

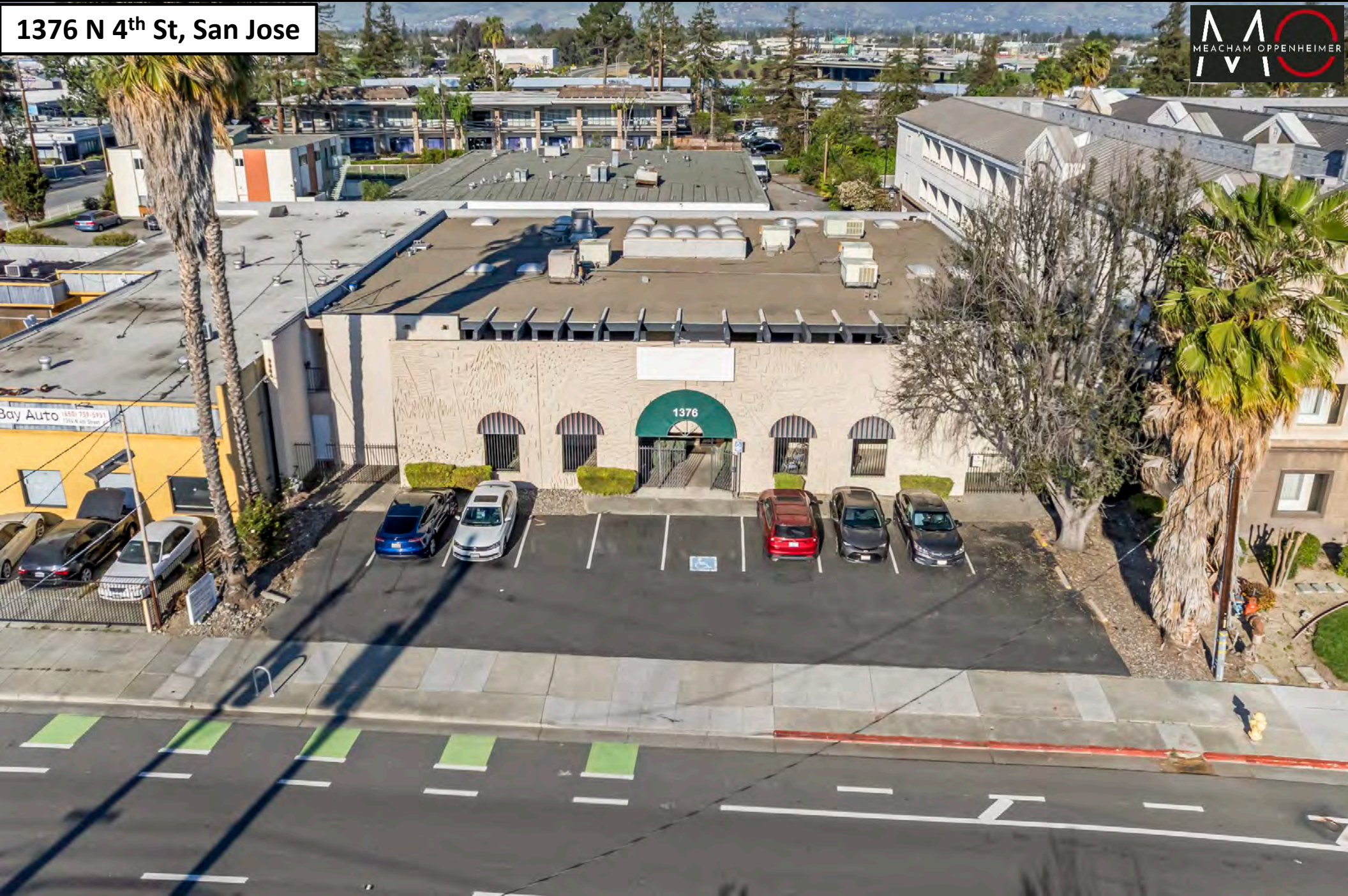
Perfect Owner User Light Industrial/Warehouse/Office

PRICED TO SELL!

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1376 N 4th St, San Jose



PROPERTY OVERVIEW



PRICE: \$3,499,000

ZONING: M1

BUILDING SIZE: 15,052± SF/ 0.35± AC

APN: 235-05-023

Perfect Owner User Light Industrial/Warehouse/Office

PRICED TO SELL!

