

2726 & 2752

GOBLE LN, SAN JOSE

TWO (2) **NEWLY CONSTRUCTED** VACANT $\pm 7,750$ SF RETAIL/OFFICE BUILDINGS FOR SALE

RARE **OWNER USER/INVESTMENT** OPPORTUNITY - CAN BE PURCHASED INDIVIDUALLY OR TOGETHER AS A PORTFOLIO

FOR SALE

2752 GOBLE LN

2726 GOBLE LN



EXECUTIVE SUMMARY

2726 & 2752 Goble Ln are two newly constructed **±7,750 SF retail/office buildings** in San Jose which can be purchased **individually or together as a portfolio**. They are currently in **cold shell condition** and configured as **multi-tenant properties with six (6) units per building**. Constructed in **2019**, the buildings feature completed shell construction with **HVAC systems, electrical infrastructure, PG&E service, and rough plumbing already in place**, allowing a future owner flexibility to complete the interiors for a variety of commercial uses.

The properties are ideally suited for an **owner-user or investor** seeking rare newer construction product in San Jose with the flexibility to accommodate **retail, office, veterinary clinic, daycare, fitness, restaurant, and other commercial uses**. Each building was designed with future **unit combination capability**, allowing multiple suites to be easily combined through existing demising wall openings for larger owner-user occupancy requirements.

The layout allows an owner-user to occupy **51% or more of a building** while maintaining additional tenant income or alternatively allows an investor to lease the properties as fully multi-tenant investment assets. At the current asking price, the properties **offer investors the potential- to achieve an estimated 6.87% proforma cap rate** based on a projected \$3.25 SF NNN lease-up rate.

Each property features **twenty-two (22) parking spaces**. Brand new commercial construction of this quality is **extremely rare in San Jose**, particularly for buyers seeking newer product without the time and uncertainty associated with ground-up development.



INVESTMENT OVERVIEW

PRICE: \$4,400,000 (\$567 SF) * Per Building

LEASE RATE: \$3.25 SF NNN

BUILDING SIZE: 7,750 SF * Per Building

LOT SIZE: 17,008 SF * Per Building

APN: 456-39-001 & 456-39-002

ZONING: A (PD) - Planned Development

GENERAL PLAN: CIC - Combined Industrial/Commercial

INVESTMENT HIGHLIGHTS



RARE NEW CONSTRUCTION OPPORTUNITY

- **2726 & 2752 Goble Ln** consist of two newly constructed **±7,750 SF multi-tenant buildings** that may be purchased **individually or together** as a portfolio.
- Extremely rare opportunity to acquire **newer construction commercial product in San Jose**.

OWNER-USER OR INVESTMENT POTENTIAL

- Configured as **six (6) suites per building** with flexible multi-tenant layout.
- Estimated **6.87% proforma cap rate** based on a projected \$3.25 SF NNN lease-up rate at our current asking price.
- Demising walls include planned openings allowing **easy combination of suites** for larger owner-user occupancy.
- Ideal for an **owner-user seeking to occupy 51% or more** of a building while maintaining additional rental income potential.

COLD SHELL INFRASTRUCTURE IN PLACE

- **HVAC systems installed** throughout both buildings, **Electrical infrastructure and PG&E service installed, Rough plumbing completed** for future restroom improvements.

