



1148 EAST SAN ANTONIO STREET

1148 East San Antonio Street, San Jose, CA 95116

COMPASS COMMERCIAL

Bryan Danforth
Senior Vice President

+ 650 . 274. 5227

bryan.danforth@compass.com

CA RE License #01789680

Matt Thomson
Senior Vice President

+ 650 . 515 . 6555

matt.thomson@compass.com

CA RE License #01471708

Wendy Marioni
Compass - Realtor

+ 408 . 529 . 0279

wendy.marioni@compass.com

CA RE License #01421223

INDUSTRIAL WAREHOUSE
FOR SALE

PRICE

\$2,499,000

PRICE/SQFT - BUILDING

\$256

PRICE/SQFT - LAND

\$244.04



PROPERTY HIGHLIGHTS

Located in thriving downtown San Jose, 1148 East San Antonio Street offers a unique opportunity for investors, owner-users, or developers. This well-positioned property boasts excellent visibility, high traffic counts, and convenient access to major highways and public transportation.

PROPERTY HIGHLIGHTS:

- **Versatile Use:** Suitable for retail, manufacturing, packaging, distribution, etc.
- **Strategic Location:** Situated in a bustling area with strong foot traffic and proximity to major thoroughfares.
- **Accessibility:** Easy access to I-680, I-280, and US-101, making it an ideal location for businesses.
- **Growth Potential:** Located in a rapidly developing area of San Jose with increasing property values.
- **Parking:** On-site and street parking options available.

Located in a SBA designated HUBZone area, which provides preferential contracts to companies located here. See [here](#) for more details.



10,240
Square Feet Land Area



5
Spaces + Street Parking



31,847
DVMT
Daily Vehicle Miles Traveled



101, 280 & 680
Immediate Proximity to Highways



10 Minutes Walk
to Roosevelt Park & Martin Park



Walking Distance to Restaurants, Retail
Hotels, and more....



2.4 Miles to Bart Station
3.9 Miles to Diridon Station



85
Walk Score



75
Bike Score

PROPERTY PROFILE

PRICING

Price	\$2,499,000
Price/SqFt - Building	\$256
Price/SqFt - Land	\$244.04

LEASE DETAILS

Building Type	Multi-Tenant Industrial
Primary Term Expiration	Month-to-Month or Less than 1 year
Options	None
Rent Increases	None Remaining
Lease Type	Modified Net
Tenant Responsibilities	Insurance, Tax Reimbursement, Maintenance, Utilities
Landlord Responsibilities	Common Area Maintenance, Insurance, Tax Reimbursement

PROPERTY DETAILS

Address	1148 East San Antonio St, San Jose
County	Santa Clara
Apn/Parcel Id	467-36-101

PROPERTY ATTRIBUTES

Gross Building SqFt*	9,751
Land Area (Sq Ft)	10,240
Land Area (Acres)	0.2351
Year Built	1956 / 2012
Parking	5 Open Spaces
General Plan Land Use	Light Industrial (LI)
Zoning	Light Industrial (LI)
Property Type	Warehouse

* County records show a building size of 7210 sf. Building dimensions are roughly 100 ft x 72 ft, so we believe this is the ground floor only, and does not include the 2nd floor. A recent appraisal has the Gross Building Area at 9,751 sf.

RENT ROLL

TENANT	UNIT	SQUARE FEET	% OF BUILDING	TERM	MONTHLY RENT	RENT/SQFT	ANNUAL RENT	DEPOSIT
Metro Publishing Inc	130 + 140+ 230	7118	81.6%	12/1/2015 - 3/30/2026	\$4,943	\$0.69	\$59,316.00	\$2,947.80
Valley Event Decor (Event Planning)	100	1207	13.8%	11/1/2023 - 10/31/2024	\$1,560	\$1.29	\$18,720.00	\$616.92
Northstar Entertainment	120	400	4.6%	12/1/2023 - 11/30/2024	\$500	\$1.25	\$6,000.00	\$500.00
		8725	100%		\$7,003	\$0.80	\$84,036.00	\$4,064.72

