

Offering Memorandum

2290 Ringwood Avenue | San Jose, CA

Owner User or Investment Opportunity

Do Not Disturb Tenants
Units G&H Are Sold Together



[Download Video](#)

AVISON
YOUNG



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**AVISON
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Investment Highlights

Unit G:

- One office with 8 foot drop ceiling
- Warehouse with 14 foot ceiling height
- Unisex bathroom

Unit H:

- Highly improved office buildout
- Two private offices and one small open office
- Kitchenette with sink, refrigerator, and countertops
- 8 foot drop ceiling in Offices
- 14 foot ceiling in warehouse portion
- Unisex bathroom



Asking price for
both units
\$875,000



Unit size/ Both units
1,230 sf / 2,460 sf



Monthly HOA
\$322/mo/unit



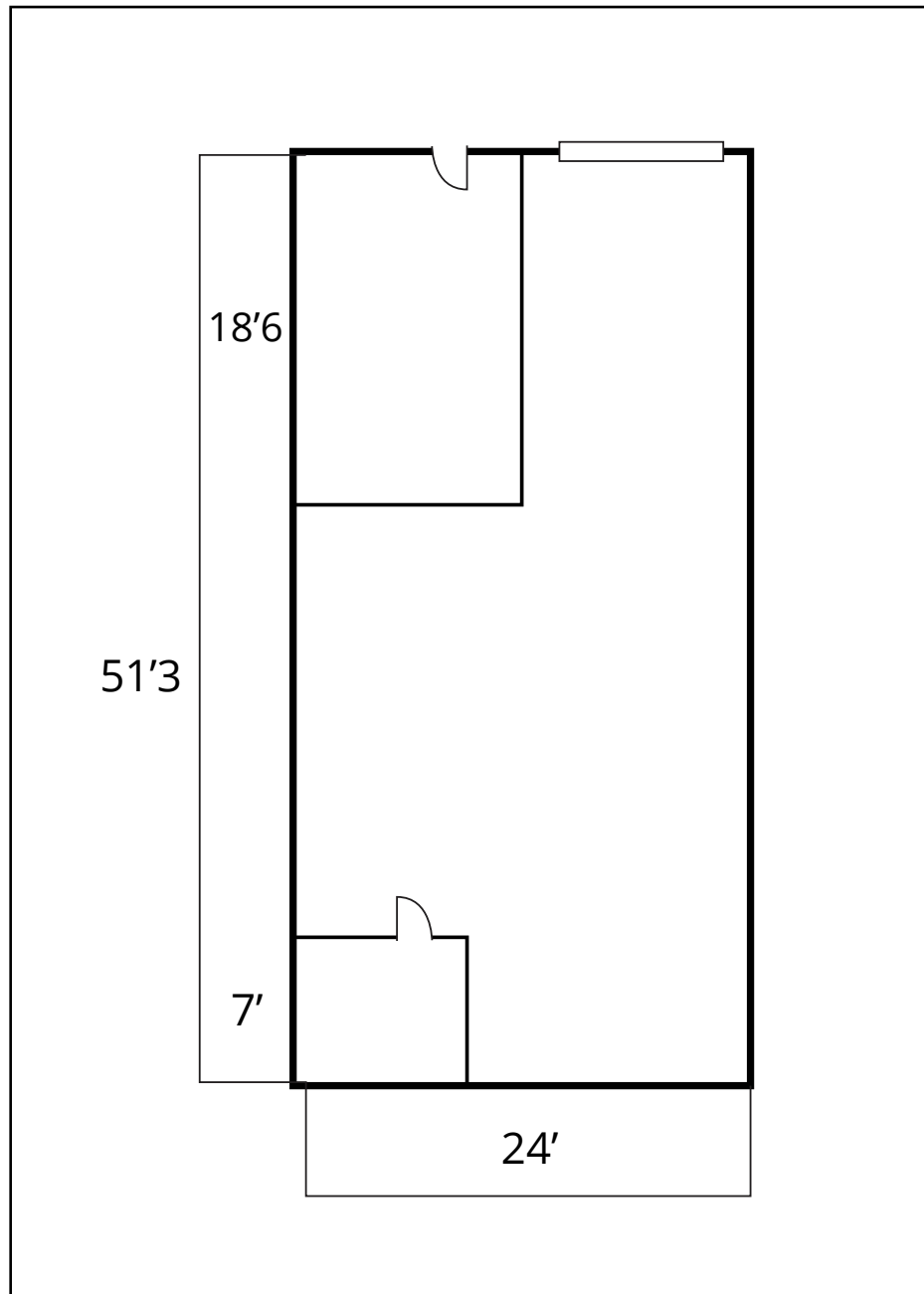
Parking
Abundant Open
Parking

Property Details - Unit G

Property Address	2290 Ringwood Ave, Unit G San Jose, CA
Asking price for both units	\$875,000
Occupancy	LED:12/31/2022 \$1.58 / SF NNN
Building size - Unit G	±1,230 Square Feet
Land area	72,310 SF (Total Development)
