



PROPERTY DESCRIPTION

This property is strategically located in the East Industrial neighborhood, directly across from the Tesla Factory, offering excellent visibility and accessibility.

Constructed in 1981, this well-maintained, multi-tenant facility spans approximately 22,080 sq. ft. and currently hosts a diverse range of businesses. Individual units are equipped with modern amenities such as drop ceilings, LED lighting, and provide 24-hour access. Additionally, the location boasts convenient access to Highway 880.

Unit 2 is a commercial space combining a storefront, a wear-house with Roll-up door, a mezzanine, one private restroom and 1 private office.

OFFERING SUMMARY

Property Type:	Office/Retail/Flex
Lease Rate:	\$1.50 SF/month (MG)
Lease Term:	Negotiable
Space Size:	1,656 SF
Building Size:	22,080 SF

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=jMA1R7SQDJ1>

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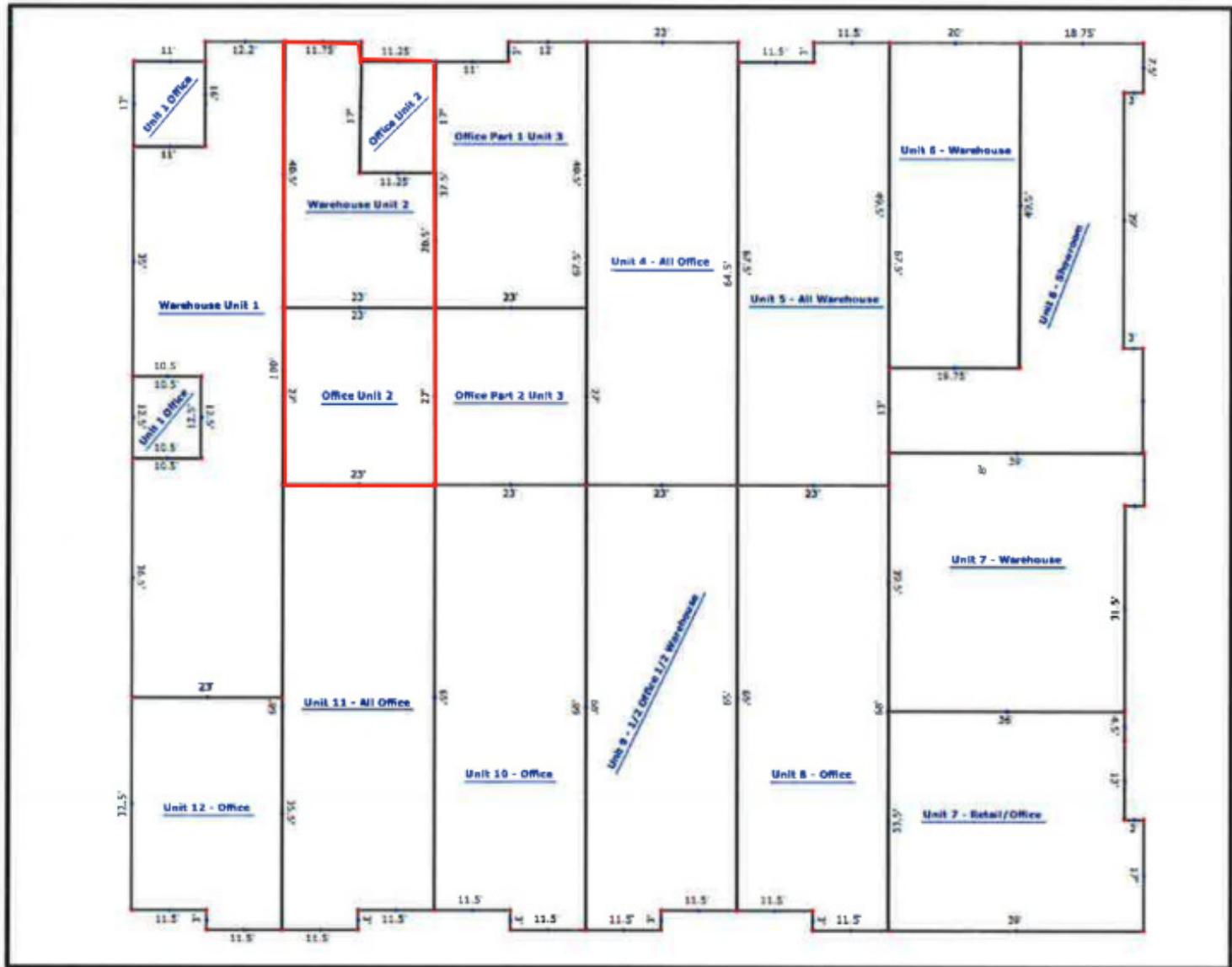
UNIT HIGHLIGHTS

