

ONE 38

**101 LUXURY
APARTMENT HOMES
SAN JOSE, CA**



ONE 38

THE OFFERING

JLL is pleased to present the opportunity to acquire One38 (“Property”), 101 luxury apartment homes in the heart of Downtown San Jose. One mile from Diridon Station, the “Grand Central Station of the West”, Google’s impending 6-8 million square foot campus, and a short walk to the future Downtown San Jose BART Station, One38 is perfectly situated at the epicenter of California’s most dynamic submarket.

With over 10 million square feet of commercial development expected to deliver in Downtown San Jose over the next 10 years, One38 is strategically positioned to experience astounding rent growth.

The amenity-rich, centrally located Property provides residents with a true live-work-play environment and immediate access to best-in-class retail destinations, top Silicon Valley employers, major entertainment venues, and educational facilities.

Receivership sale, subject to federal court approval.

OFFERING SUMMARY

Address	138 Balbach Street, San Jose, CA
Residential Units	101
Year Completed	2019
Asset Type	Mid-Rise
Average Unit Size	894 SF
Total Residential SF	90,324 SF
Total Retail SF	~1,200 SF
Site Size	1.5 acres
Number Of Buildings	1
Parking	125



INVESTMENT HIGHLIGHTS



IDEAL SIZED PROPERTY IN THE HEART OF SILICON VALLEY

PREMIER TRANSIT-ORIENTED LOCATION

DIRECT ACCESS TO WORLD-CLASS EMPLOYERS

WALKABLE TO THE FUTURE "GOOGLE EFFECT"

"AMERICA'S NEXT GREAT CITY"

TREMENDOUS MARKET GROWTH



Norman Y. Mineta
San Jose International Airport
4.9 miles | 10 min



San Pedro
Square Market



Plaza de
Cesar Chavez

Guadalupe River
Park & Gardens



Future
Google
Footprint

Convention
Center

SOFA
DISTRICT



APARTMENT HOME AMENITIES

- NEST Thermostats
- Stainless Steel Whirlpool Washer & Dryer
- Hardwood Style Flooring
- Rustic Style German Cabinets
- Quartz Countertops
- Private Balconies Throughout
- First Floor Units Have Patio
- Schlage Keyless Fob Entry
- Cat-5, Fiber Optic with Fiber Speed for AT&T and Comcast
- Kitchen Pantry
- Moveable Industrial Kitchen Islands
- Walk-In Showers and Double Vanities in Master Bath & Select One Bedrooms



COMMUNITY AMENITIES

- Dog Park
- Future Clubhouse Kitchenette, Seating Areas, and Activity Table
- Outdoor Seating Area with Fireplace & Picnic Tables
- BBQ Pit & Wok Cooker
- Two Centrally Located Elevators
- Secure Underground Parking
- Lobby with Mailboxes & Package Locker
- Future On-Site Coffee Bar
- Trash & Recycle Shoots
- Bike Storage
- Fitness Center
- Secure Access Entry Points Throughout Building



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Presented by Jones Lang LaSalle Americas, Inc. California Real Estate License #01223413

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