Condo use	Office & Warehouse
Parcel number	244-17-50
Zoning	IP (Industrial Park)
Office ceiling height	8 foot ceilings
Warehouse ceiling height	14 foot ceiling
Year built/remodeled	1979
Construction	Tilt -Up (Pre-cast concrete)
HOA	Includes roof, landscape, insurance, water
HVAC	Central HVAC in the office area
Parking stalls	Abundant open parking
Fire sprinklers	No
Floors	Single story
Layout	Configuration for a single user
AMPS	200 Amps



Floor plan - Unit G

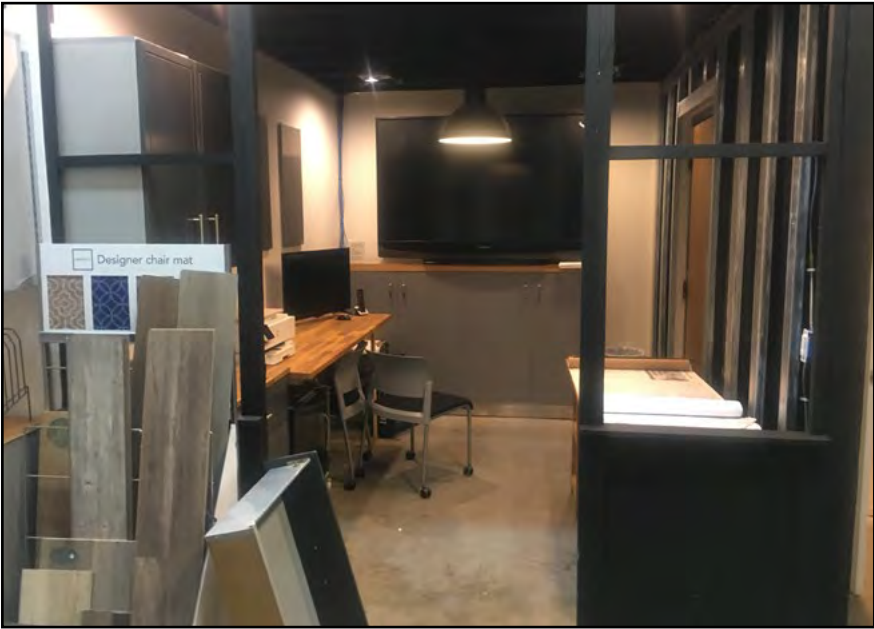
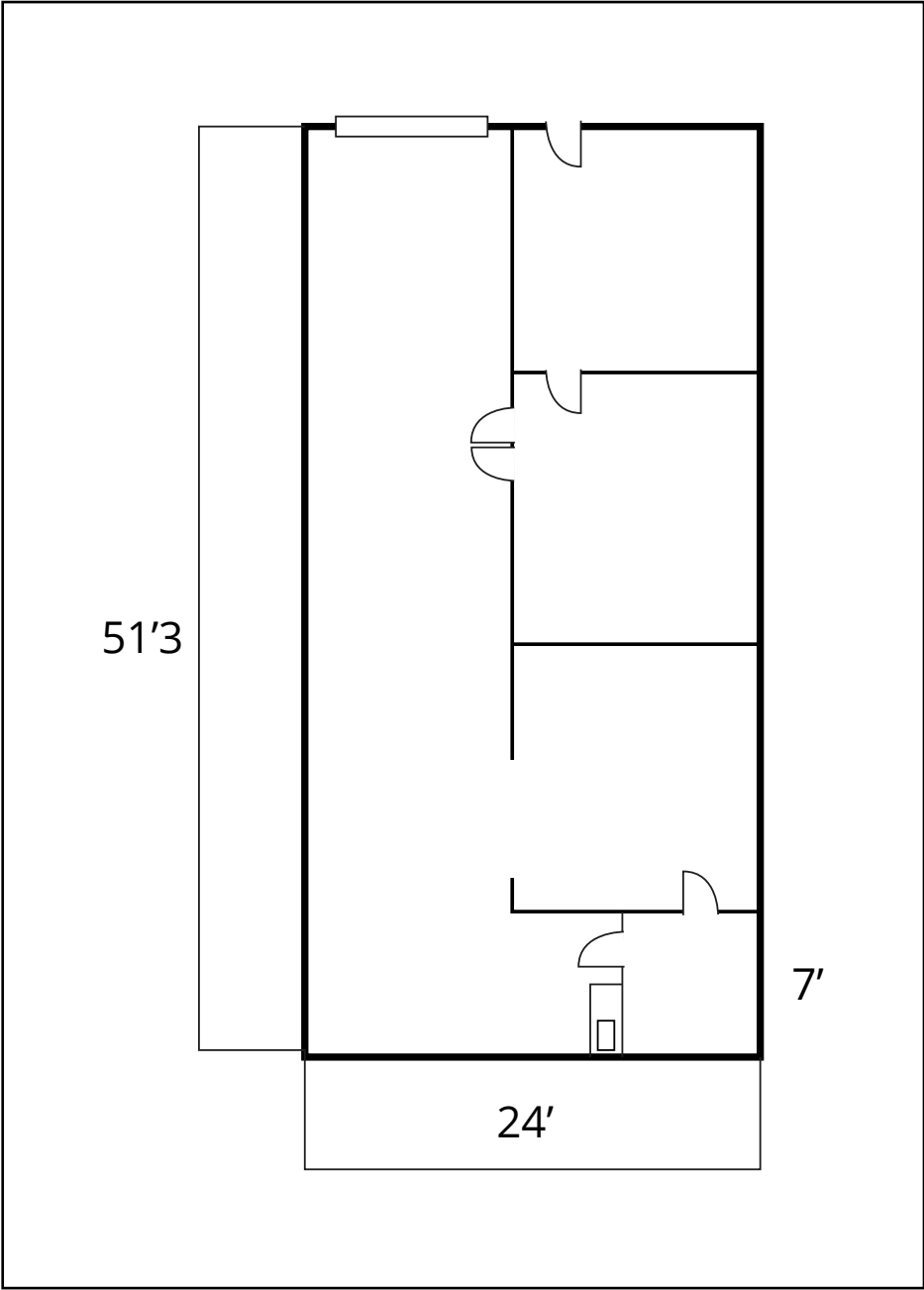