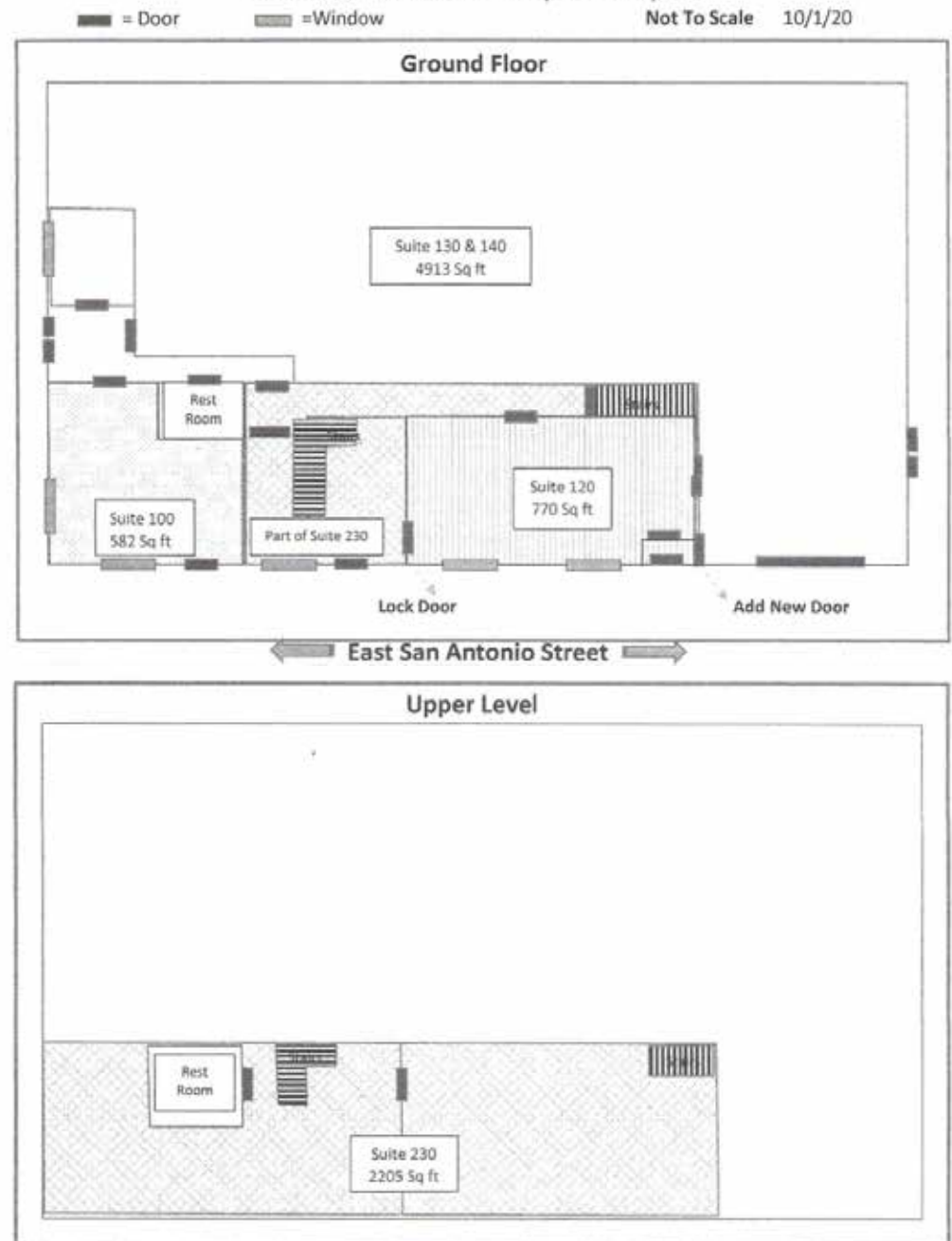


FLOOR PLANS



Floor Plan Sketch
1148 East San Antonio Str., San Jose, CA

Not To Scale 10/1/20



PROPERTY PHOTOS



1148 EAST SAN ANTONIO STREET



