

969 Story Road, Unit 6039 & 6042

SAN JOSE, CA 95122

Marcus & Millichap



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EXECUTIVE SUMMARY

Positioned within one of East San Jose's most vibrant commercial corridors, 969 Story Road offers a rare opportunity to establish a presence in the heart of a dense, high-traffic retail and business district. Surrounded by established neighborhood-serving retail, restaurants, professional services, and cultural destinations, the property benefits from exceptional visibility along heavily traveled Story Road and convenient access to Highways 101, 280, and 680.

The property features modern commercial condominium construction with flexible retail and office configurations, making it ideal for owner-users, investors, medical/professional office users, service retail, or boutique concepts seeking strong demographics and consistent consumer traffic. Select suites within the development feature fully built-out interiors with private offices, conference rooms, restrooms, and mezzanine storage, allowing for efficient occupancy with minimal upfront improvements.

Located within the dynamic Story Road trade area, the property is surrounded by a large residential population and an active local business community that drives steady daytime and evening traffic. Ample parking, strong street exposure, and proximity to major transit routes further enhance accessibility for customers, employees, and clients alike.

969 Story Road represents an outstanding opportunity to acquire this asset in a strategically located San Jose commercial hub with long-term growth potential and strong regional connectivity.



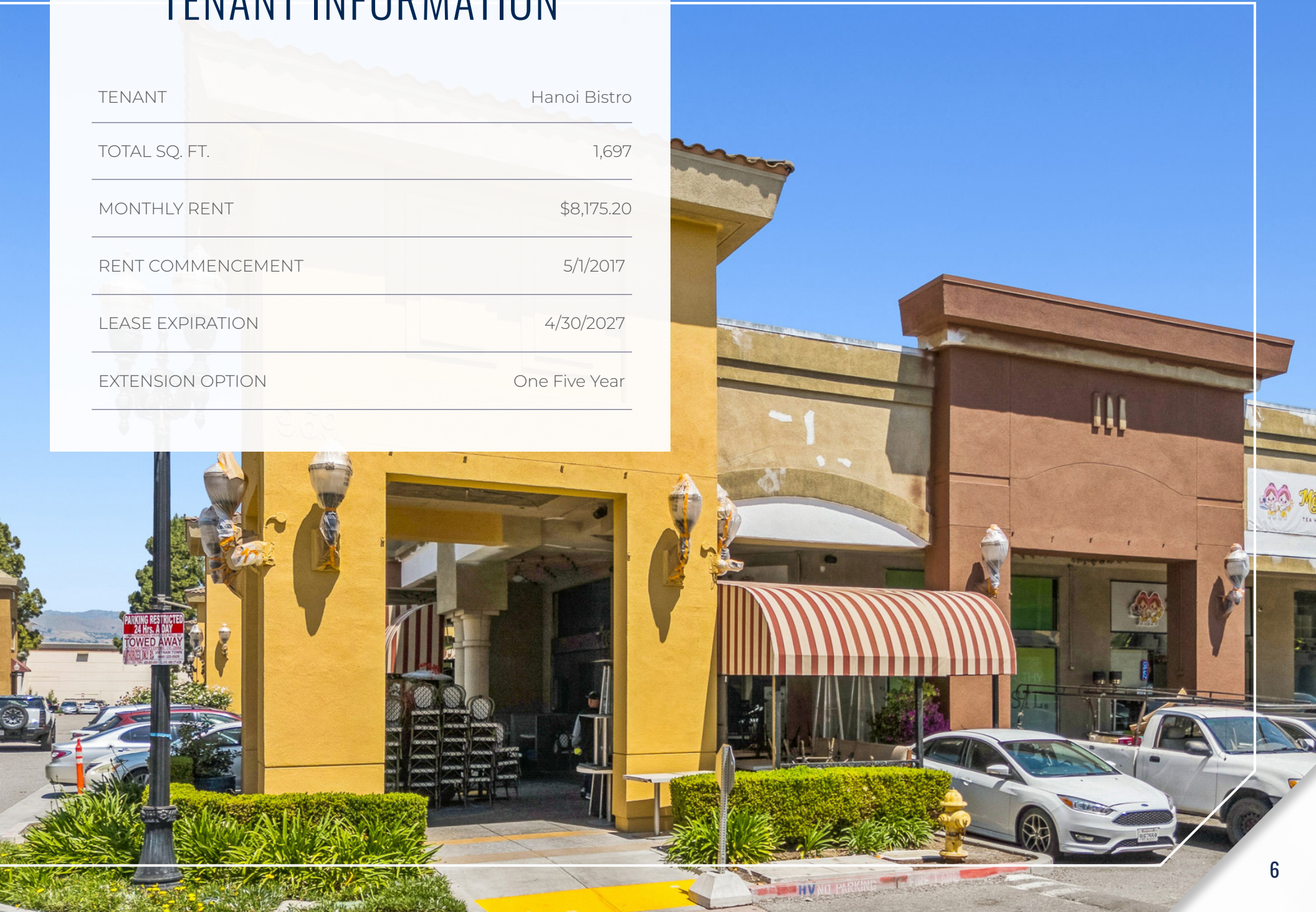
PROPERTY DETAILS

ADDRESS	969 Story Road, Units 6039 & 6042 San Jose, CA 95122
PRICE	\$1,675,000
COUNTY	Santa Clara
ASSESSOR PARCEL NUMBER	472-47-011, 472-47-012
YEAR BUILT	2010
PROPERTY TYPE	Retail Unit
TOTAL SQ. FT.	1,697
ZONING	APD



TENANT INFORMATION

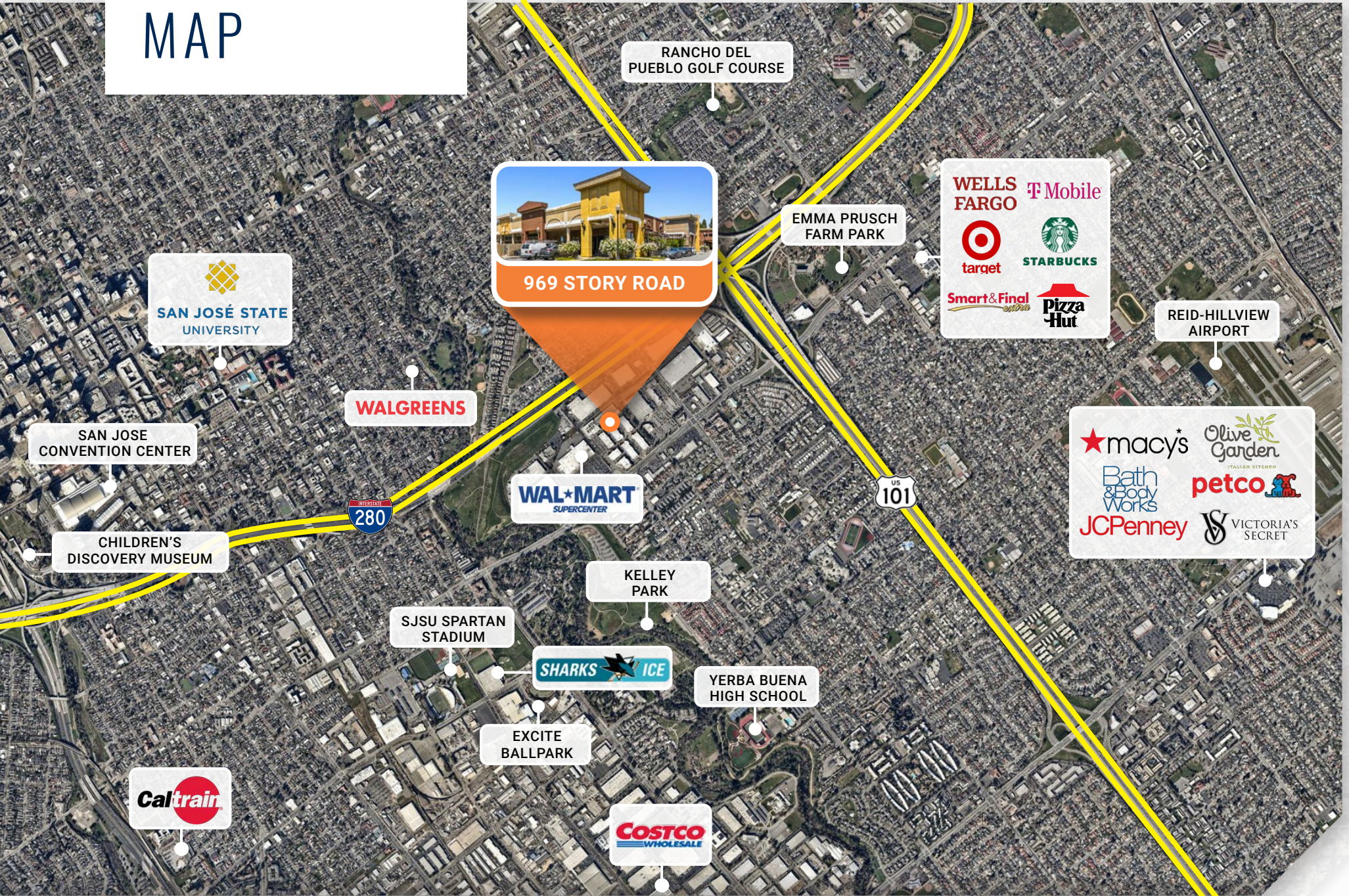
TENANT	Hanoi Bistro
TOTAL SQ. FT.	1,697
MONTHLY RENT	\$8,175.20
RENT COMMENCEMENT	5/1/2017
LEASE EXPIRATION	4/30/2027
EXTENSION OPTION	One Five Year