- Ample Parking
- A commercial Space Combining a Storefront, a Warehouse with Roll-up door, and a Mezzanine
- Abundant Natural Light
- Convenient Access to Major Transportation Routes (I-880 and I-680)
- Hybrid Use Potential
- Light Industrial, Flex
- Proximity to Essential Amenities
- Private Restroom
- 1 Private Office
- High Ceilings
- Can be combined with adjacent Space (up to 3,312 SF)

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Floor Plan



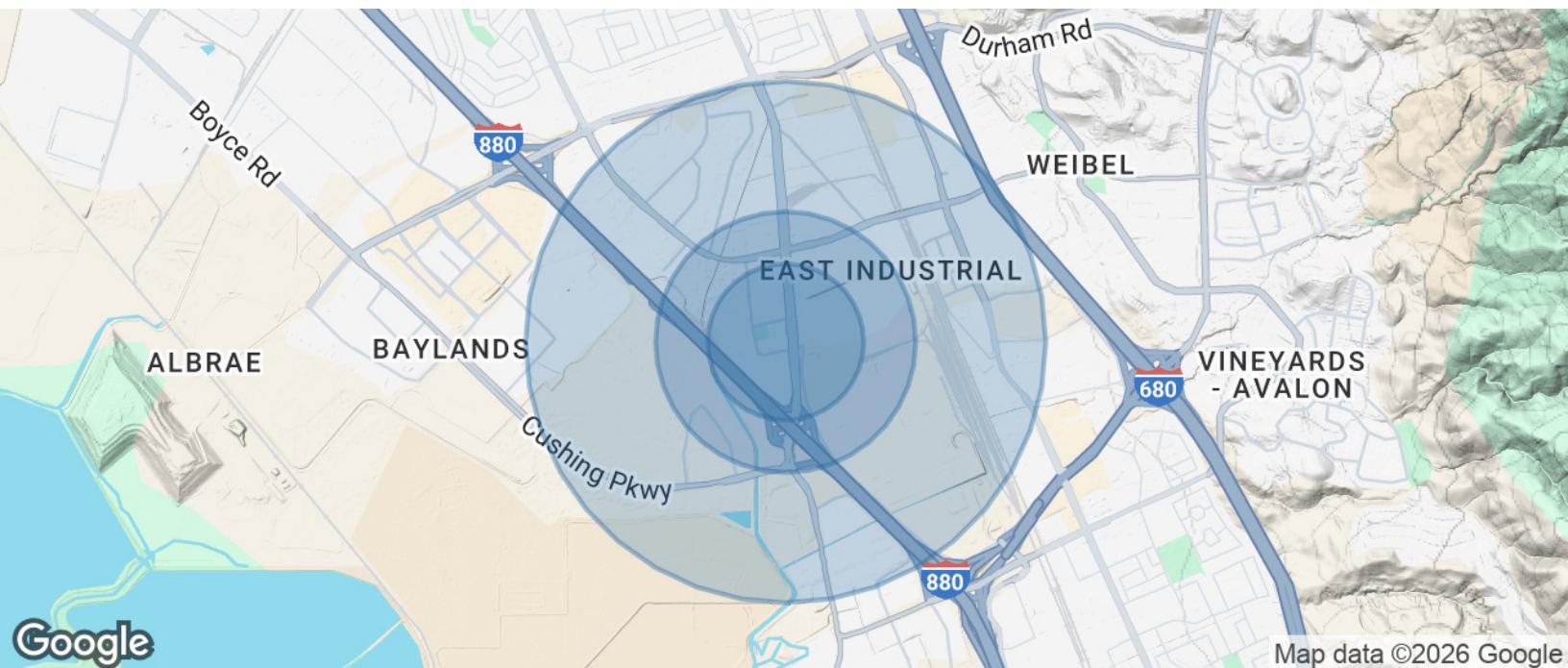
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	648	3,070
Average Age	33	32	32
Average Age (Male)	33	33	33
Average Age (Female)	32	31	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	220	864
# of Persons per HH	2.7	2.9	3.6
Average HH Income	\$238,355	\$230,422	\$212,706
Average House Value	\$1,323,408	\$1,099,913	\$782,273

Demographics data derived from AlphaMap

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