

FOR SALE

INDUSTRIAL LAND

199 BASSETT STREET, SAN JOSE, CA

*±33,751 SF Premier Industrial
Land Offering in San Jose*

Parcel number 259-23-029

Zoned DC, Downtown Commercial

Fiber providers include AT&T, Lumen, Zayo, Verizon,
Comcast, and others

1GW power, adjacent to LS. Alternative power sources
available through fuel cell technology

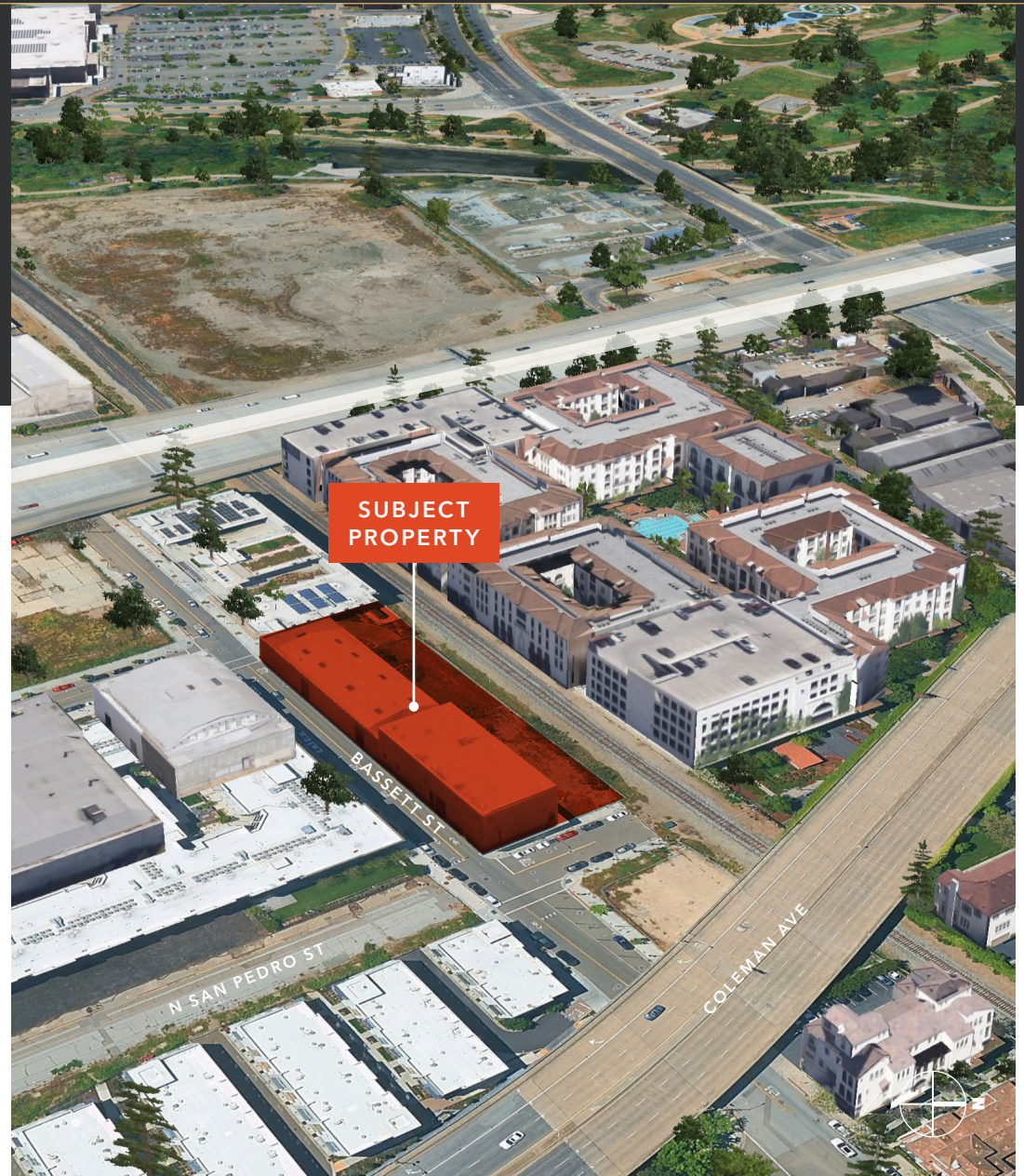
Nearby HWY 85 with immediate access to HWY 101 and 280

Visibility & Access: Exceptional Ingress / Egress - The
property is surrounded by access points off of St. James to
Hwy 85. North and South with connection to 280 and 101
within a few miles.

BRUCE MATESSO

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LIC N° 01712838



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199 BASSETT STREET



INDUSTRIAL LAND OFFERING

The property is located at 199 Bassett Street within the Guadalupe-Washington Urban Village, as designated by the City of San Jose's Envision 2040 General Plan. This prime location offers immediate proximity to key economic hubs, including the Downtown Core and the Diridon Station Area, providing unparalleled access to transit and infrastructure.



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	33,766	228,042	648,425
2029 POPULATION PROJECTION	33,370	220,408	623,907
ANNUAL GROWTH 2020-2024	2.3%	-0.7%	-1.2%
ANNUAL GROWTH 2024-2029	-0.2%	-0.7%	-0.8%
MEDIAN AGE	36.9	36.3	37.7

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	15,104	80,430	217,510
2029 HOUSEHOLD PROJECTION	14,930	77,705	209,107
ANNUAL GROWTH 2020-2024	3.4%	0.7%	0.3%
ANNUAL GROWTH 2024-2029	-0.2%	-0.7%	-0.8%
OWNER OCCUPIED HOUSEHOLDS	3,309	27,315	91,129
RENTER OCCUPIED HOUSEHOLDS	11,621	50,391	117,978

INCOME

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$138,215	\$137,791	\$148,387
MEDIAN HOUSEHOLD INCOME	\$106,428	\$104,118	\$118,277

Data Source: ©2025, CoStar USA

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BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	4,225	19,110	38,657
TOTAL EMPLOYEES	55,445	169,038	382,050

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	10,812	63,372	156,889
BLACK	1,885	8,240	18,704
AMERICAN INDIAN/ALASKAN NATIVE	490	3,468	8,333
ASIAN	8,889	61,496	240,168
HAWAIIAN & PACIFIC ISLANDER	104	865	2,845
HISPANIC ORIGIN	11,405	91,802	222,175

EDUCATION

	1 Mile	3 Miles	5 Miles
BACHELOR'S DEGREE	28%	24%	23%
SOME COLLEGE, NO DEGREE	22%	20%	21%
ADVANCED DEGREE	22%	18%	18%
HIGH SCHOOL GRADUATE	12%	16%	16%
SOME HIGH SCHOOL, NO DIPLOMA	9%	15%	15%
ASSOCIATE DEGREE	7%	7%	7%





ASSESSOR MAP

POTENTIAL USES:

-  Industrial
-  Residential
-  Senior Housing
-  Office
-  Hospitality
-  Medical
-  Data Center
-  Commercial

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km Kidder
Mathews



RESTAURANTS WITHIN A 10-MIN WALK



DC
ZONING

259-23-029

PARCEL NUMBER

±33,751 SF

AVAILABLE

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