PROPERTY PHOTOS



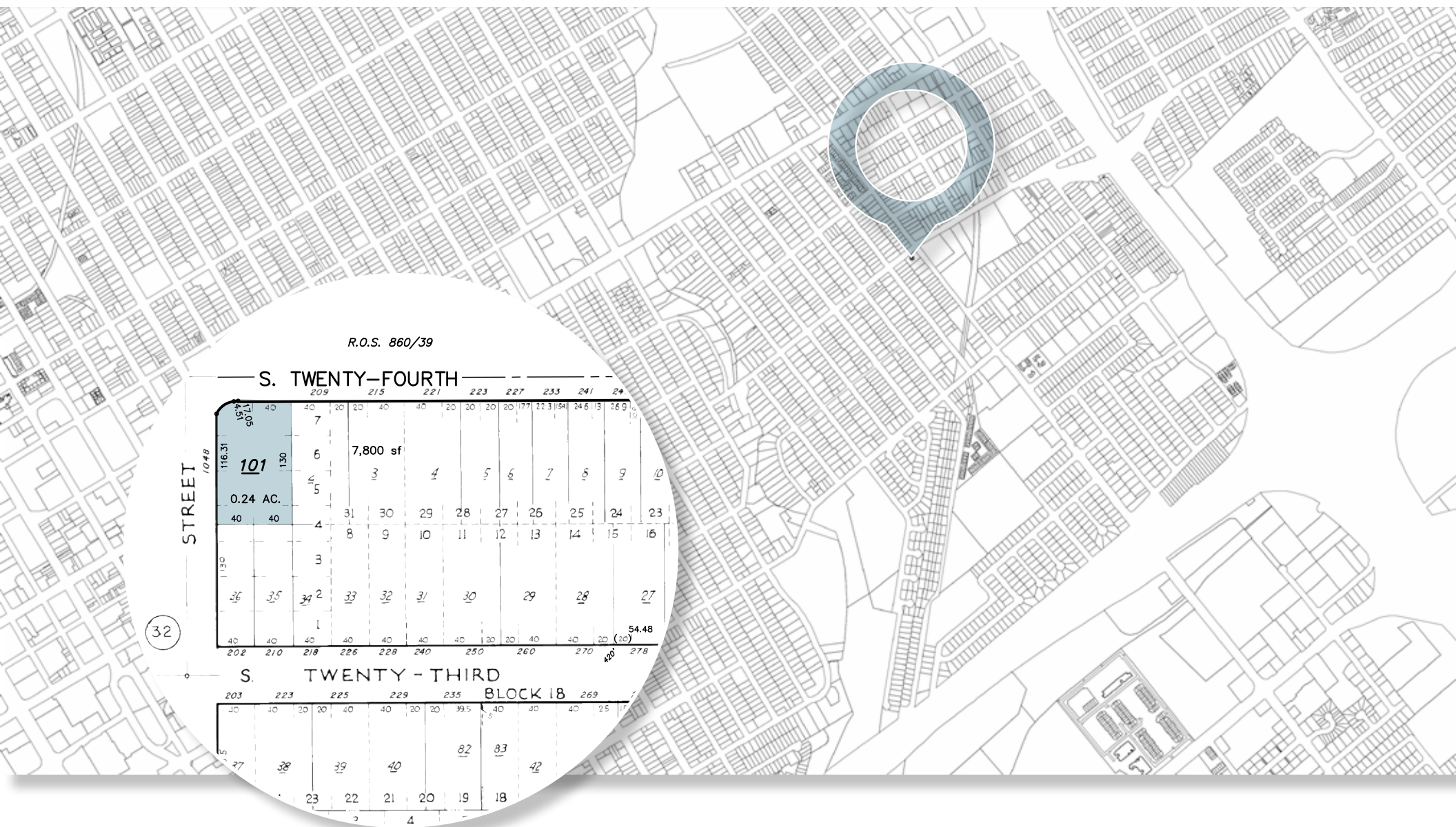
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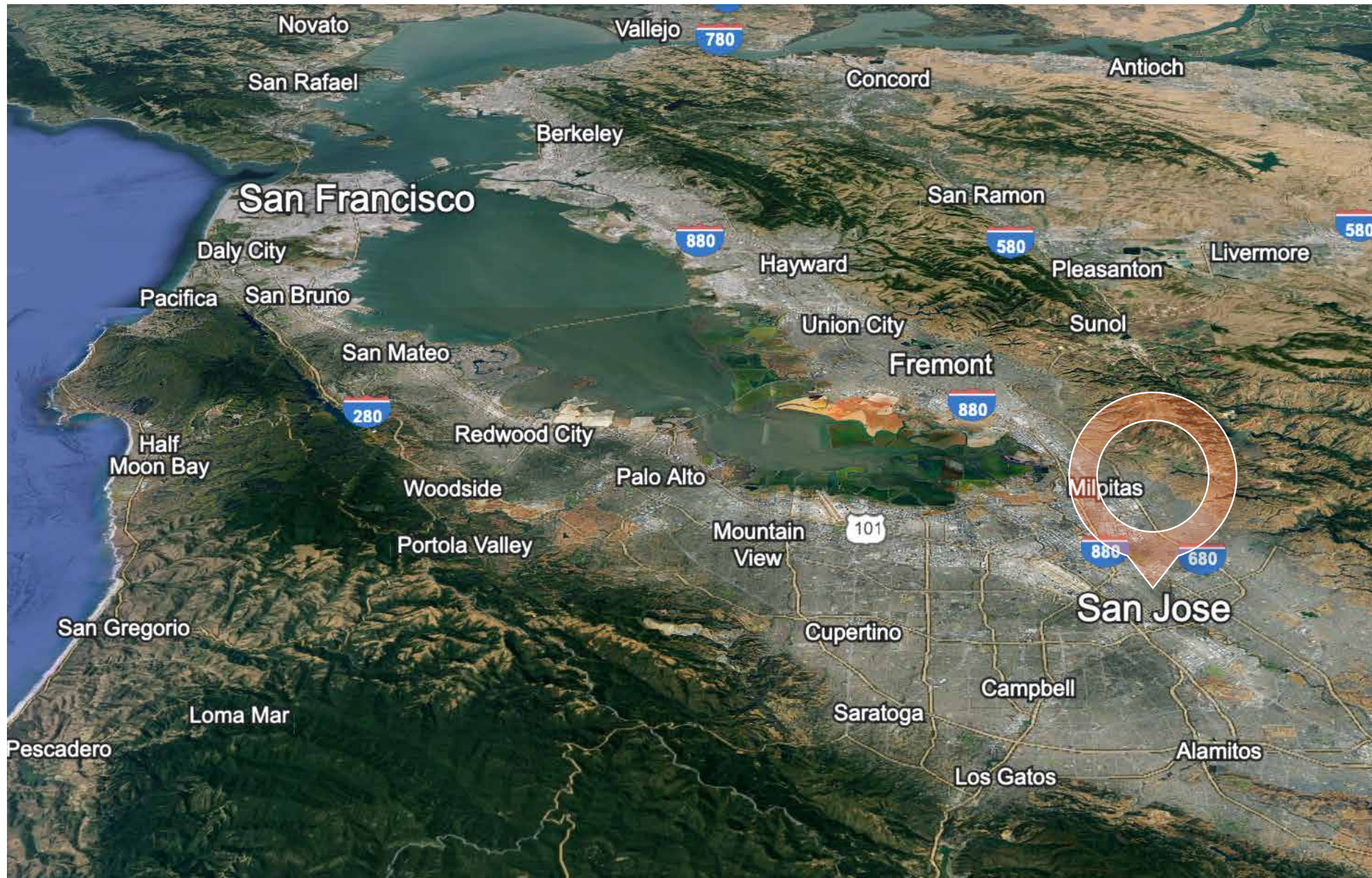
AERIAL



