

VESPAIO

RETAIL, OFFICE, and MEDICAL SPACE FOR LEASE

Downtown San Jose Transit Mixed-Use | 130 Stockton Ave

1,273 - 15,102 Rentable Square Feet

130

PLANT
SHOP

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PROPERTY OVERVIEW

- **New Mixed-Use Building**
- **Retail, Office, and Medical Considered**
- **162 Luxury Apartments**
- **Great Neighborhood Amenities**
- **Walk to Diridon Station, Whole Foods, SAP Center & Dozens of Restaurants**
- **Easy Access From Highway 87 & I-280**
- **Abundant On-Site Parking & Adjacent Parking**
- **Environmentally Responsible LEED Gold Building**
- **On-Site Management**
- **The Footprint of Google's Transit Village, officially known as "Downtown West," is Steps Away**
- **Strong Surrounding Demos | Daytime Population of 180k Employees Within 3 mi.**



FLOOR 1: 1,273± - 8,249± RFS



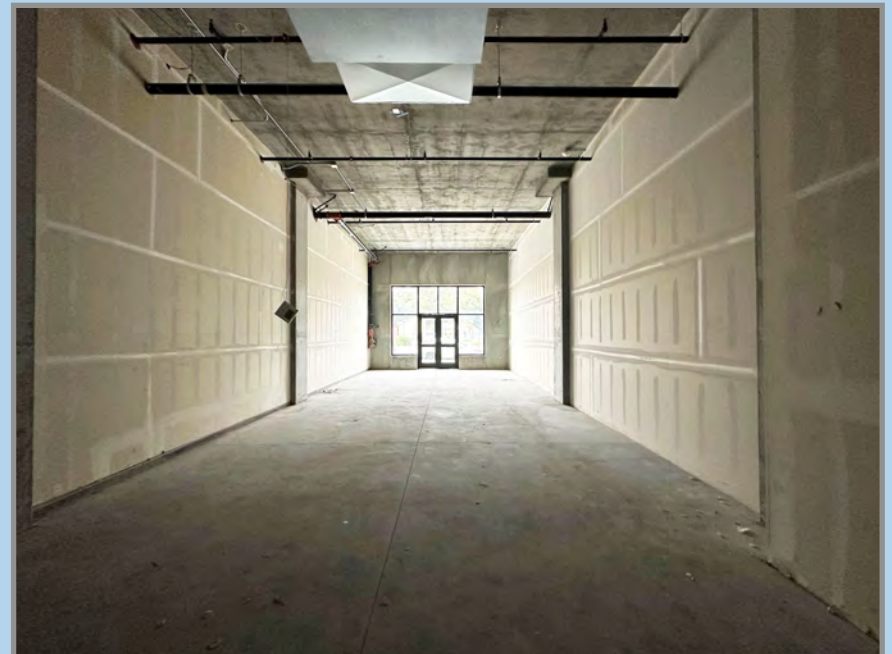
- Suite 160 1,273± RSF
- Suite 140 1,770± RSF (Lease Pending)
- Suite 110 - 120 4,686± RSF (divisible)
 - Ste 120, 2,112± RSF (Lease Pending)
 - Ste 110, 2,368± RSF

