

JUST CLOSED

495 RICHFIELD DRIVE
SANJOSE, CA



OFFERING SUMMARY

SALES PRICE: \$5,500,000

FINANCIAL

NOI	\$321,361
Cap Rate	5.84%
Price/Unit	\$229,167

OPERATIONAL

Gross SF	33,196 SF
Number of Units	24
Lot Size	0.61 Acres (26,404 SF)
Occupancy	92%
Year Built	1969

PROPERTY OVERVIEW

Located in the heart of Silicon Valley at 495 Richfield Drive, San Jose, CA 95129, this well-maintained 24-unit apartment building presents a compelling investment opportunity in a highly desirable West San Jose neighborhood. Built in 1969 on a spacious 0.61-acre lot (26,136 sq ft), the property features a thoughtful unit mix of 23 one-bedroom/one-bath residences (ranging from 539 to 775 sq ft) and one two-bedroom/two-bath unit (918 sq ft), along with tenant-friendly amenities including ten private balconies, 24 individual storage closets, an on-site coin-operated laundry room, and a fenced community pool.

Additional value comes from ample parking with 23 carports and 15 open spaces, plus supplementary on-site structures such as a 21x13 office with two baths and two storage units that offer potential for ADU conversion. Nestled in a quiet residential setting with convenient access to major tech corridors, shopping, dining, and parks, this property benefits from strong tenant demand and Cupertino Union Elementary and Fremont Union High School districts, making it an ideal addition to any multifamily portfolio.



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