PARCEL MAP



AREA MAP



BAY AREA OVERVIEW

Bay Area Overview

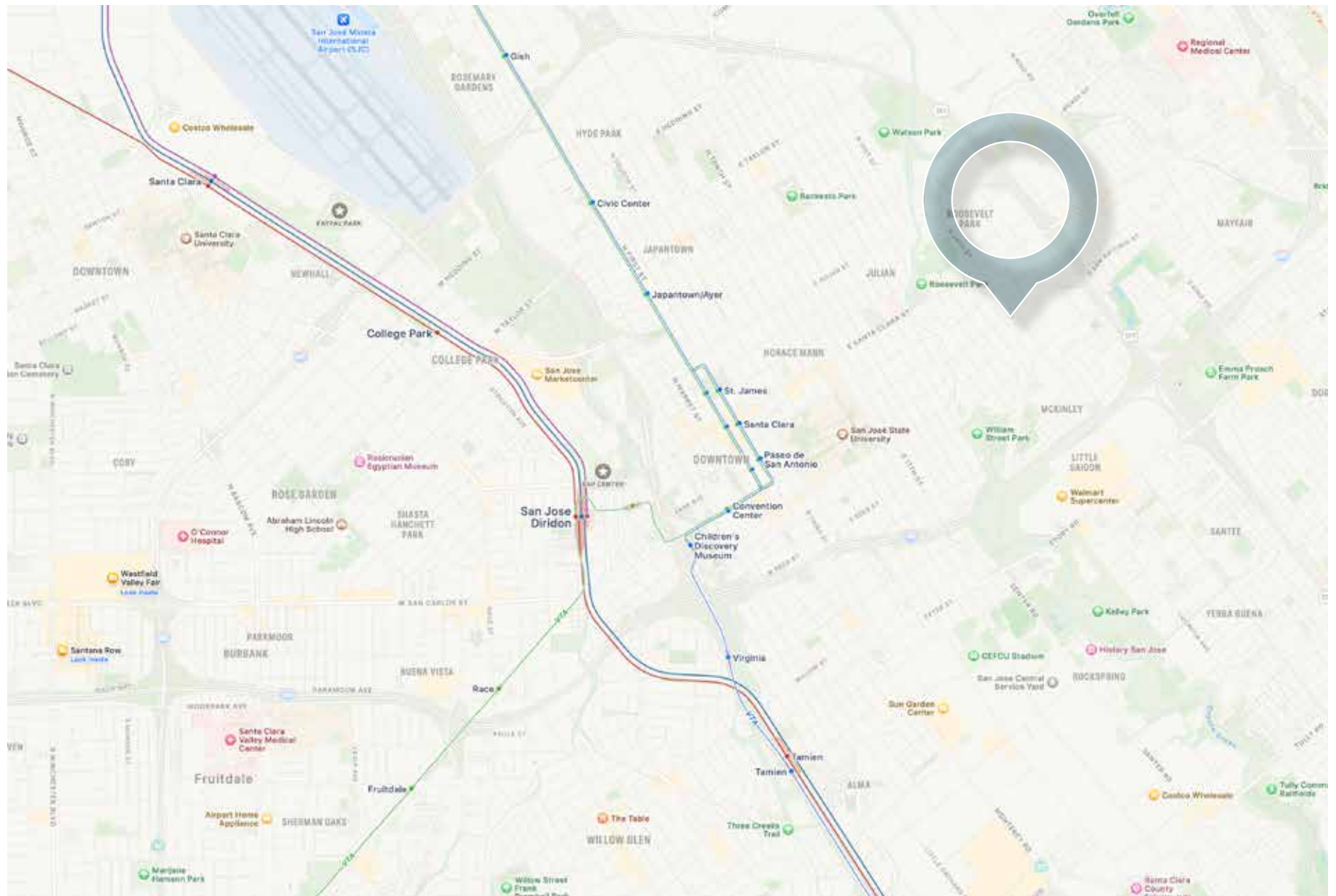
The San Francisco Bay Area consists of nine counties with a total population nearing 7.5 million residents, making it the 5th largest metropolitan area in the United States. Of the nine counties, Santa Clara County is the most populous with nearly 2 million inhabitants. Bay Area citizens enjoy outstanding weather, world-class universities, various cultural amenities, well-paying jobs, etc. The Bay Area economy has a GDP above \$500B ranking it as one of the top economies in the world.

