

# FOR LEASE

757, 759 & 805 W SAN CARLOS STREET  
SAN JOSE, CA



EXCLUSIVELY LISTED BY:

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The statement with the information it contains is given with the understanding that all negotiations relating to this purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

# SUMMARY

Borelli Investment Company is pleased to present the opportunity to lease approximately 9,300 SF of retail/office/warehouse on half an acre located just minutes from Diridon Station, Downtown San Jose, and Google's recently approved 80 acre Downtown West project.

Address:	757, 759 & 805 W San Carlos Street, San Jose, CA 95126
Lease Rate:	\$13,953/Month NNN (\$1.50/SF/mo.)
Term:	2 years minimum
Availability:	January 1, 2023
Building:	9,302 SF (759 W San Carlos Street: 3,672 SF of retail/office space; 757 W San Carlos Street: 4,830 SF of warehouse space + 800 SF basement). Owner may consider leasing buildings separately.
Parking/Storage:	13,200 SF parking/storage lot. ADA approved access and handicap parking for retail/office space.
Grade Level Doors:	One roll-up door facing W San Carlos Street, one large sliding door accessing the rear parking/storage lot
Retail Frontage:	Multiple entrances on W San Carlos Street and facing the rear parking/storage lot
Power:	Warehouse: 200 Amp, 240V, 3 phase; Retail/Office: 100 Amp panel
Lighting:	LED light fixtures throughout both buildings
Contact:	Please contact Chris Anderson and Caleb Scherer via email: <a href="mailto:chris@borelli.com">chris@borelli.com</a> and <a href="mailto:caleb@borelli.com">caleb@borelli.com</a> .



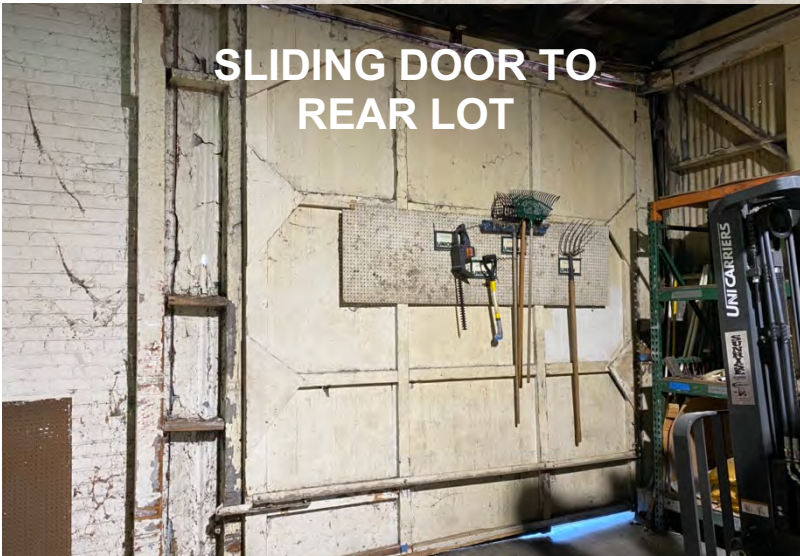
# PROPERTY PHOTOS - WAREHOUSE



FRONT WAREHOUSE



REAR WAREHOUSE



SLIDING DOOR TO REAR LOT

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# PROPERTY PHOTOS – RETAIL/OFFICE



RETAIL SPACE



RETAIL SPACE



OFFICE SPACE



RESTROOM

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# PROPERTY PHOTOS – EXTERIOR



WEST SAN CARLOS STREET FRONTAGE



MAIN PARKING



REAR LOT



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# PROPERTY AERIAL



W SAN CARLOS STREET

MCEVOY STREET

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# Google DOWNTOWN WEST

After more than three years of negotiations and community engagement, one of the world's largest tech giants has invested more than \$400 million in its new home in Downtown San Jose. This will not only be one of the largest developments in San Jose's history, but also one of the most significant and transformative large-scale, transit-oriented developments happening in the world.

