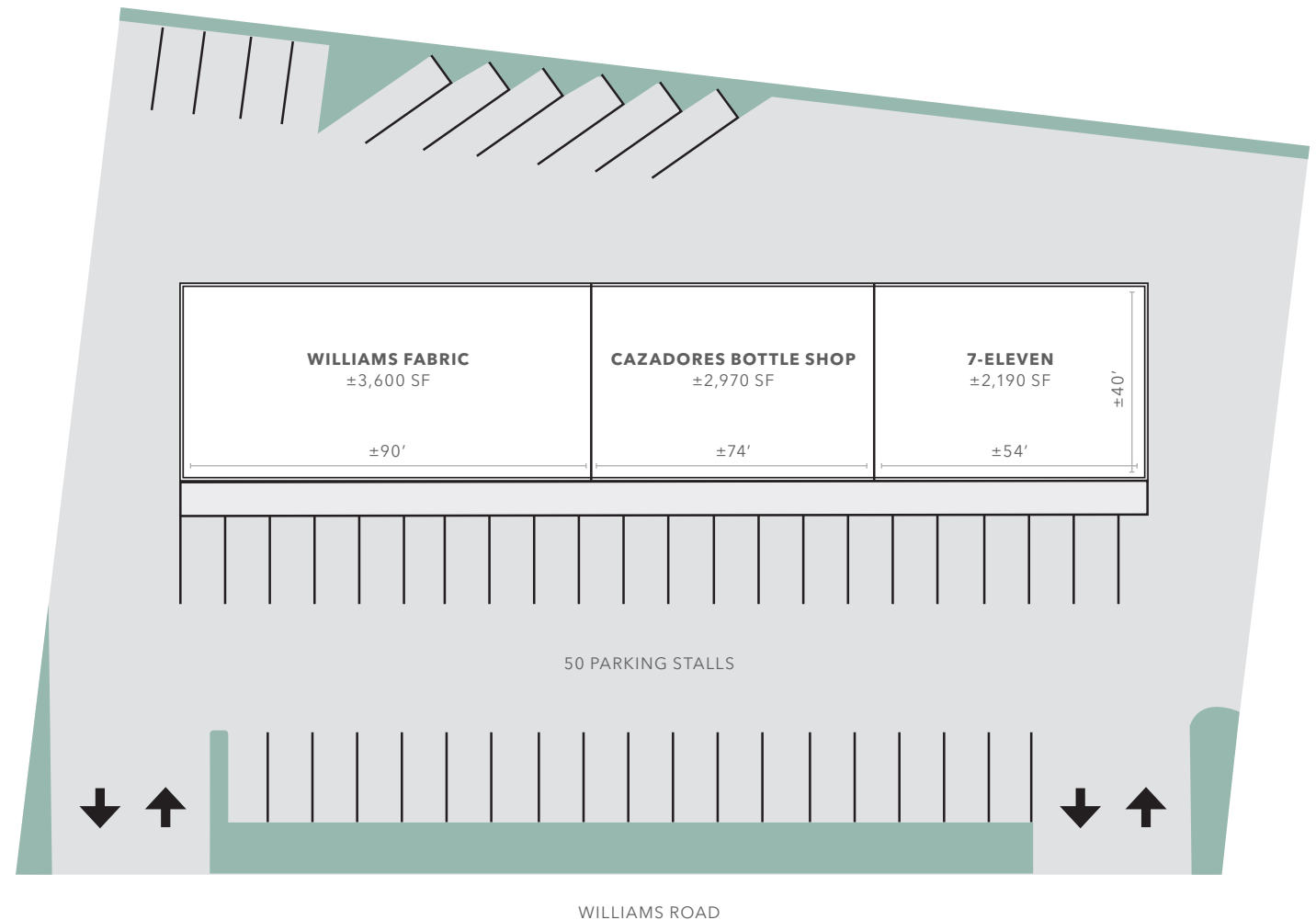
BUILDING SIZE

±.92 AC

LOT SIZE ACREAGE

±5.51/1000

PARKING RATIO



CENTRALLY LOCATED DAILY-NEEDS RETAIL IN THE HEART OF SILICON VALLEY

The Property is located in West San Jose, within Santa Clara County - the heart of Silicon Valley and one of the most economically resilient submarkets in the United States.

Situated in the 95117 zip code, the site sits in a dense, infill residential neighborhood bordered by the cities of Campbell and Santa Clara, offering strong daytime and resident population density immediately surrounding the center.