Bay Area Highlights

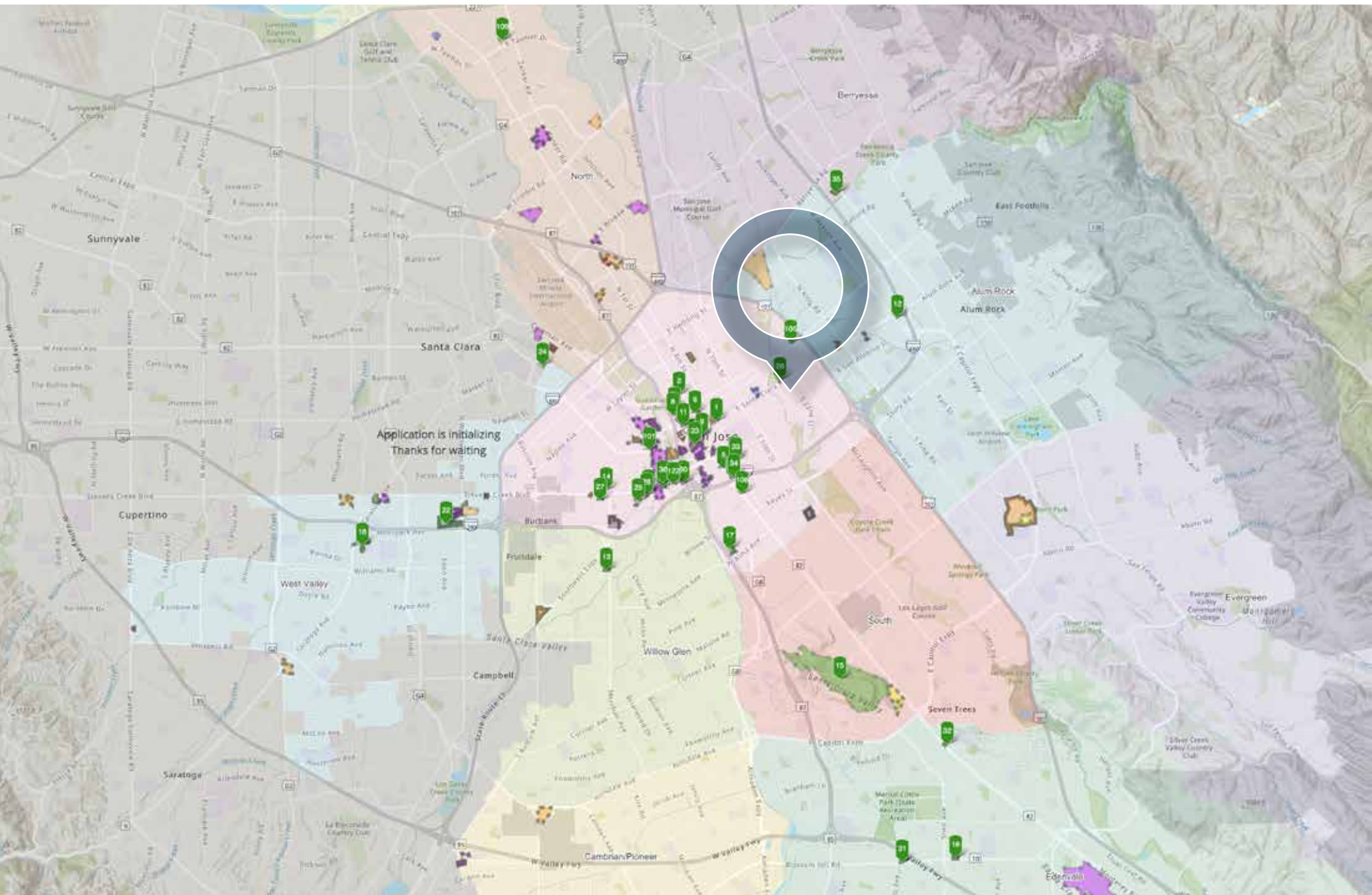
- 7.5 million residents with the highest percentage of graduate and professional degrees in the nation
- Bay Area economy was ranked 19th largest in the world
- Highest GDP per capita (\$74,815) in the United States
- Most Fortune 500 companies in the nation, excluding New York
- Highest density of venture capital firms in the world
- Home to outstanding higher education – Stanford University, University of California at Berkeley, Santa Clara University, San Jose State University



