

FOR SALE · FOR LEASE

±20,299 SF Two-Story Office / R&D Building

1570 Oakland Road, San Jose, CA 95131



Immediate I-880 Access · North San Jose

BROKERAGE CONTACT

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Property Overview

1570 Oakland Road is a two-story, $\pm 20,299$ square foot office / R&D building on a ± 1.02 -acre parcel in North San Jose. Built in 1984 and well maintained, the building carries an approximately 85% office finish with the balance in warehouse served by grade-level roll-up doors, a passenger elevator, and a full second floor with an open balcony.

The building is offered for lease or for sale, with the entire premises available in the fourth quarter of 2026. Its freestanding, single-tenant configuration, on-site parking, and immediate freeway access make it well suited to an owner-user or a single tenant that wants an entire building in Silicon Valley.



Two-Story Office / R&D Building

A well-improved, freestanding office / R&D building suited to an owner-user or single tenant. The interior pairs a high office finish with a warehouse component and passenger elevator, with generous on-site parking on a ± 1.02 -acre site.

$\pm 20,299$

Square Feet

± 1.02 AC

Land (44,344 SF)

1984

Year Built



PROPERTY DETAILS

THE OFFERING

- Asking Price: \$6,950,000
- Asking Rate: \$1.75/SF/Mo. NNN
- Occupancy: Owner / User

PROPERTY FACTS

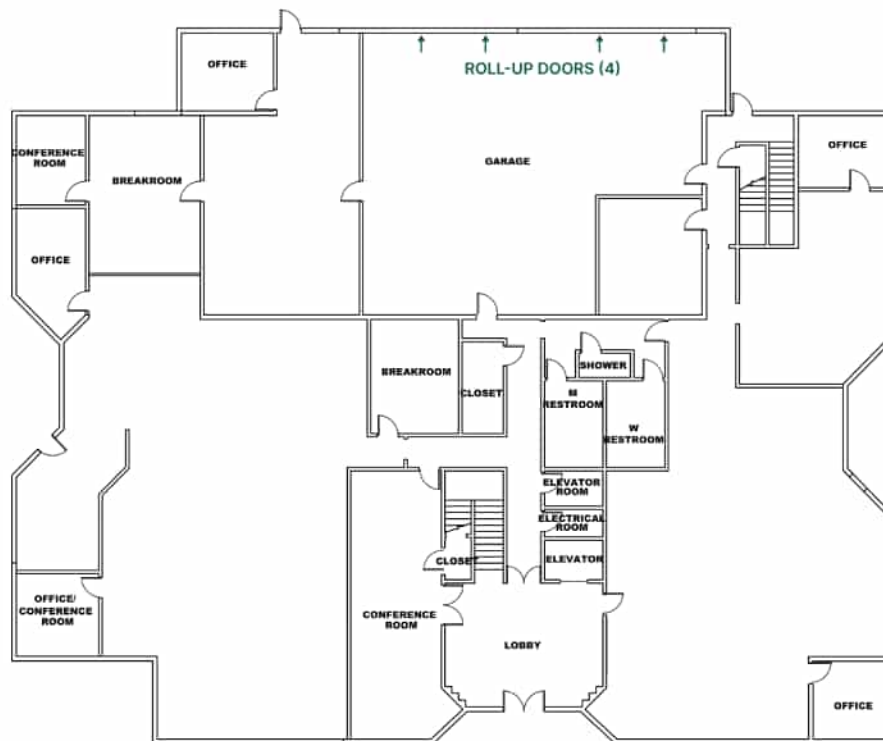
- Approximately 85% office finish, balance warehouse
- Lobby, private offices, and conference rooms
- Open office / workstation areas with kitchen / break areas
- Second-floor offices with an open roof patio overlooking the golf course