Google village will include the development of a mixed-use transit village consisting of office, residential, hospitality, entertainment, cultural centers, retail, restaurants, and open space along the western edge of Downtown San Jose.

The entire Downtown West development will span 80 acres, and Google expects to employ up to 25,000 workers upon full build-out:

- 7.3 million square feet of office space.
- 4,000 housing units.
- 300 hotel rooms.
- 500,000 square feet of retail space.
- 15 acres of open space and parks.

Downtown West is located adjacent to San Jose Diridon Station, which is a hub for light rail, Caltrain, Capitol Corridor, ACE Train, and Amtrak lines, as well as buses. BART is planned to connect in the future.

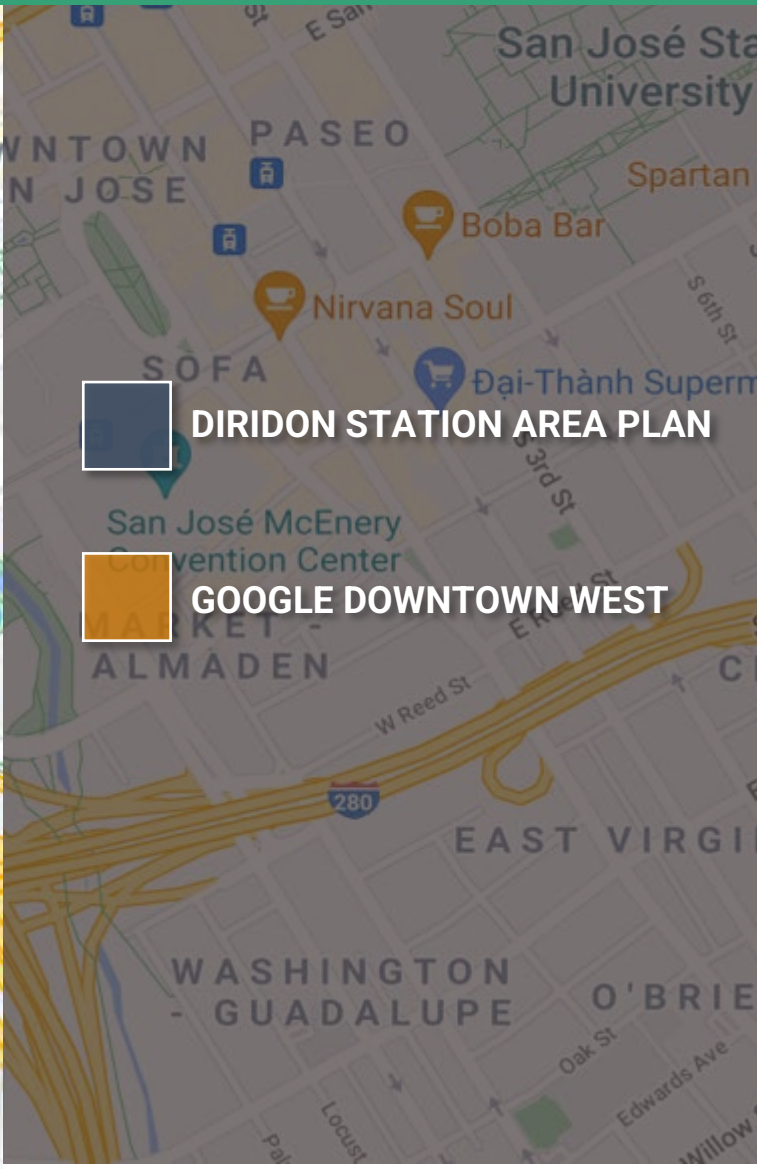
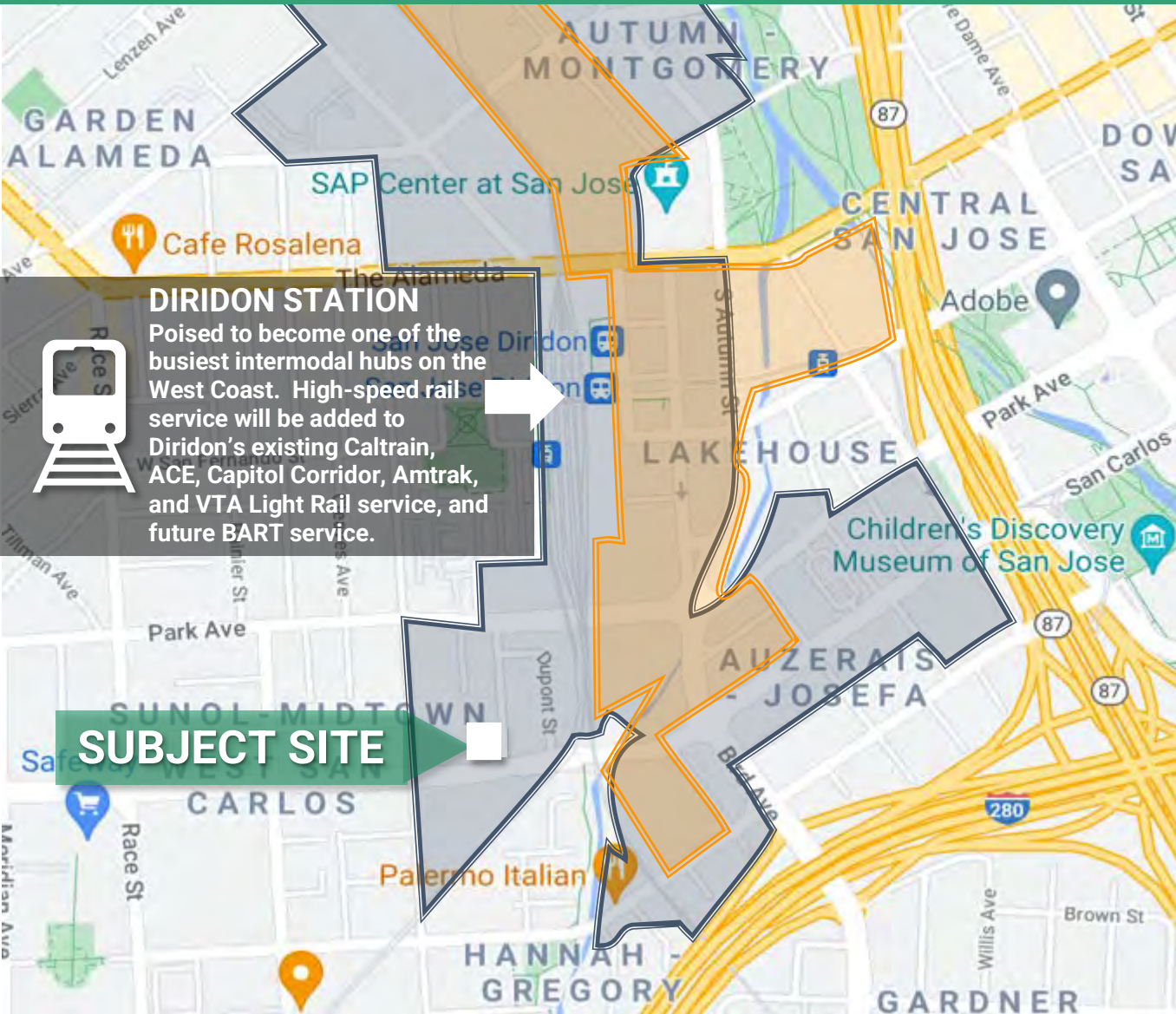
Google is investing \$200 million into the community to help prevent resident displacement, create more economic opportunity for the local population, preserve existing affordable housing in the area, and increase services for homeless residents and protections for low-income renters.

Google plans to break ground on construction of streets and other crucial infrastructure in 2023.