FLEXIBLE COMMERCIAL USES

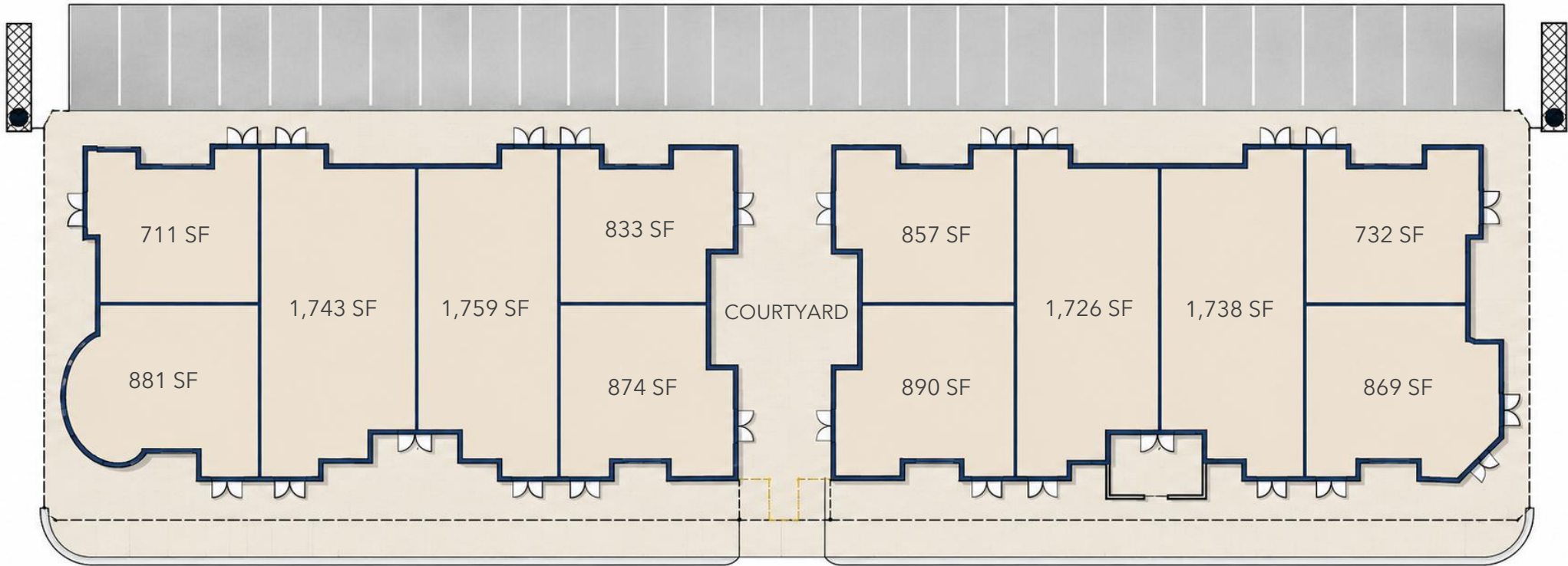
- Suitable for **retail, office, veterinary clinic, daycare, fitness, restaurant, and a wide variety of commercial uses.**

PARKING + ACCESS

- Each property features **twenty-two (22) parking spaces.**
- Units front both **Monterey Rd and Goble Ln** with strong visibility and access.

SITE PLAN

TWO (2) 7,750 SF BUILDINGS | SIX (6) UNITS PER BUILDING



* Unit square footages shown on the floor plan are approximate measurements and should be independently verified by Buyer.

PHOTOS



PHOTOS



2752 GOBLE LN

2726 GOBLE LN



PHOTOS



MONTEREY RD

UMBARGER RD

GOBLE LN

2726 GOBLE LN

2752 GOBLE LN

MONTECITO VISTA DR



PHOTOS



DEMOGRAPHICS

2026 SUMMARY

1-MILE

5-MILE

10-MILE

Population

20,425

616,683

1,547,737

Households

7,524

205,460

521,602

Average Household Size

2.6

2.8

2.8

Owner Occupied Housing Units

3,116

89,672

273,558

Renter Occupied Housing Units

4,617

120,667

259,709

Median Age

38.1

37.7

39.2

Median Household Income

\$120,926

\$136,874

\$155,169

Average Household Income

\$154,580

\$164,652

\$178,216

2726 & 2752

GOBLE LN, SAN JOSE

FOR MORE INFORMATION, CONTACT:

DAVID TAXIN

Partner

408.966.5919

dtaxin@moinc.net

Lic. #00983163

JEREMY AWDISHO

Vice President

650.814.4510

jeremy@moinc.net

Lic. #02064232

COMING SOON
RETAIL/OFFICE BUILDINGS FOR SALE
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