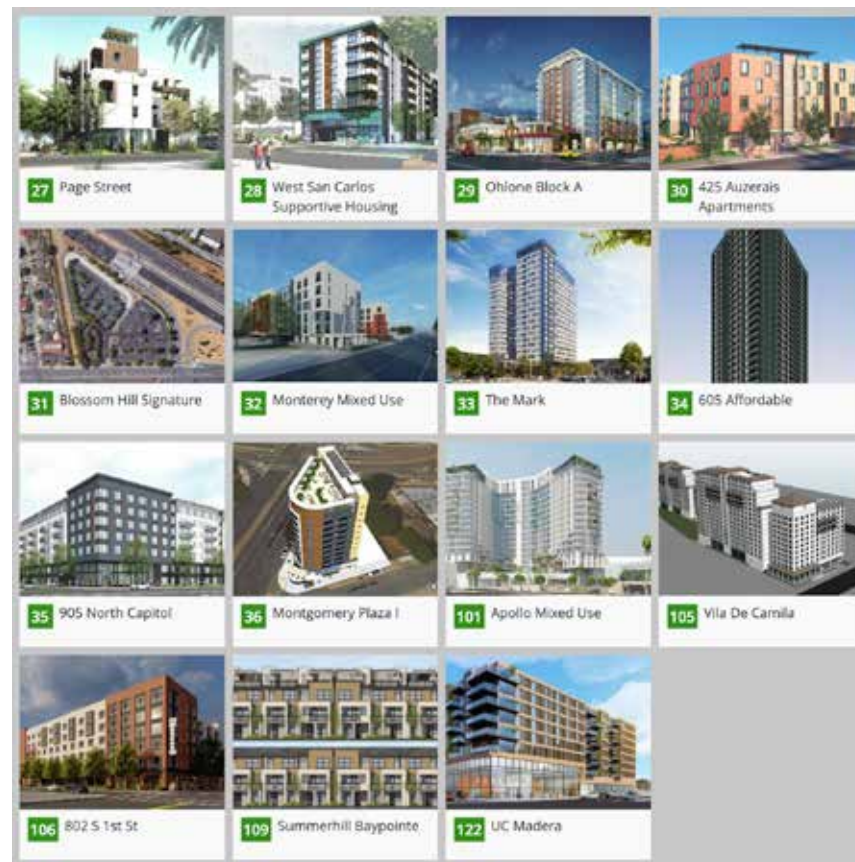
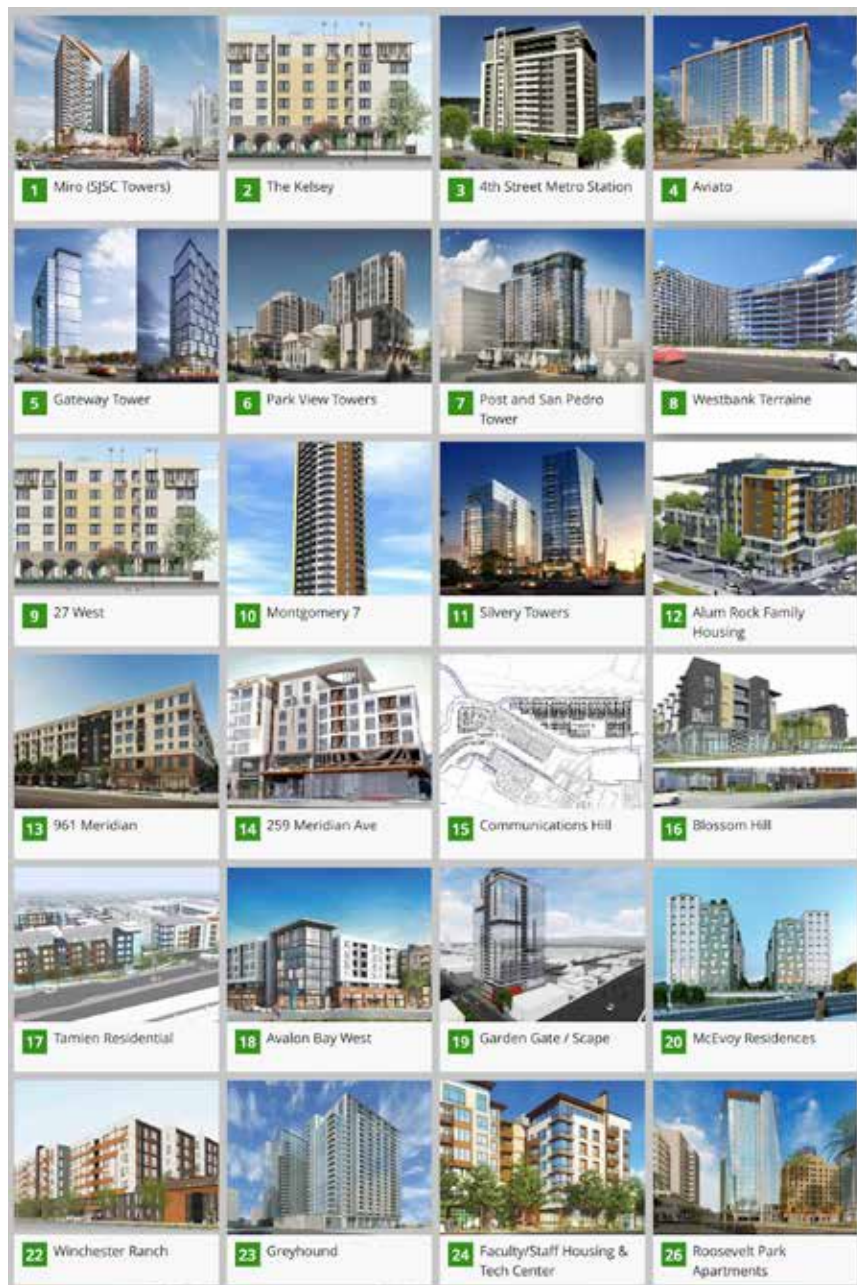
TRANSPORTATION