- 15,052± SF warehouse, light industrial & office building offering flexible use. Currently configured with a mix of office & industrial space, with the potential to convert to predominantly warehouse/light industrial to suit owner needs
- Located minutes away from SJC Airport
- 3 Phase power with 800 AMPS (Buyer to confirm)
- Rear roll-up door provides convenient access to the warehouse portion of the building, allowing for efficient loading & unloading
- Easy access to major freeways including 101, 880, & 87



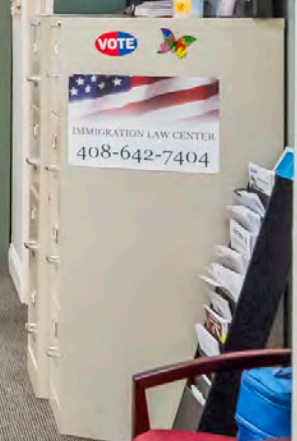
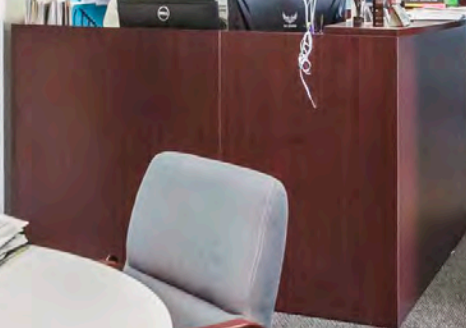












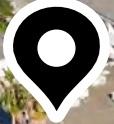
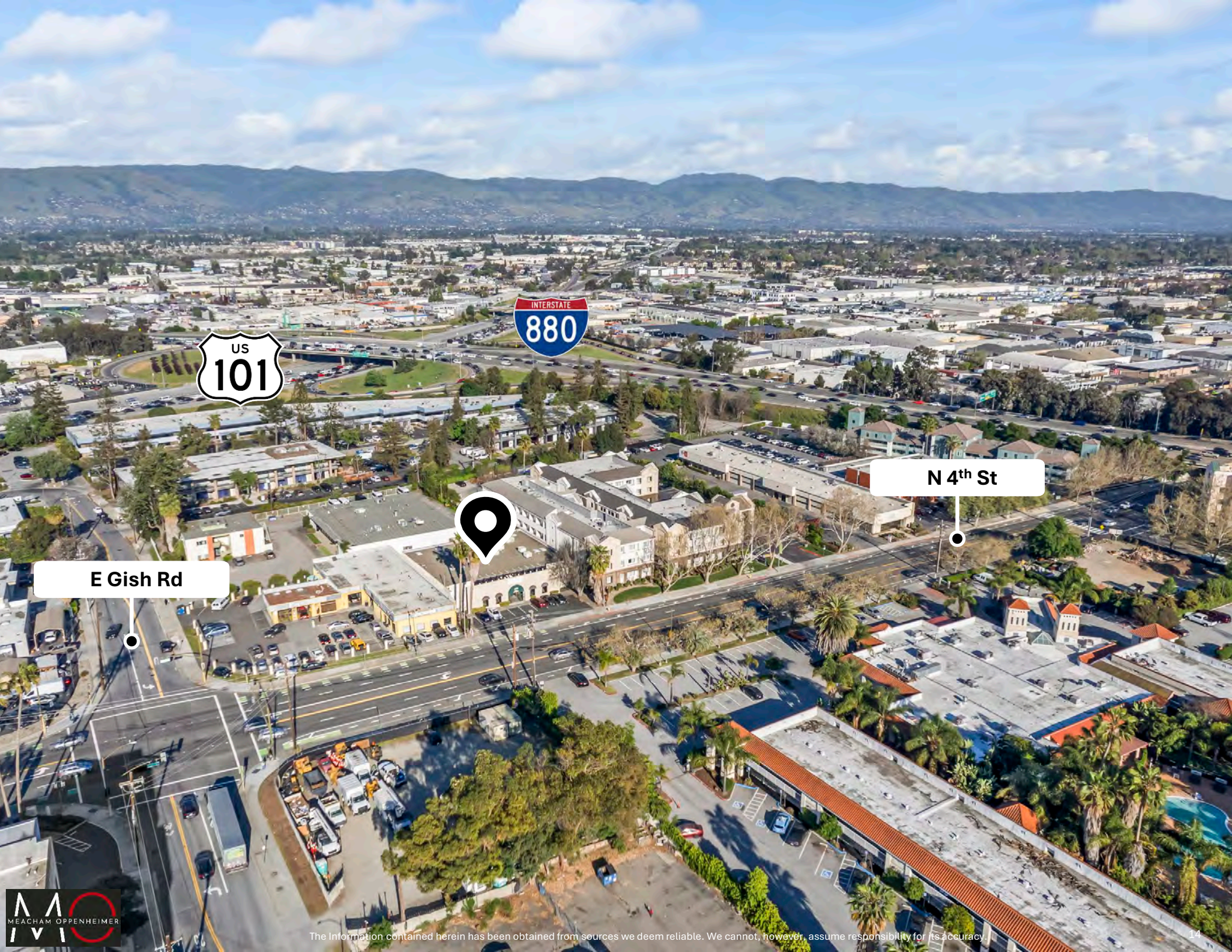




DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,726	207,571	645,360
Households	4,962	74,039	222,857
Average Household Size	2.36	2.62	2.80
Owner Occupied Housing Units	1,499	26,507	90,831
Renter Occupied Housing Units	3,463	47,532	132,026
Median Age	36.3	35.5	36.5
Median Household Income	\$142,408	\$132,708	\$146,680
Average Household Income	\$178,321	\$176,380	\$192,078



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