



PREMIER
PROPERTIES
COMMERCIAL
REAL ESTATE

**BUILDING
FOR SALE**

1510 S WINCHESTER BLVD
SAN JOSE, CALIFORNIA



OFFERING MEMORANDUM

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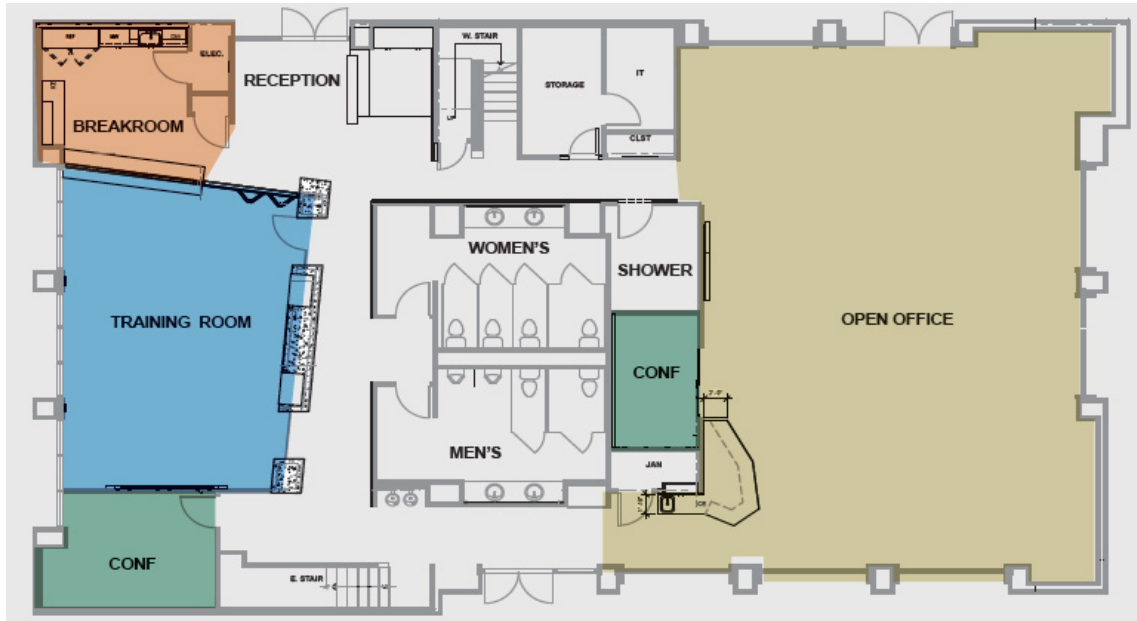
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ADDRESS	1510 S Winchester Blvd San Jose, California
APN	279-27-001, 279-27-039
BUILDING SIZE	7,347 Sq. Ft.
LAND AREA	0.79 Acres
YEAR BUILT	1970
YEAR RENOVATED	2015
PARKING	39 Spaces Total
ZONING	S. Winchester Precise Plan - Urban Residential
FLOOR HEIGHTS	Slab to Slab - 1st Fl: 10'9" , 2nd Fl:13'9"
FRAMING	Steel and wood framed with exterior brick veneer
ROOF	Plywood sheathing over 2x wood joists and wide flange beams
HVAC	Two roof top units, installed in 2015
UTILITIES	Water and Sewer is provided by City of San Jose. Electricity and Gas is supplied by PG&E. Comcast is the telephone/internet provider.
SECURITY SYSTEM	Alarm with afterhours key card access

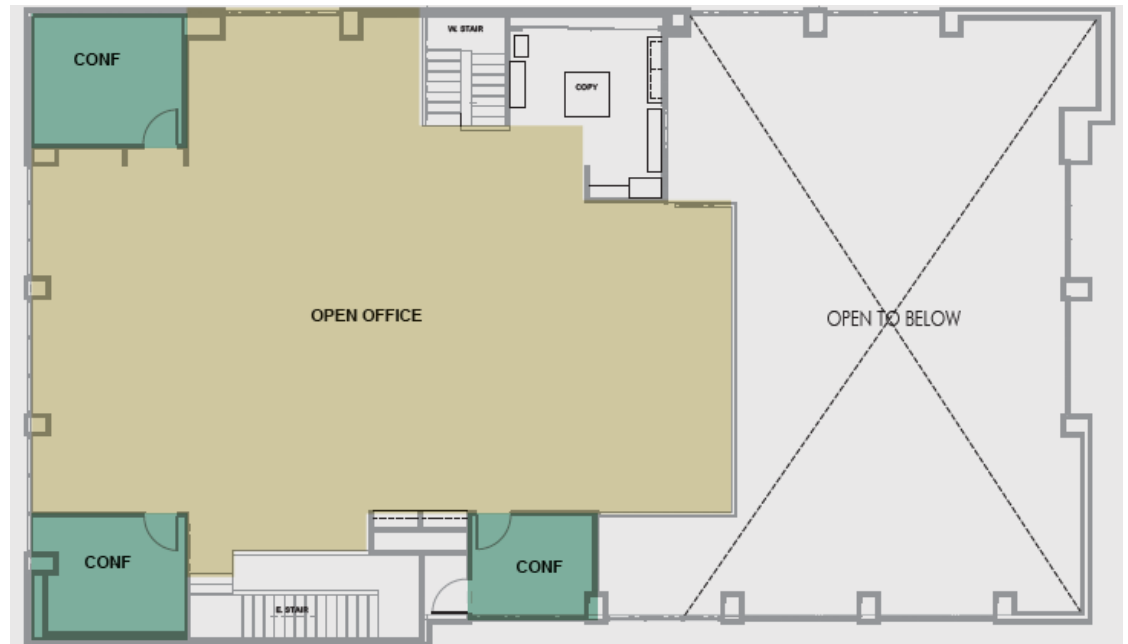
HIGHLIGHTS:

- New, Modern, Open Office Renovations
- Financially strong and stable tenant
- Excellent Location with Nearby Amenities



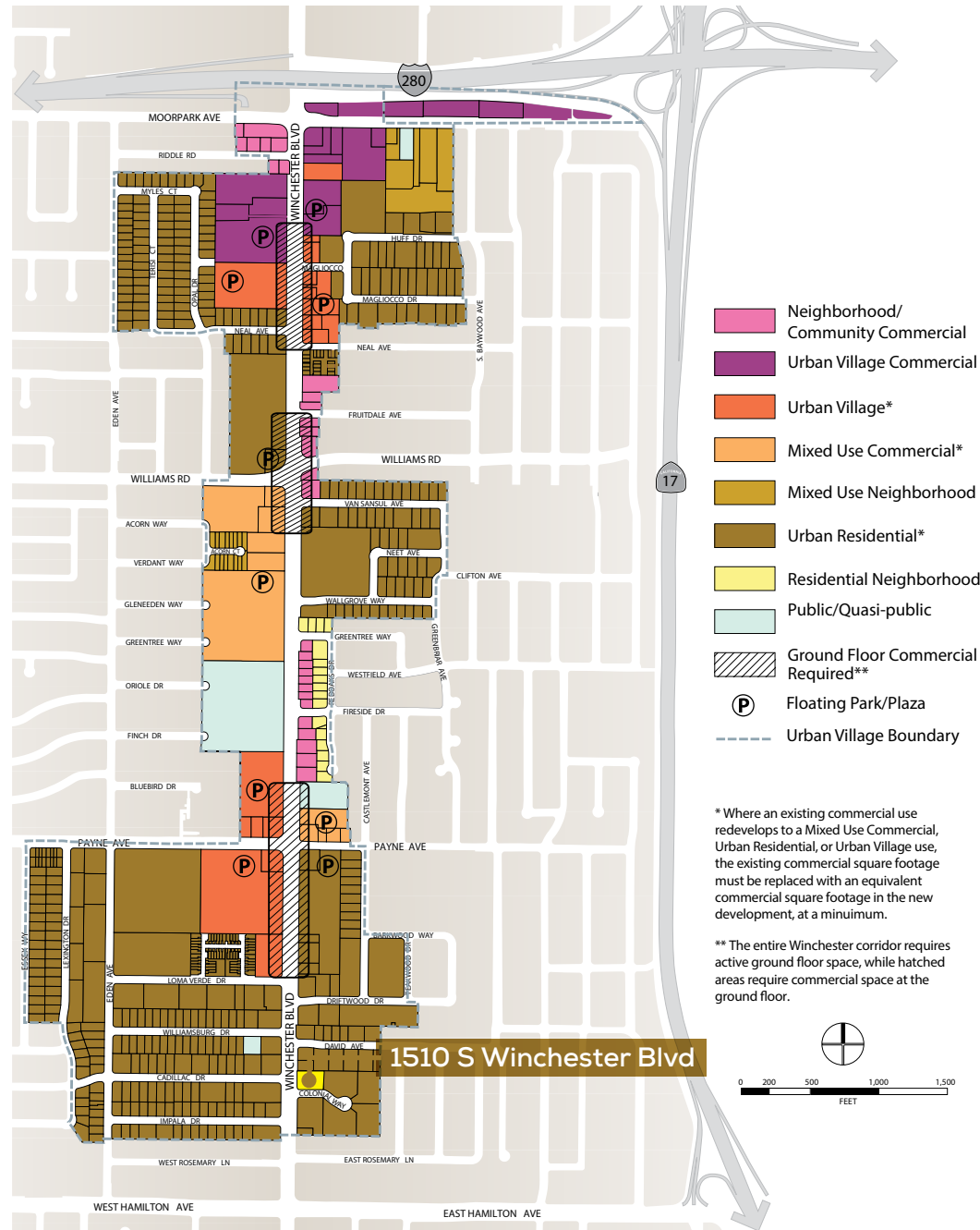
FIRST FLOOR

SECOND FLOOR





S. WINCHESTER PLAN MAP



- Neighborhood/Community Commercial
- Urban Village Commercial
- Urban Village*
- Mixed Use Commercial*
- Mixed Use Neighborhood
- Urban Residential*
- Residential Neighborhood
- Public/Quasi-public
- Ground Floor Commercial Required**
- P Floating Park/Plaza
- Urban Village Boundary

* Where an existing commercial use redevelops to a Mixed Use Commercial, Urban Residential, or Urban Village use, the existing commercial square footage must be replaced with an equivalent commercial square footage in the new development, at a minimum.