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

SPACE HIGHLIGHTS



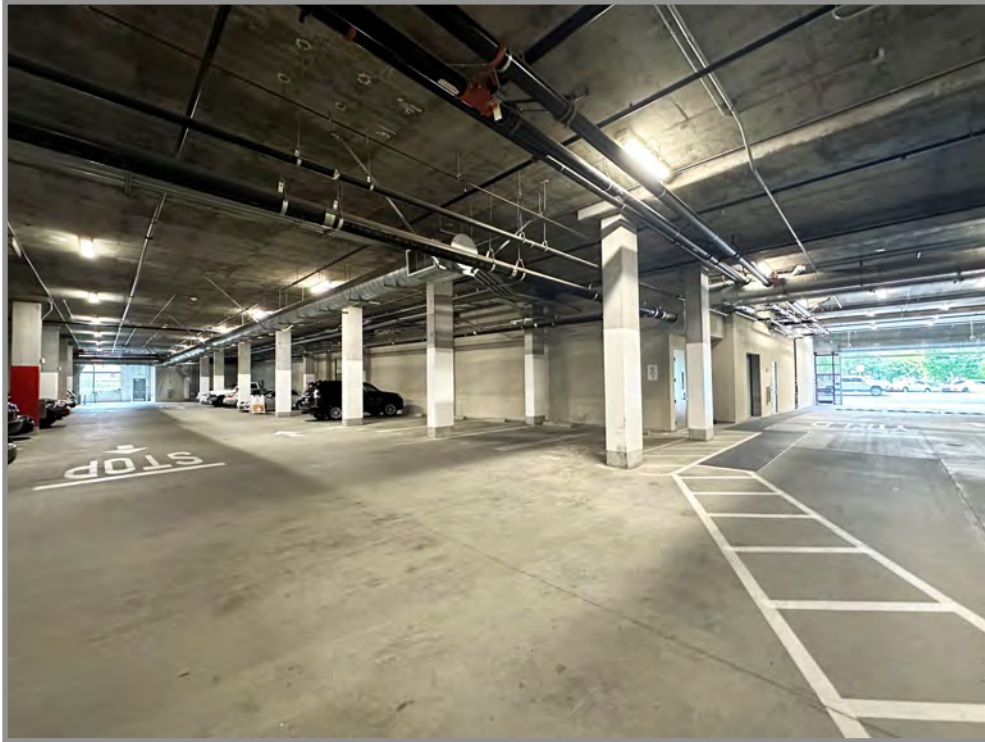
- Creative & Professional Space!
- High Visibility Retail!
- First Floor: 1,273± - 4,686± RSF Divisible
 - Suite 160 - 1,273± RSF
 - Suite 110 - 120 - 4,686± RSF (divisible)
 - Ste 110 - 2,368± RSF
 - Ste 120 - 2,112± RSF (Lease Pending)
 - Suite 140 - 1,770± RSF (Lease Pending)
- Second Floor: 15,102± RSF Divisible
- Third Floor: 4,978± RSF
- Generous TI Allowance Available
- Exposed Concrete Ceilings w/ Heights to 17 Ft
- Great Glass Line



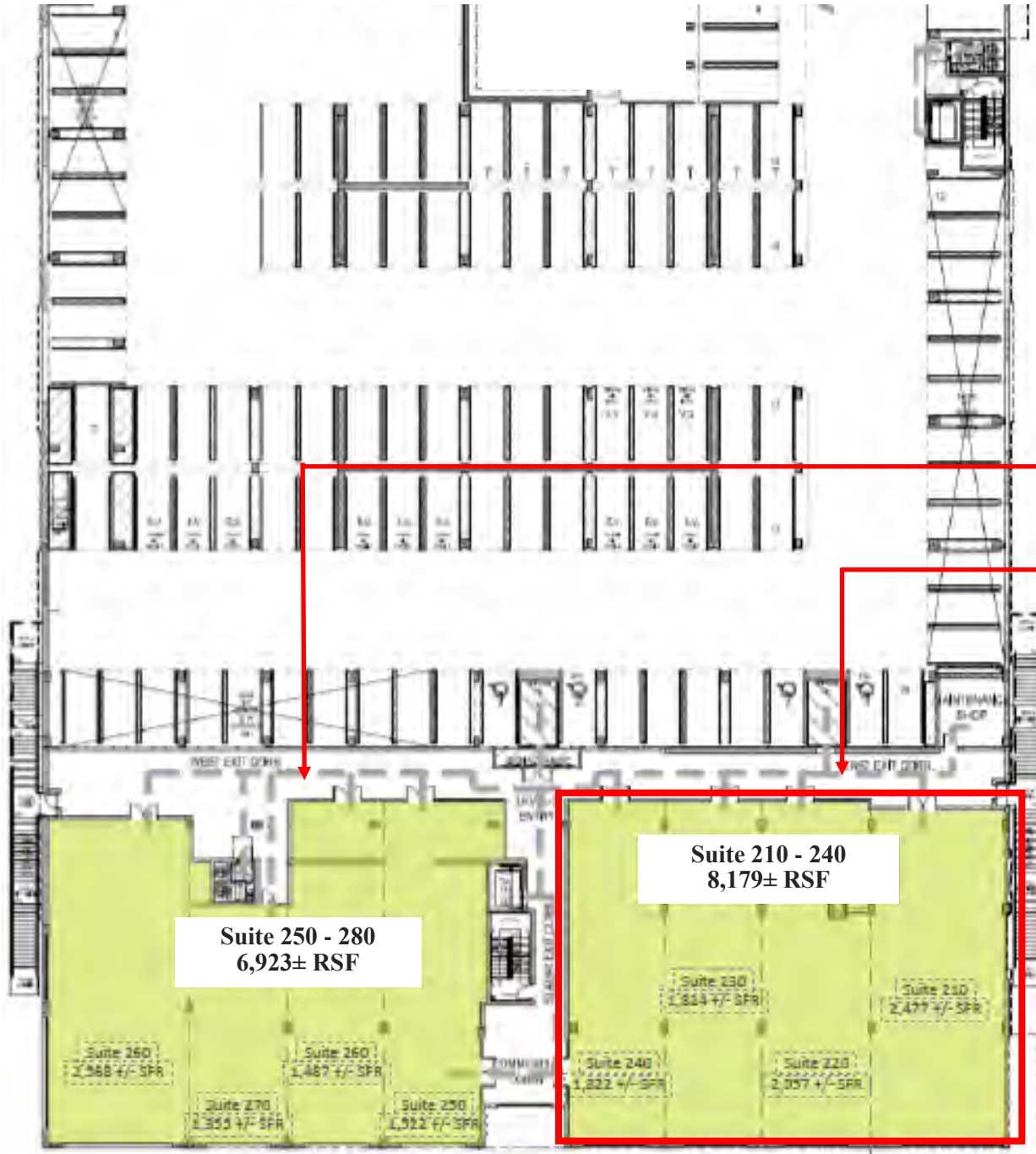
Vespaio is located in Downtown San Jose, just steps from Diridon Station, California's premier transit hub. It serves Caltrain, VTA light rail, Amtrak, and future BART and high-speed rail. The project is situated across from Whole Foods at the crossroads of the tree lined streets of the historic Alameda neighborhood and San Jose's vibrant Downtown core.