Property Details - Unit H

Property Address	2290 Ringwood Ave, Unit H San Jose, CA
Asking price for both units	\$875,000
Occupancy	LED: 3/31/2023 \$1.48 / SF NNN
Building size - Unit H	±1,230 Square Feet
Land area	72,310 SF (Total Development)
Condo use	Office buildout with warehouse
Parcel number	244-17-51
Zoning	IP (Industrial Park)
Office ceiling height:	8 foot ceilings
Year built/remodeled	1979/2021
Construction	Tilt -Up (Pre-cast concrete)
HOA	Includes roof, landscape, insurance, water
HVAC	Central HVAC in the office area
Parking stalls	Abundant open parking
Fire sprinklers	No
Floors	Single floor of offices and warehouse
Layout	Configuration for a single user
Power	100 Amps
Opportunity Zone	No



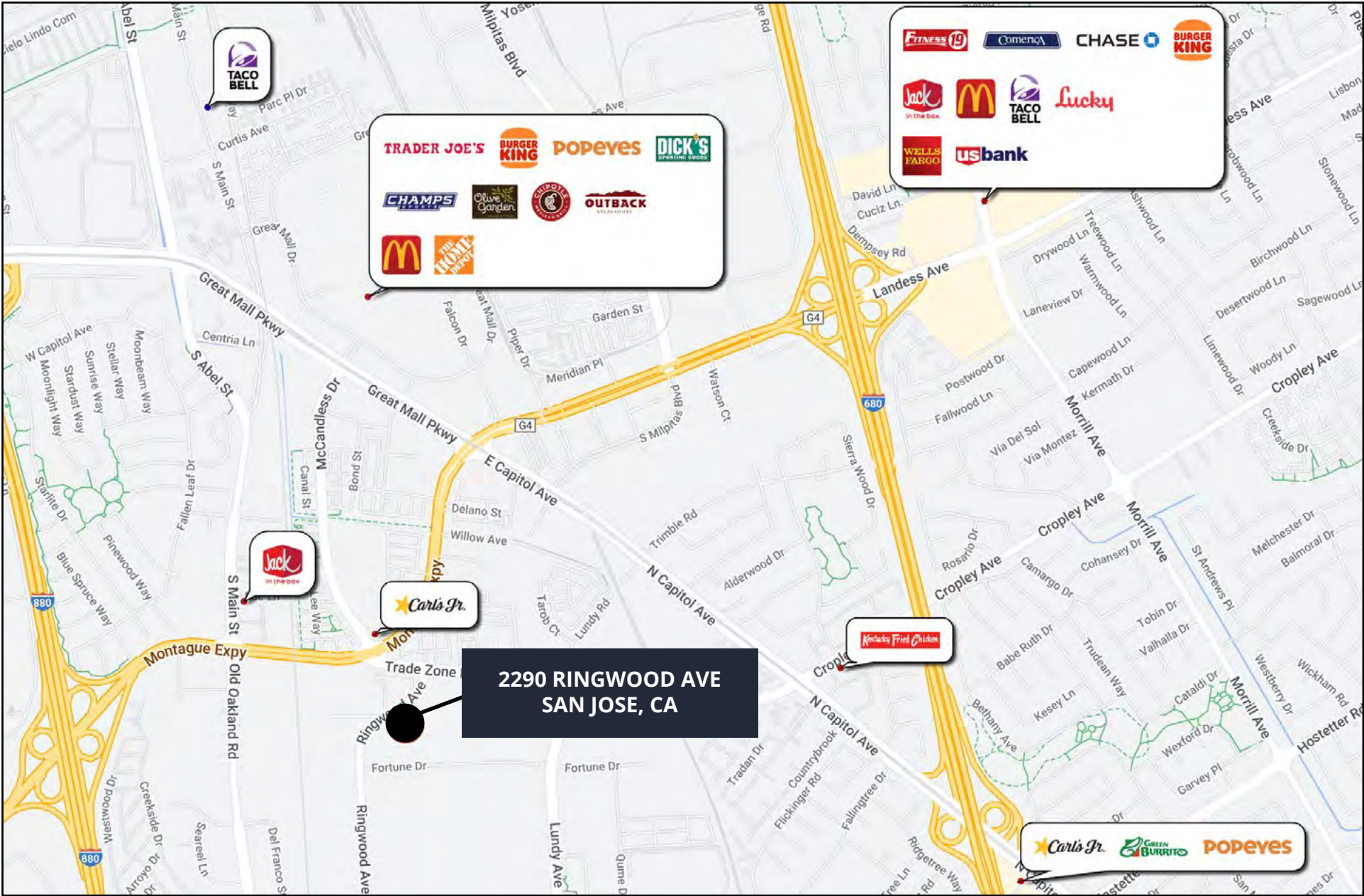
Floor plan - Unit H



Aerial



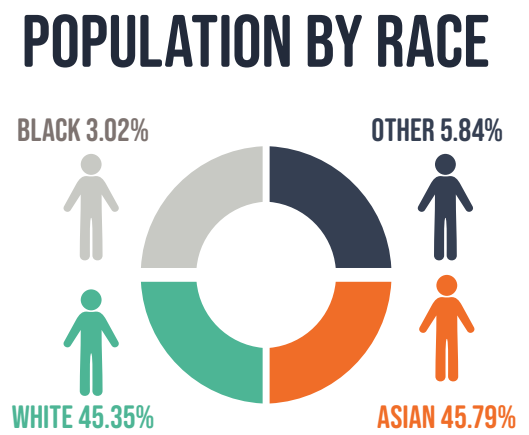
Area Overview



Demographics



MEDIAN AGE
37.5
MEDIAN HOME VALUE
\$956,912



HOUSEHOLDS **448,101**



Average Household Size: **3.10** Owner Occupied Housing Units: **240,169** Renter Occupied Housing Units: **212,135** Median Household Income: **\$132,852**

		1 Mile	3 Mile	5 Mile
Population	2026 Projection	23,244	418,527	1,344,532
	2021 Estimate	22,541	420,214	1,357,906
	2010 Census	15,825	372,044	1,260,347
	Growth 2020-2025	3.12%	-0.40%	-0.98%
	Growth 2010-2020	42.44%	12.95%	7.74%

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