

FOR SUBLEASE

400 E. Trimble Rd., San Jose, CA



616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



CONTACT US (805) 684-7767

MIKE HIESHIMA | mike@lockehouse.com | License #00994298

DENNIS BOROWSKY | dborowsky@lockehouse.com | License #00882780

CHARLES PLANT III | charles@lockehouse.com | License #02126398

CADEN WESTWICK | cwestwick@lockehouse.com | License #02244757

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

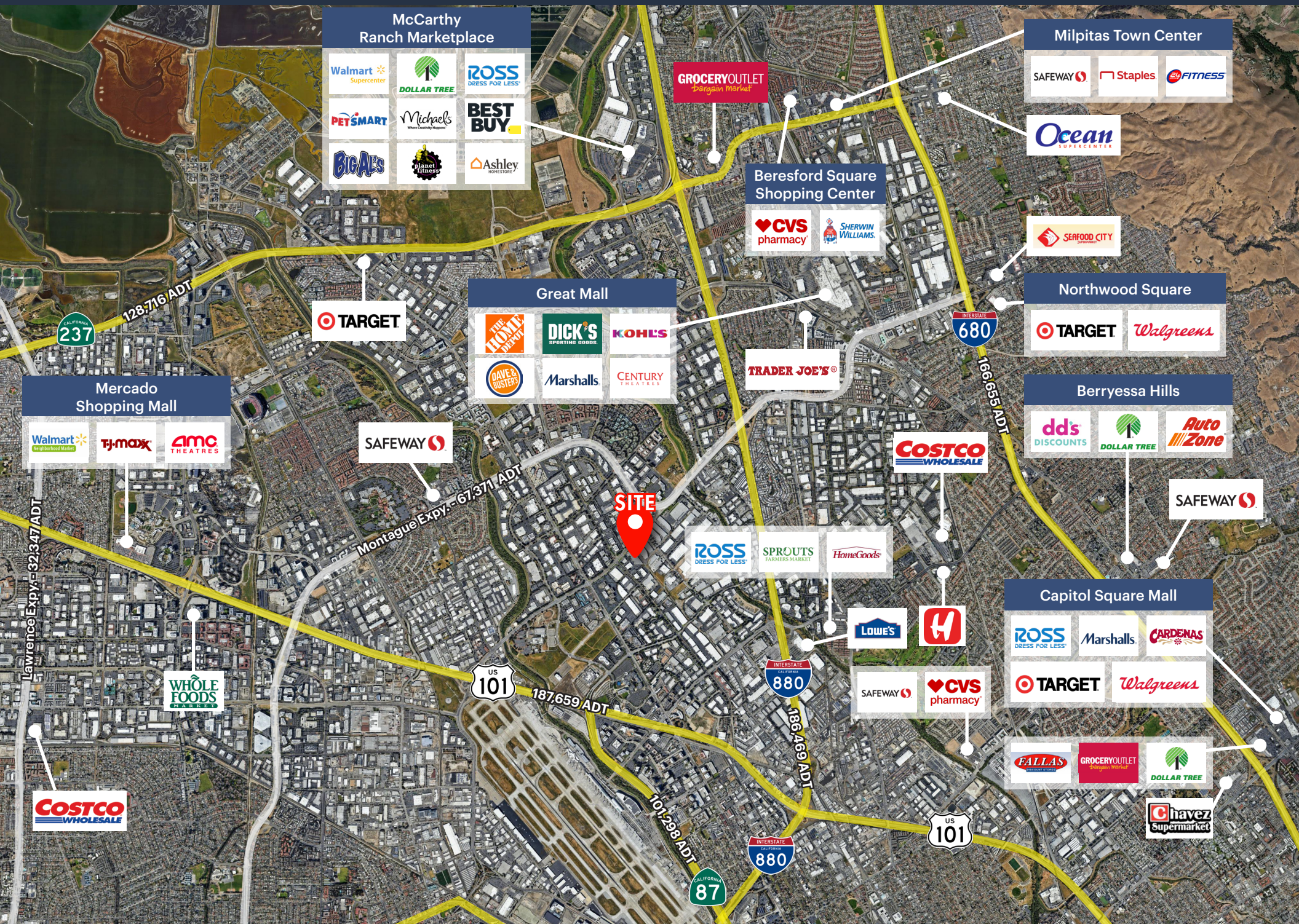
SUMMARY

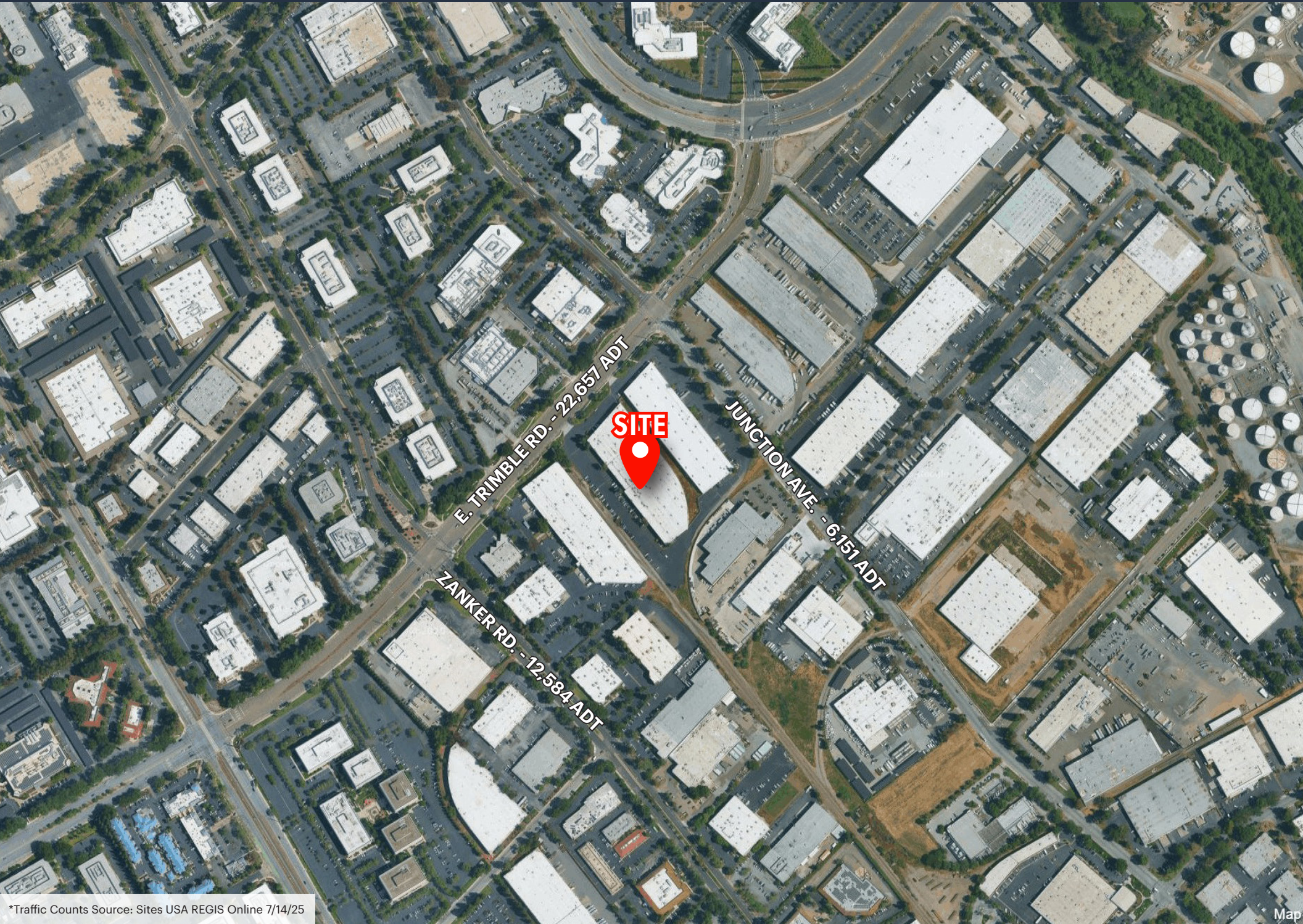
ADDRESS	400 E. Trimble Rd.
CROSS STREET	Trimble Rd. & Junction Ave.
AVAILABLE	±27,567 SF
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Estimated at \$0.28/SF
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