PARKING GARAGE - MULTIPLE LEVELS

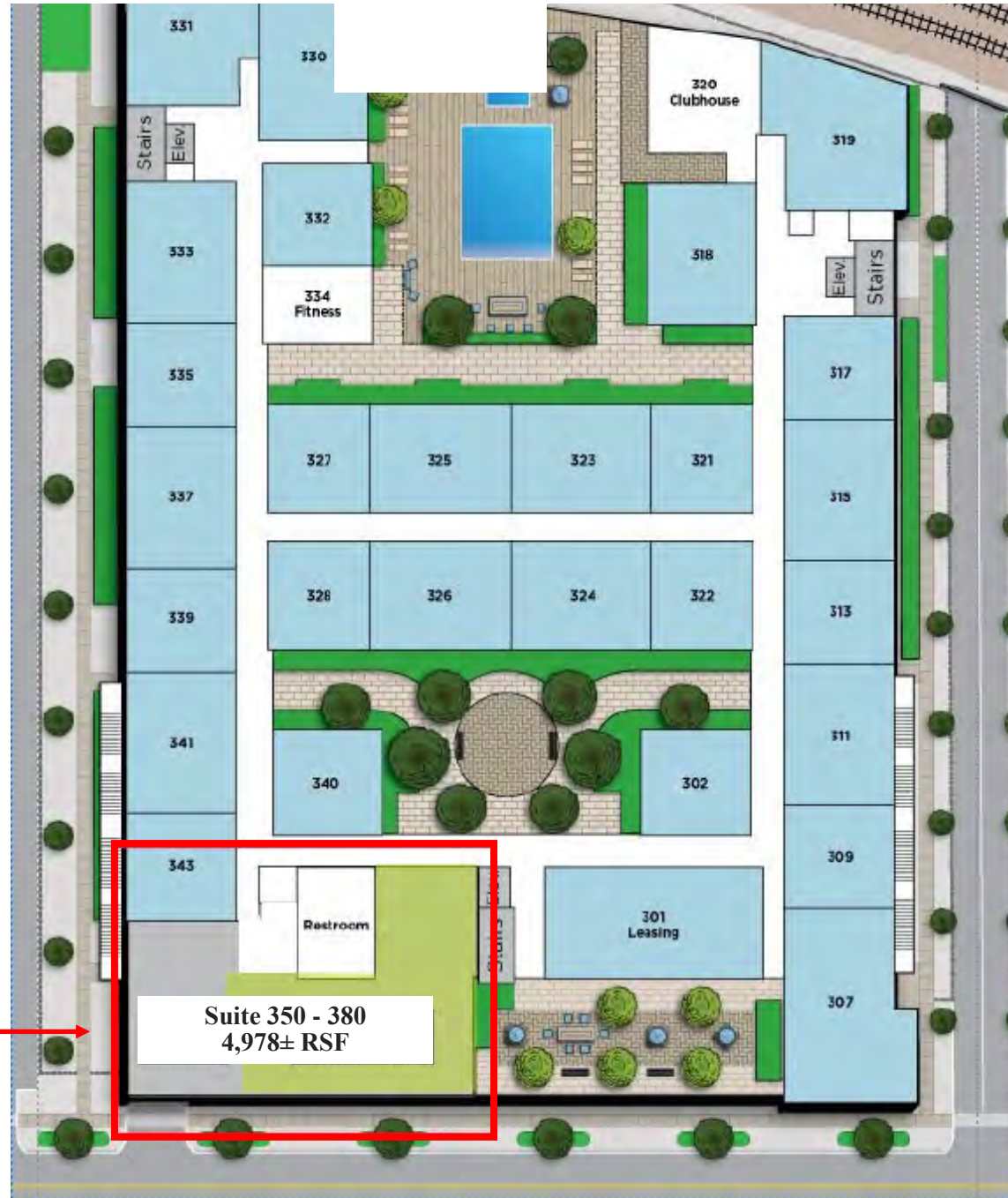


FLOOR 2: UP TO 15,102± RSF



- Suite 250 - 280
6,923± RSF
- Suite 210 - 240
8,179± RSF

FLOOR 3: 4,978± RSF



■ Suite 350 - 380
4,978± RSF

Suite 350 - 380
4,978± RSF

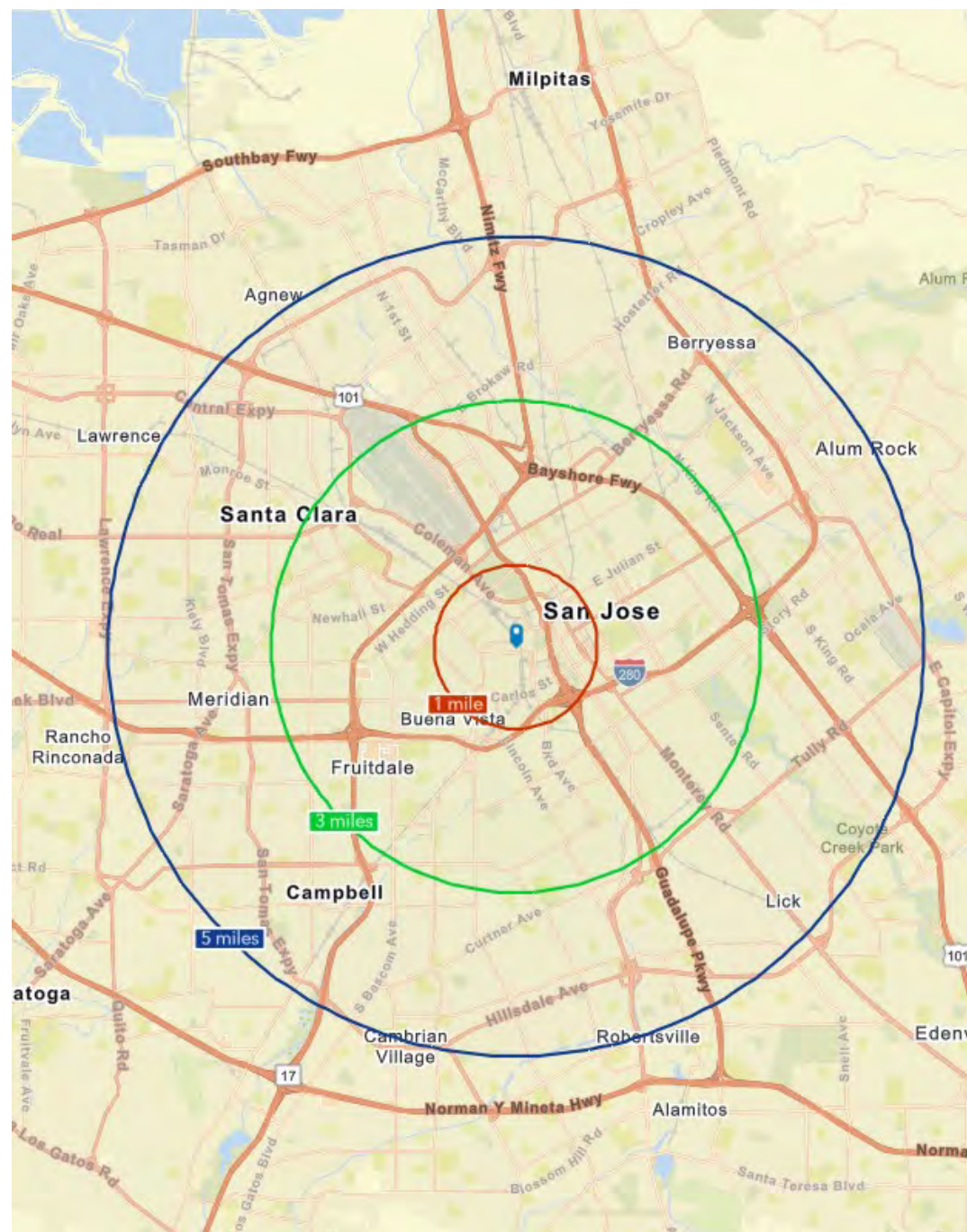
POINTS OF INTEREST



DEMOGRAPHICS



2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	30,950	243,369	689,513
Average HH Income	\$194,253	\$160,444	\$164,699
Businesses	3,501	15,822	33,202
Employees	40,450	199,732	397,990



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VESPAIO

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