# DIRIDON STATION AREA PLAN & DOWNTOWN WEST

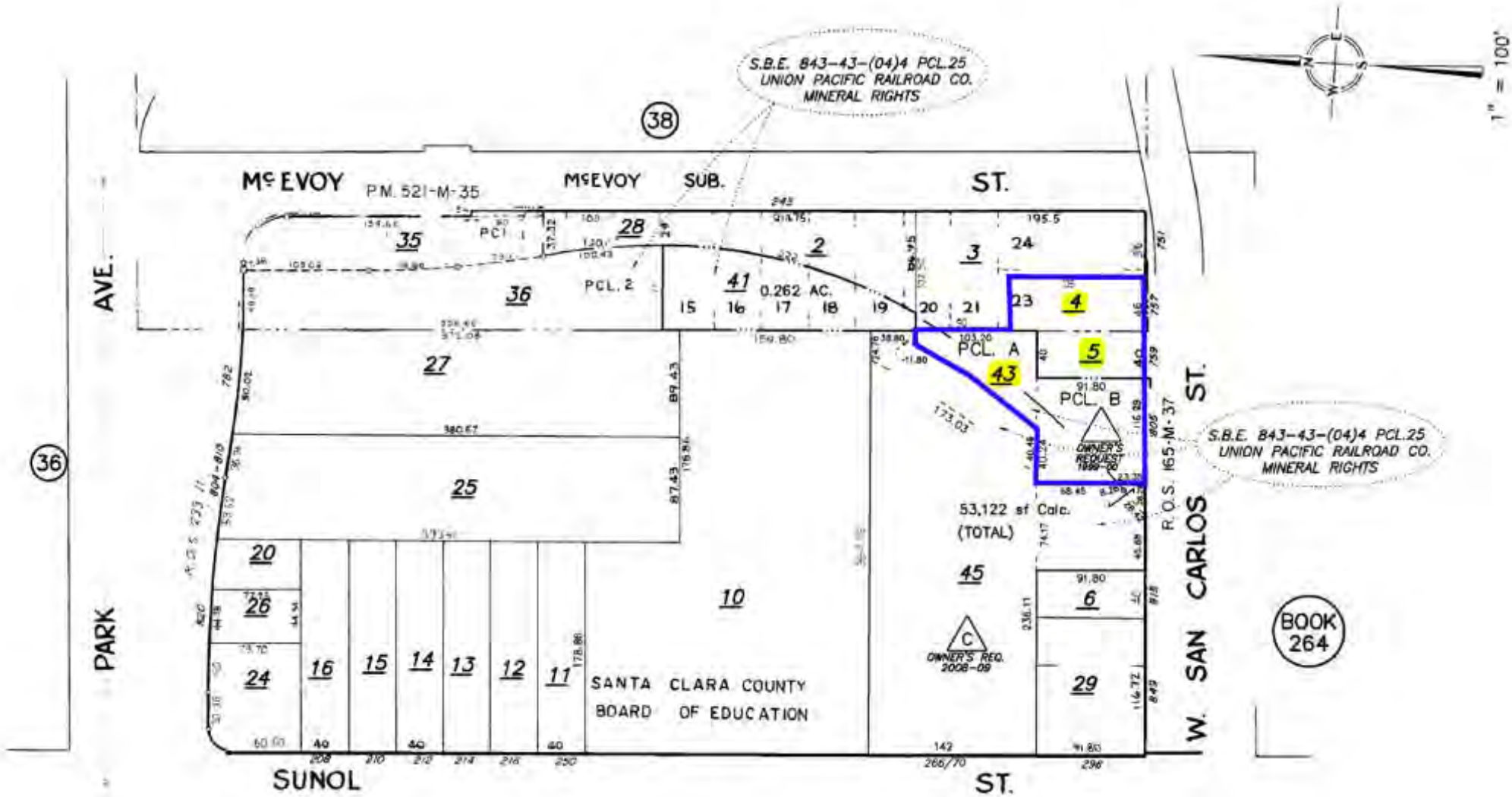


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# PARCEL MAP



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SAN JOSE, CA

SUNOL STREET

MCEVOY STREET

W SAN CARLOS STREET

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