HIGHLIGHTS

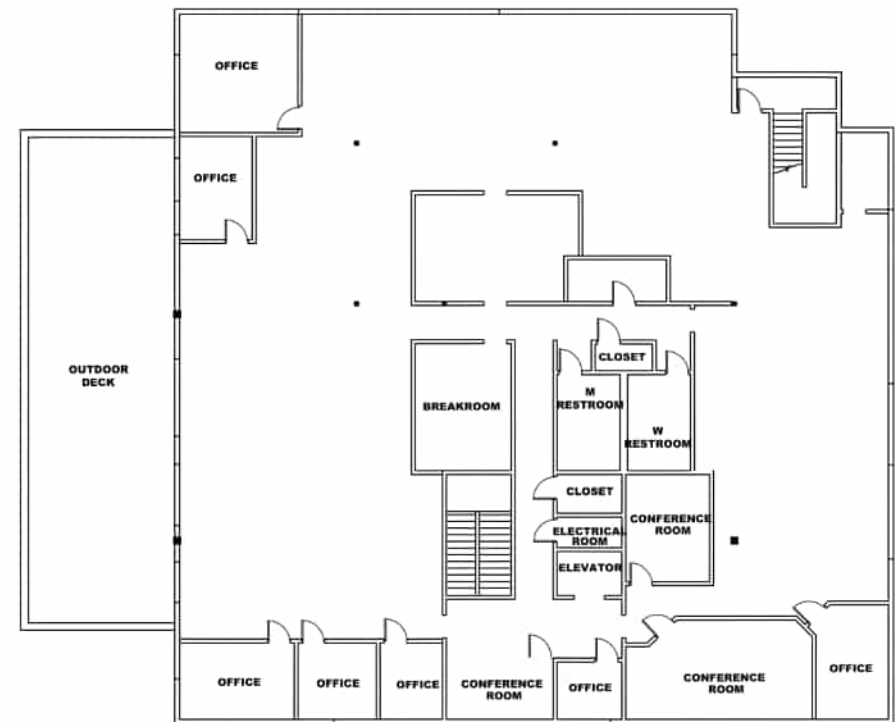
- 800-amp, 120/208V three-phase (4-wire) electrical service
- Passenger elevator plus interior stairway
- Four (4) grade-level roll-up doors, expandable to six (6) by restoring the original layout
- HVAC-conditioned throughout
- Fully sprinklered
- 53 surface parking spaces (2.6 / 1,000 SF)
- Planned Development (PD) zoning