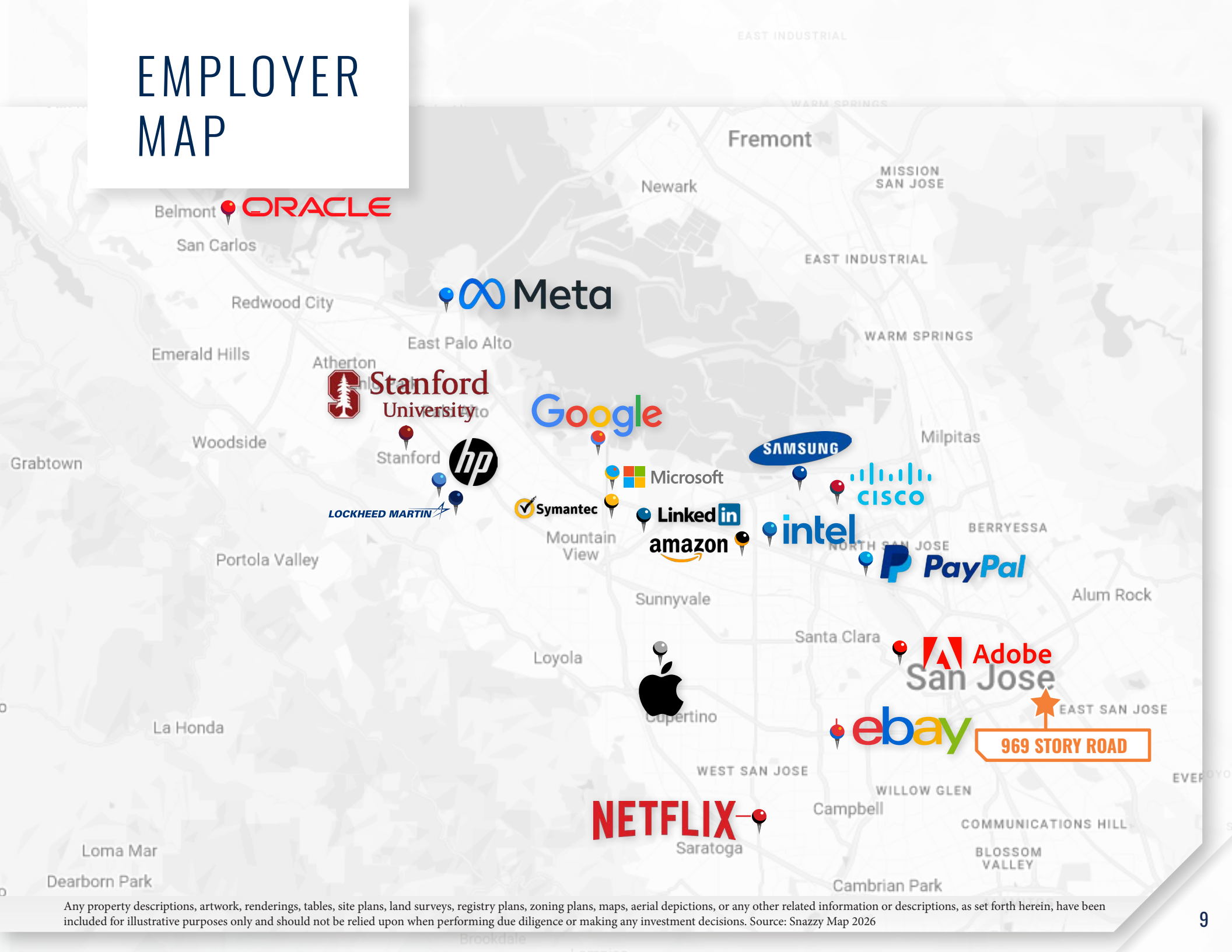
PROPERTY PHOTOS



RETAIL MAP



EMPLOYER MAP



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MARKET OVERVIEW

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



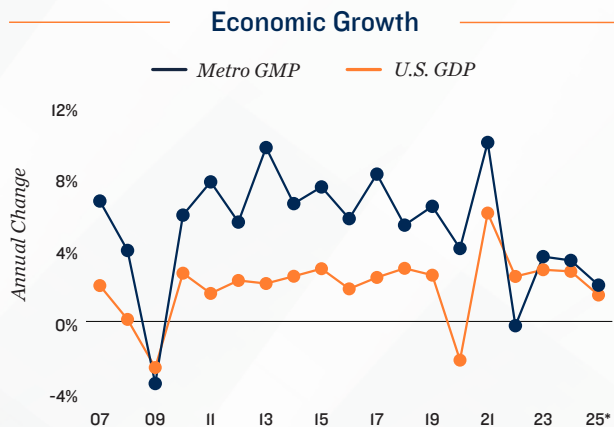
HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.