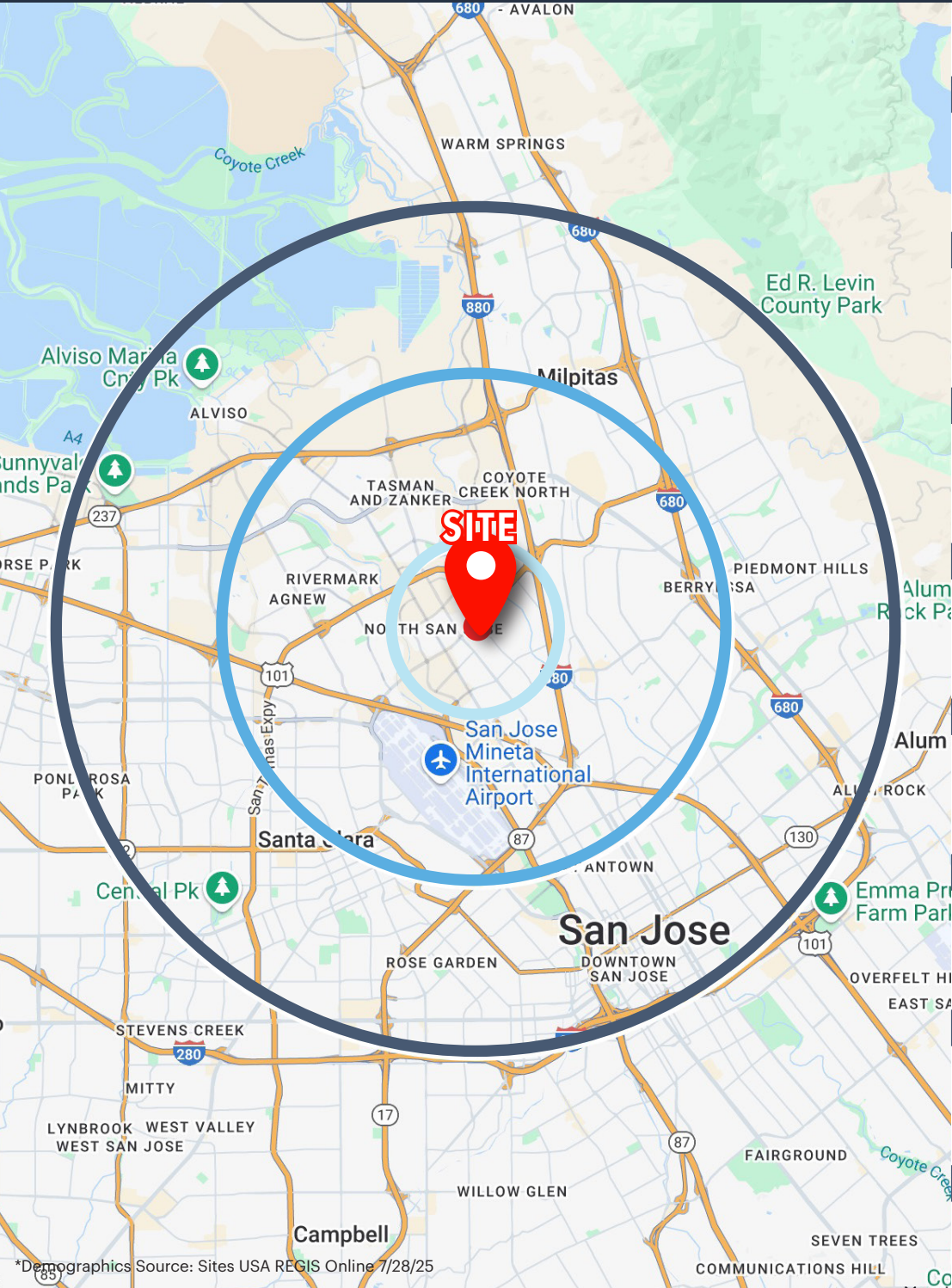
- Direct access to US-101, I-880, and Montague Expressway
- Surrounded by corporate users, tech campuses, and regional distribution centers
- Situated in San Jose's premier hub for industrial, tech, and logistics users
- Features 24' clear height and ample parking







*Traffic Counts Source: Sites USA REGIS Online 7/14/25



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
6,737	157,217	520,069



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
55,985	249,894	441,573



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$231,421	\$230,737	\$209,915



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
76.8%	63.6%	55.3%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$195.27 M	\$3.93 B	\$12.12 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
918	2,025	2,338



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
22.7%	30.8%	31.6%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
53.2%	66.0%	66.9%



*Demographics Source: Sites USA REGIS Online 7/28/25