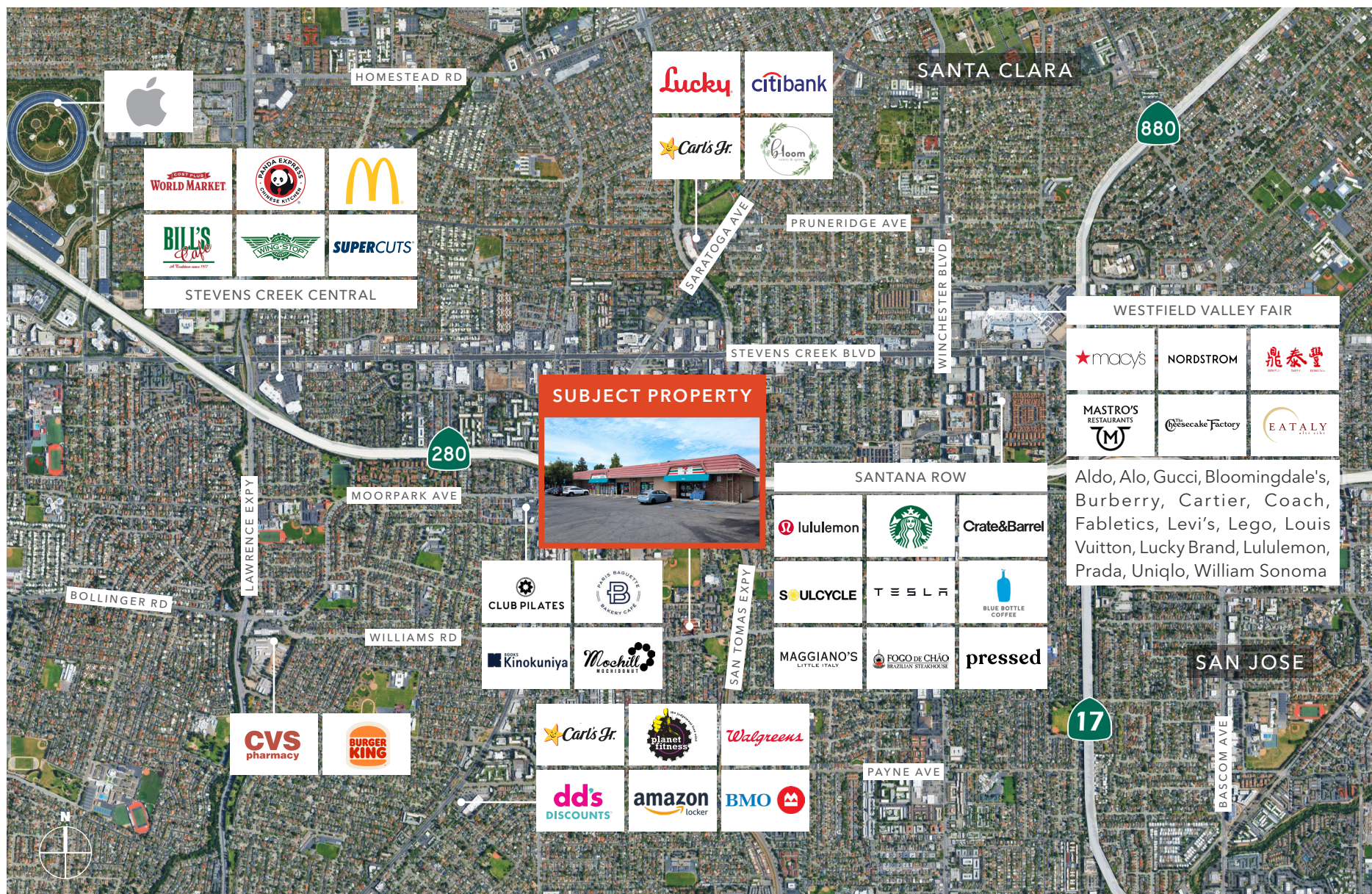
REGIONAL ACCESS

The Property benefits from proximity to several of the South Bay's primary transportation corridors, including Winchester Boulevard, San Tomas Expressway, State Route 17, and Interstate 280, providing convenient connectivity throughout San Jose, Campbell, Santa Clara, and the broader Silicon Valley employment base. This access supports strong vehicular trade area penetration typical of well-located neighborhood retail.