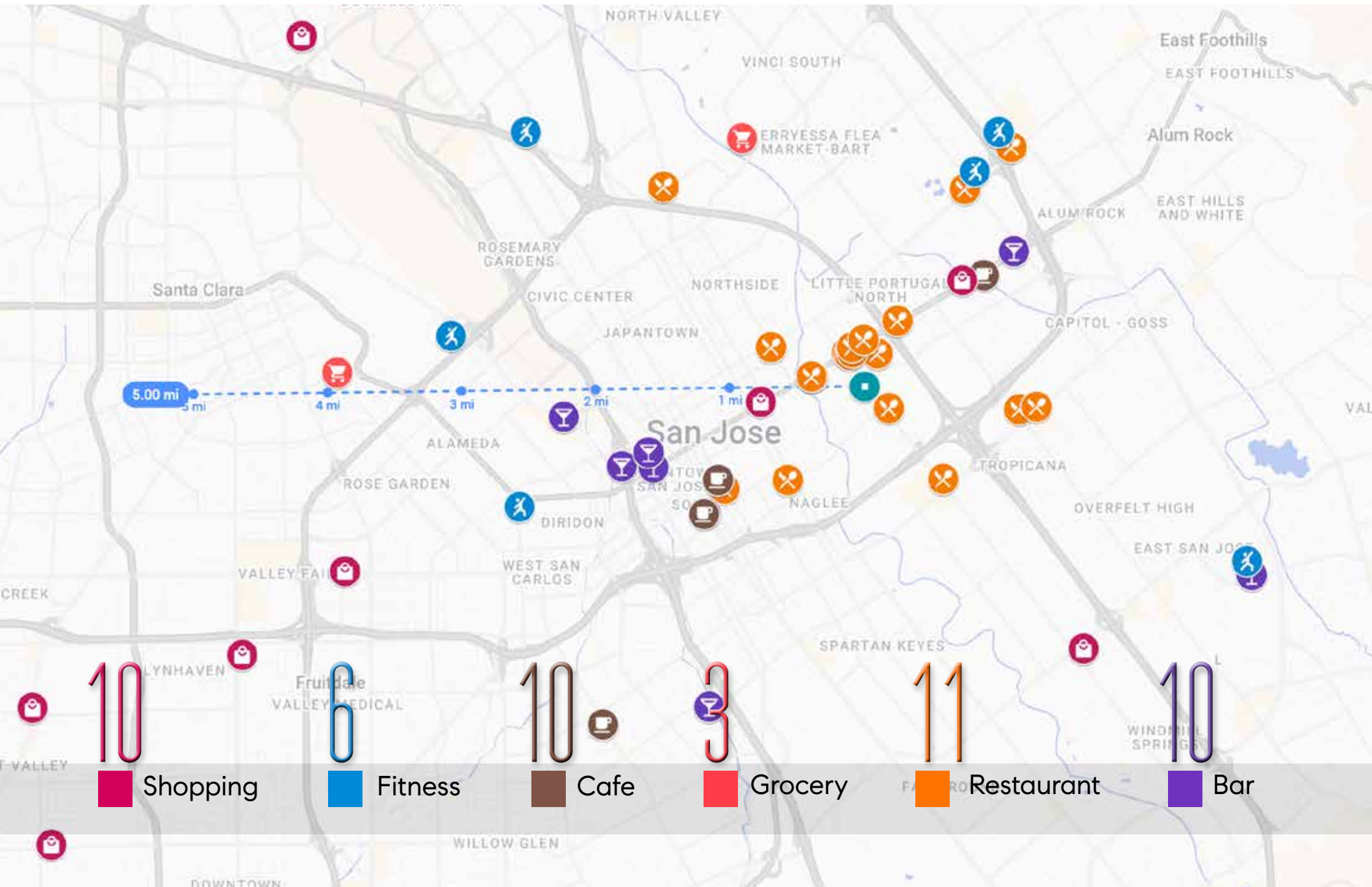
KEY ECONOMIC DEVELOPMENT PROJECTS



KEY ECONOMIC DEVELOPMENT PROJECTS



NEARBY ATTRACTIONS



LOCATION HIGHLIGHTS

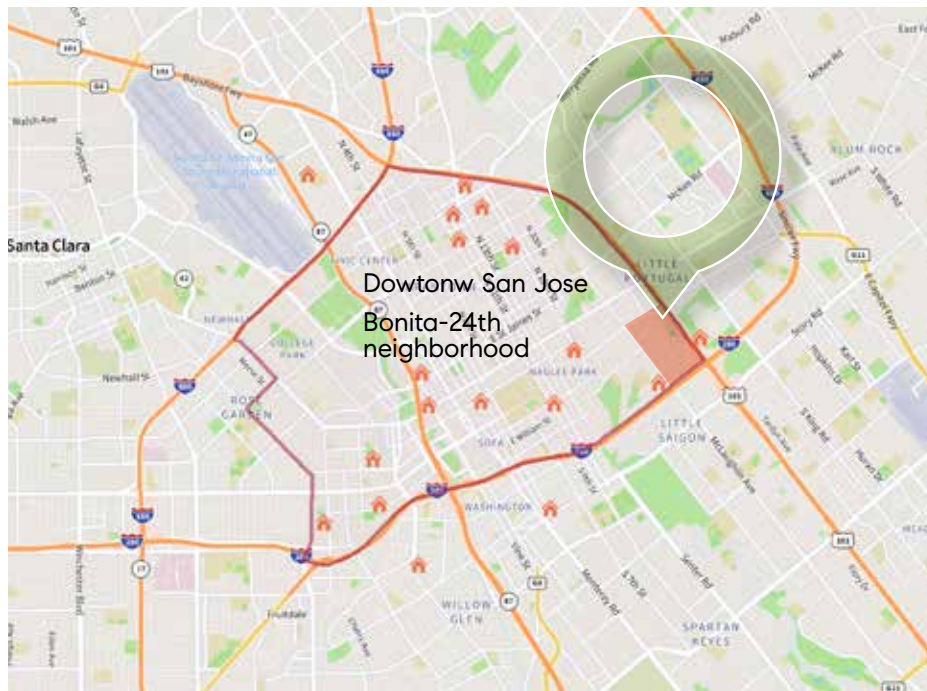
Downtown San Jose is a neighborhood in San Jose, California. Living in Downtown San Jose offers residents an urban feel and most residents rent their homes. In Downtown San Jose there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Downtown San Jose and residents tend to be liberal. The public schools in Downtown San Jose are above average.

Bonita - 24th median real estate price is \$1,132,101, which is more expensive than 67.5% of the neighborhoods in California and 92.6% of the neighborhoods in the U.S.

The average rental price in Bonita - 24th is currently \$3,015, based on Compass's exclusive analysis.

Bonita - 24th is a densely urban neighborhood (based on population density) located in San Jose, California.

Bonita - 24th real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters.



DOWNTOWN SJ BY THE NUMBERS

POPULATION: 984,299,

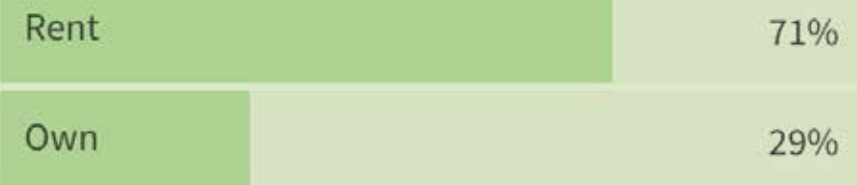
MEDIAN AGE: 35.6

MEDIAN HOUSEHOLD
INCOME: \$117,670

MEDIAN HOME
VALUE: \$1,066,501

URBAN

Rent vs. Own



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