Floor Plans

FIRST FLOOR



SECOND FLOOR



Property Photos



Property Photos

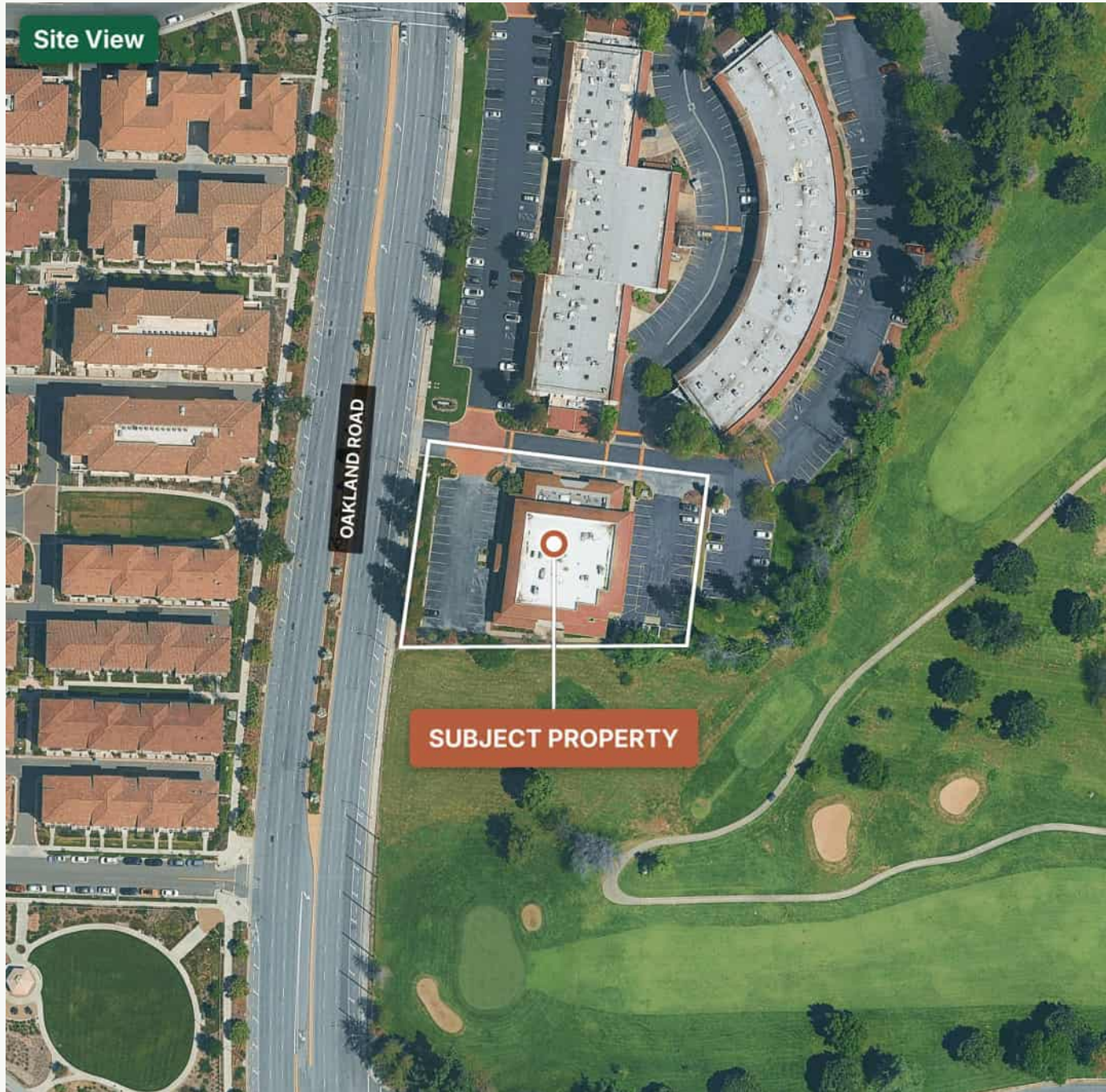


Property Photos



Property Photos









Location Highlights

Connected North San Jose Location

~1.5 mi

BERRYESSA BART

~3 mi

SJC AIRPORT

Immediate

I-880 ACCESS

880 · 101 · 680

FREEWAY ACCESS

AREA OVERVIEW

1570 Oakland Road sits in North San Jose with immediate access to Interstate 880 and nearby connections to U.S. 101 and Interstate 680, offering strong regional reach across Silicon Valley and the East Bay.

The property is about 1.5 miles from the Berryessa / North San José BART station, connecting the site to the broader Bay Area transit network, and roughly 3 miles from San José Mineta International Airport and 4 miles from Downtown San Jose.

The surrounding corridor holds one of Silicon Valley's deepest concentrations of technology, engineering, and advanced-manufacturing employers, supported by a robust regional infrastructure network.

HIGHLIGHTS

- Immediate access to Interstate 880
- Nearby connections to U.S. 101 and Interstate 680
- About 1.5 miles from Berryessa / North San José BART
- Convenient to San José Mineta International Airport
- Central North San Jose office and R&D corridor
- Deep regional technology and engineering workforce
- Three retail centers with dining within a quarter mile
- City Sports Club gym in the adjacent retail district
- Hotels within 1.5 miles, including Holiday Inn Express and DoubleTree by Hilton

DRIVE TIMES & NEARBY DESTINATIONS

Berryessa / North San José BART

~1.5 mi · 5 min

I-880 (Oakland Rd on-ramp)

<1 mi · 2 min

SJC Airport

~3 mi · 8 min

Levi's Stadium

~6 mi · 12 min

Downtown San Jose

~4 mi · 10 min

Apple Park

~10 mi · 18 min

Demographics Overview

563.4K

POPULATION (5 MI)

363.4K

DAYTIME EMPLOYEES (5 MI)

\$189.6K

AVG HOUSEHOLD INCOME (5 MI)

26.0K

ESTABLISHMENTS (5 MI)

Category	1 Mile	3 Mile	5 Mile
Population (2025)	17,578	202,867	563,425
Population (2030 Proj.)	17,611	205,590	571,153
Households (2025)	5,918	69,881	187,903
Avg. Household Income	\$212,001	\$196,174	\$189,647
Median Household Income	\$178,060	\$156,675	\$146,723
Daytime Employees	27,754	172,253	363,371
Total Establishments	1,713	12,101	26,049
Median Home Value	\$1.22M	\$1.23M	\$1.25M

Source: Esri / Valbridge Property Advisors, 2025 · Rings measured from 1570 Oakland Road

MARKET TAKEAWAY

The 5-mile trade area around 1570 Oakland Road captures more than 363,000 daytime employees and 26,000 businesses, anchored by a household-income profile well above national benchmarks.

Population within 5 miles is projected to grow to over 571,000 by 2030, sustaining demand from the technology, engineering, and advanced-manufacturing base that defines North San Jose.

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Request Due Diligence Materials



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