ECONOMY

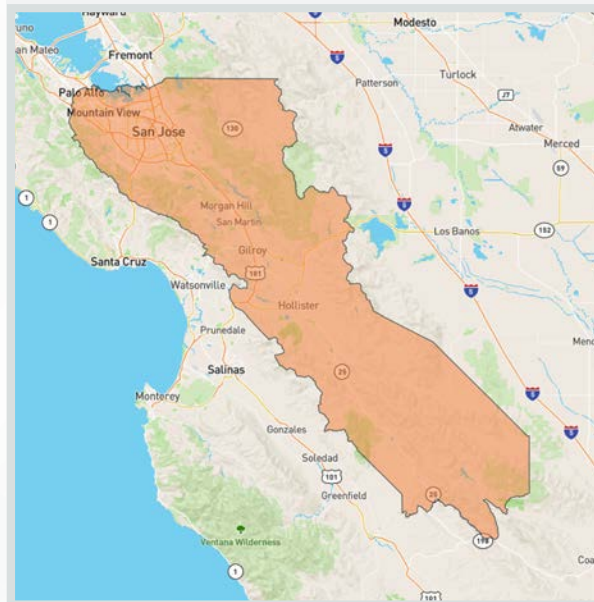
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



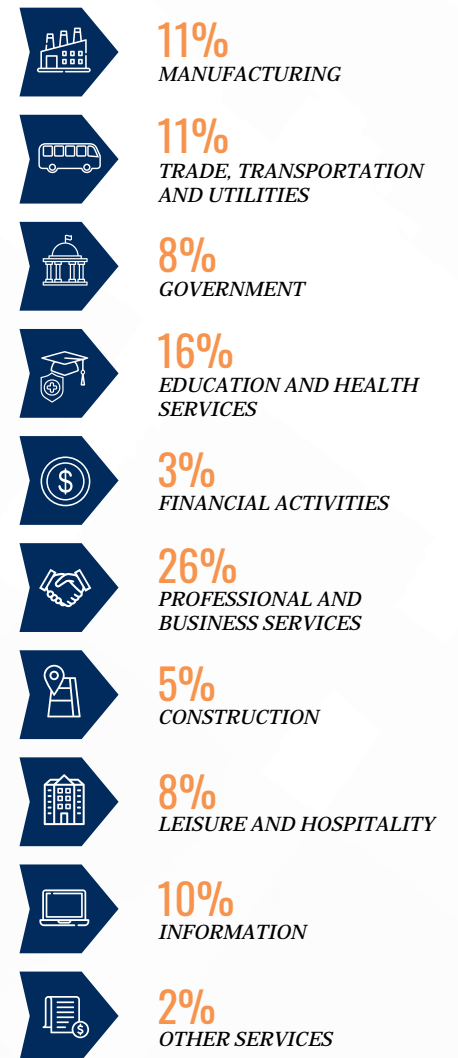
* Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California's wine country, made famous by Sonoma and Napa counties.

SPORTS

Football | **NFL** | San Francisco 49ers
 Hockey | **NHL** | San Jose Sharks
 Soccer | **MLS** | San Jose Earthquakes



EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College

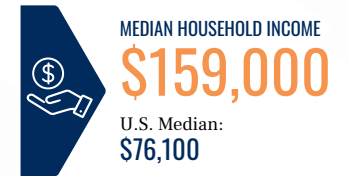
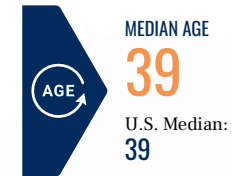
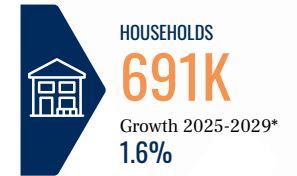
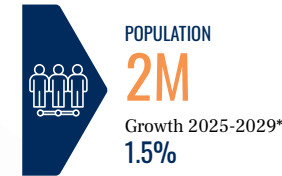


ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
 - Silicon Valley Symphony
 - San Jose Museum of Art
 - The Tech Interactive

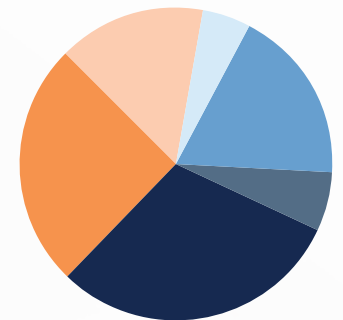
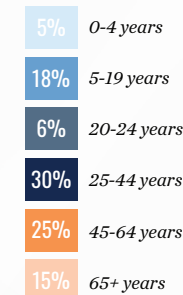


QUICK FACTS



*Forecast

2025 Population by Age



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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