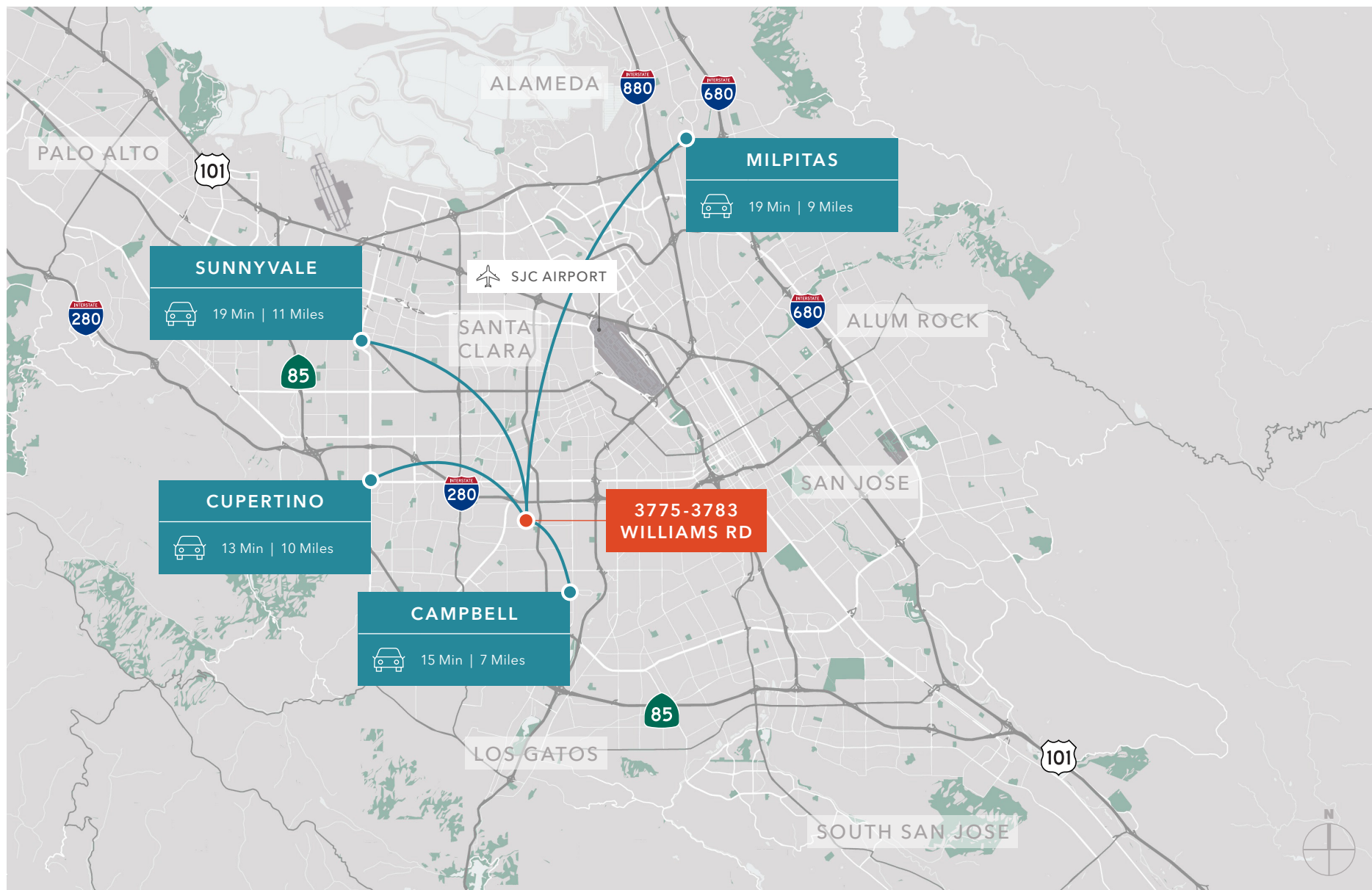
NEIGHBORHOOD & TRADE AREA

The immediate surrounding area is a well-established, densely built residential neighborhood characterized by single-family homes and multifamily properties, generating consistent day-to-day consumer demand for the types of neighborhood-serving uses represented in the Property's tenant mix. The center is zoned CP (Commercial Pedestrian), reinforcing its role as a service hub for the surrounding rooftops. The Property falls within the Moreland School District, an additional draw for the family-oriented demographic base in the trade area.

LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS



Population

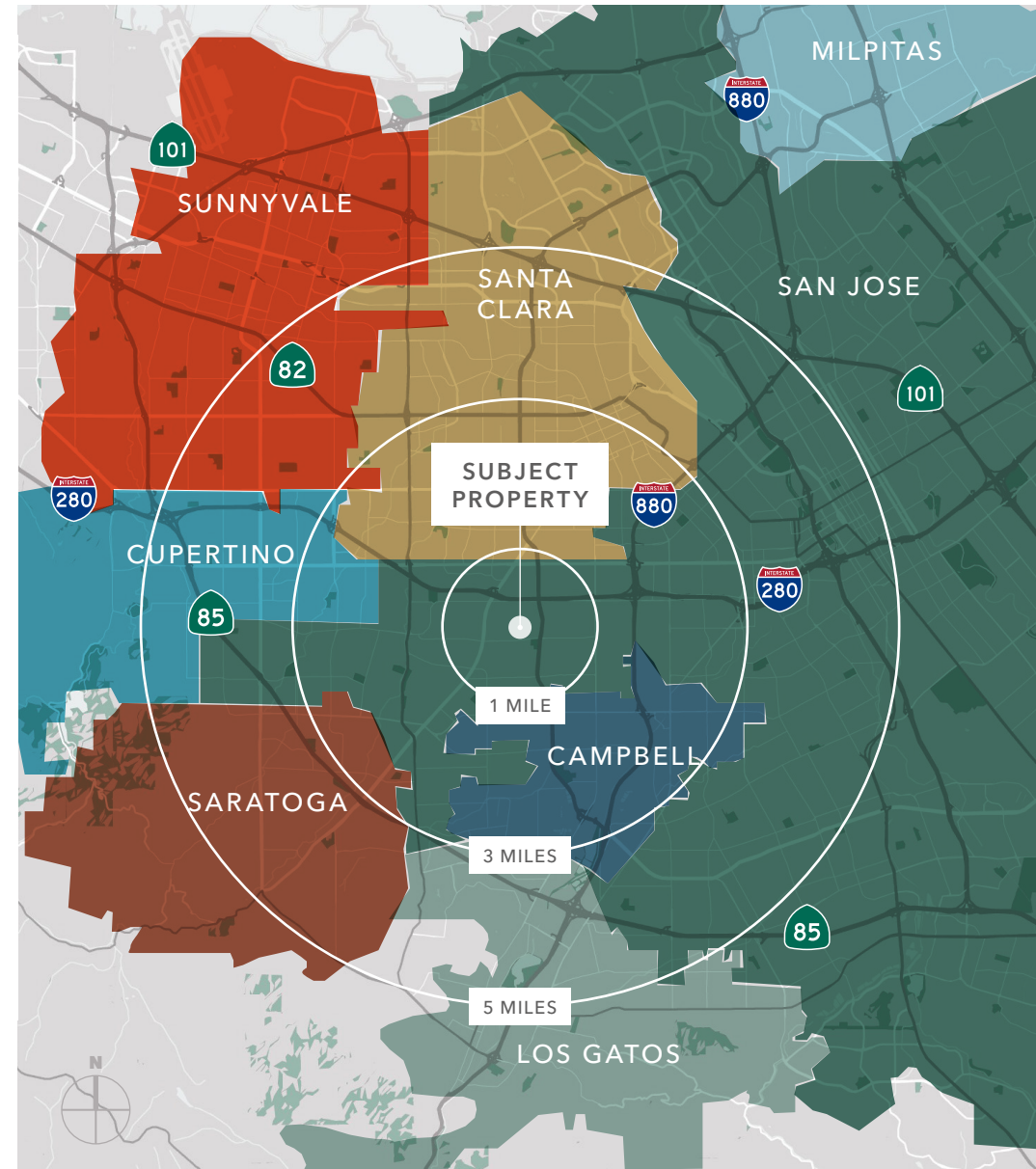
	1 Mile	3 Miles	5 Miles
2025 POPULATION	39,294	253,485	592,719
2030 PROJECTED POPULATION	40,443	259,259	607,682
MEDIAN AGE	38	39.9	39.8
BACHELOR'S DEGREE OR HIGHER	51%	56%	59%



Households

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	14,491	94,056	219,307
2030 PROJECTED HOUSEHOLDS	14,940	96,207	225,037
TOTAL CONSUMER SPENDING	\$545.4M	\$3.9B	\$9.2B
AVERAGE HOUSEHOLD SIZE	2.6	2.6	2.6
AVERAGE HOUSEHOLD INCOME	\$154,560	\$174,189	\$181,545
MEDIAN HOUSEHOLD INCOME	\$124,867	\$146,385	\$160,020

Data Source: ©2026, CoStar USA



INCOME & EXPENSE ASSUMPTIONS/PRICING

12 MONTHS AS OF OCTOBER 1, 2026

	Annual Operations	Per Month
INCOME		
Budgeted NNN Rental Income	\$237,553.00	\$19,796.00
Budgeted Expense Recoveries	\$66,552.00	\$5,546.00
Gross Budgeted Total Income	\$304,105.00	\$25,342.00
EXPENSES		
Real Estate Taxes	\$28,788.00	\$2,399.00
Property Insurance	\$4,812.00	\$401.00
Lawn Landscaping	\$11,004.00	\$917.00
Ground Maintenance	\$9,996.00	\$833.00
Property Management	\$11,952.00	\$996.00
Total Expenses	\$66,552.00	\$5,546.00
NET OPERATING INCOME	\$237,553.00	\$19,796.00

PROPERTY PRICING

PURCHASE PRICE	\$4,525,000.00
CAP RATE	5.25%



Exclusively listed by

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