** The entire Winchester corridor requires active ground floor space, while hatched areas require commercial space at the ground floor.



TRANSPORTATION AERIAL



Santa Clara

Norman Y. Mineta San Jose International Airport

Caltrain Rail Station

Downtown San Jose

Apple Park Visitor Center

Valley Fair Mall

SAP Center

S. Winchester Precise Plan - Urban Residential Use/Development potential.

Urban Residential 45-95 DU/AC

This designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, and private community gathering facilities. This designation is used to identify portions of Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Urban Village suitable for greater intensification. Development in this designation would typically be residential, commercial or mixed uses over parking; however, this designation also allows commercial only development. All new development under this designation with frontage along Winchester Boulevard must include active ground floor uses along Winchester Boulevard.

Google Development

Santana Row

San Jose City College

Santa Clara Medical Center

San Tomas Expy

Southwest Expy

Netflix

Pruneyard Shopping Center

1506 WINCHESTER BLVD

AMENITIES AERIAL



SANTANA ROW

VALLEY FAIR MALL

INTERSTATE 280

INTERSTATE 880

BOYNTON HIGH SCHOOL

STARBUCKS
 PIZZA HUT

Jack in the box
 goodwill

SAFeway
 Walgreens
 McDonald's

SAN JOSE CITY COLLEGE

SANTA CLARA VALLEY MEDICAL CENTER

Southwest Expy

MONROE MIDDLE SCHOOL

SUBWAY
 TACO BELL
 Wendy's
 McDonald's

San Tomas Expy

Winchester Blvd

Comerica
 Rotten Robbie
 Wendy's
 jiffy lube
 Pennys

Comerica
 O'Reilly AUTO PARTS
 McDonald's
 Pollo Loco
 Chevron
 RITE AID
 TACO BELL
 Little Caesars Pizza

1510 S WINCHESTER BLVD

BED BATH & BEYOND
 KOHL'S

Hamilton Ave

STARBUCKS
 PETS MART
 SAFeway

KFC
 FedEx
 Walgreens
 CHASE
 BURGER KING

Home Depot
 Staples
 Fry's
 Shell

goodwill
 RITE AID
 SAFeway

DOWNTOWN CAMPBELL

PRUNEYARD SHOPPING CENTER

KELLY-MOORE PAINTS
 Walgreens
 goodwill
 B & K SPORTS OUTFITTERS
 BR Log Cabin Syrup
 DOLLAR TREE
 Jack in the box
 Shell



MEDIAN AGE
37.4

HOUSEHOLDS
10,867

FAMILIES
6,763

FAMILIES 6,763

Median Household Income
\$106,896

Average Household Size: **2.6** Owner Occupied Housing Units: **4,709** Renter Occupied Housing Units: **6,529** Median Household Income: **\$106,896** Average Household Income: **\$143,923**

MA

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,844	11,935	28,678
Total Employees:	13,946	107,928	290,630
Total Residential Population:	29,724	237,892	585,680
Employee / Residential Population Ratio (per 100 Residents)	47	45	50



About San Jose, CA

San Jose is the cultural, financial, and political center of Silicon Valley and the largest city in Northern California, by both population and area.

With an estimated 2019 population of 1,021,795, it is the third-most populous city in California (after Los Angeles and San Diego) and the tenth-most populous in United States. Located in the center of the Santa Clara Valley, on the southern shore of San Francisco Bay, San Jose covers an area of 179.97 square miles (466.1 km²). San Jose is the county seat of Santa Clara County, the most affluent county in California and one of the most affluent counties in the United States. San Jose is the main component of the San Jose–Sunnyvale–Santa Clara Metropolitan Statistical Area, with an estimated population of around 2 million residents in 2018. It is also the most populous city in both the San Francisco Bay Area and the San Jose-San Francisco-Oakland Combined Statistical Area, which contain 7.7 million and 8.7 million people respectively.

San Jose is notable as a center of innovation, for its affluence, Mediterranean climate, and extremely high cost of living. San Jose's location within the booming high tech industry, as a cultural, political, and economic center has earned the city the nickname "Capital of Silicon Valley". San Jose is one of the wealthiest major cities in the United States and the world, and has the third highest GDP per capita in the world (after Zürich, Switzerland and Oslo, Norway), according to the Brookings Institution.[30] The San Jose Metropolitan Area has the most millionaires and the most billionaires in the United States per capita. With a median home price of \$1,085,000, San Jose has the most expensive housing market in the country and the fifth most expensive housing market in the world, according to the 2017 Demographia International Housing Affordability Survey. Major global tech companies including Cisco Systems, eBay, Adobe Inc., PayPal, Broadcom, Samsung, Acer, Hewlett Packard Enterprise, and Zoom maintain their headquarters in San Jose, in the center of Silicon Valley.



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