

# ±14,742 SF Food Processing/Commercial Kitchen Facility For Sale

Walk in Refrigerators & Freezers, Dry Storage, Packaging Rooms, Commercial Kitchen, Floor Drains, Grease Trap

Former Silva Sausage Company

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1266 E Julian St, San Jose



# PROPERTY OVERVIEW



**OFFERING PRICE:** \$6,500,000

**BUILDING AREA:** ±14,742 SF

**PROPERTY TYPE:** Industrial – Food Processing Facility

**LAND AREA:** ±35,763 SF

**ZONING:** LI (Light Industrial)

**GENERAL PLAN:** UV (Urban Village – Five Wounds BART)

**PARCEL NUMBER (APN):** 467-07-004, 467-07-049, 467-07-050, 467-07-051, 467-07-007, 467-07-008, 467-07-009

**POWER:** 800 amps @ 208 / 600 amps @ 480

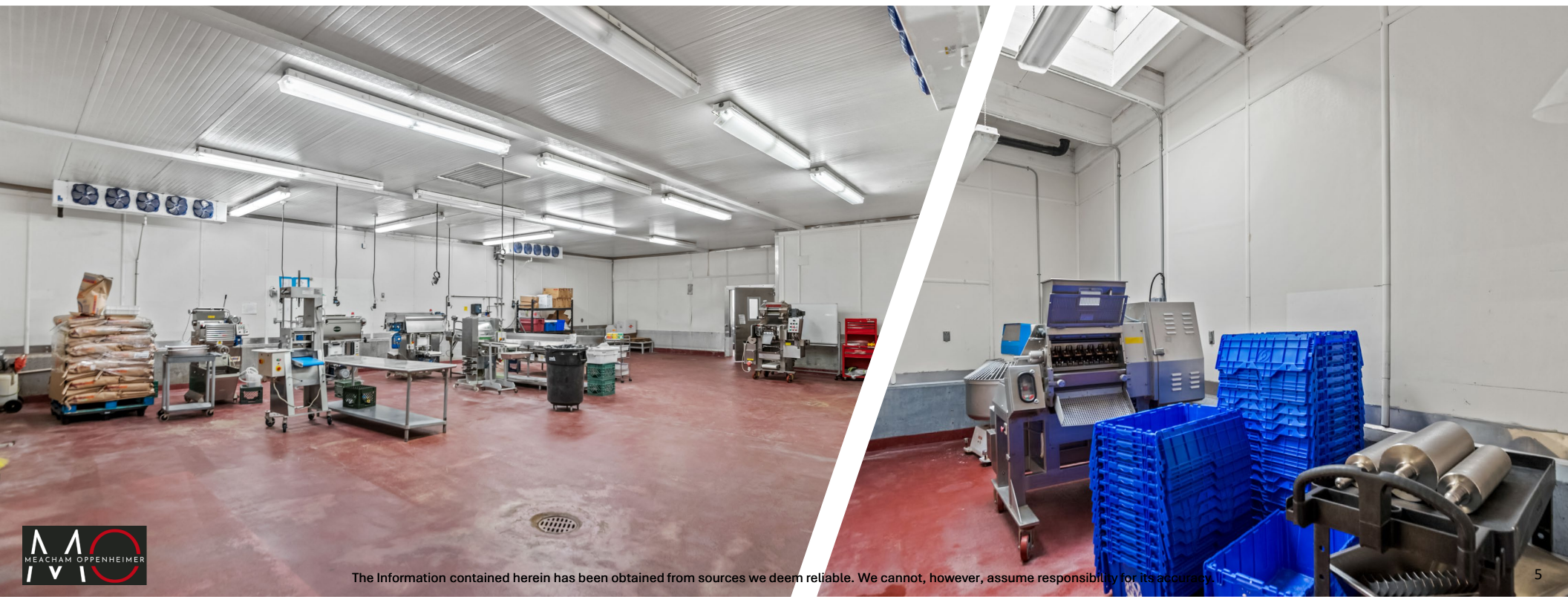
# Rare ±14,742 SF Industrial Food Processing/Commercial Kitchen Facility For Sale

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- Rare opportunity to acquire an industrial food processing/commercial kitchen facility in San Jose which consists of 2 buildings totaling ±14,742 square feet on a ±35,763 square foot gated lot with ample yard space, the property has 7 parcels.
- The property is currently owner operated and will be delivered vacant at close of escrow, allowing for immediate occupancy by an Owner User.
- The property is currently owned by IL Pastaio Foods who is a wholesale manufacturer of pasta products.
- The facility includes walk in refrigerators and freezers, dry storage, packaging rooms, commercial kitchen, floor drains, and grease traps.
- The facility was a USDA approved facility for many years and the license can be reinstated very easily.
- The property is in the light industrial zoning designation and in the Urban Village general plan designation.
- The property is in the Five Wounds BART – Urban Village general plan designation, which is intended to transition the area to a vibrant mixed use and pedestrian oriented district that complements and supports the E Santa Clara – Alum Rock Bus Transit System along E Santa Clara. The density in this designation is up to 250 DU/AC, minimum FAR 0.75 (3 to 9 stories). The 0.75 FAR commercial requirement does not apply to certain 100% affordable housing developments.
- The property is located on the corner of E Julian St and N 27<sup>th</sup> St, 1 block from highway 101.
- Strong demographics with household incomes in excess of \$115,632 in a 1-mile radius.



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.













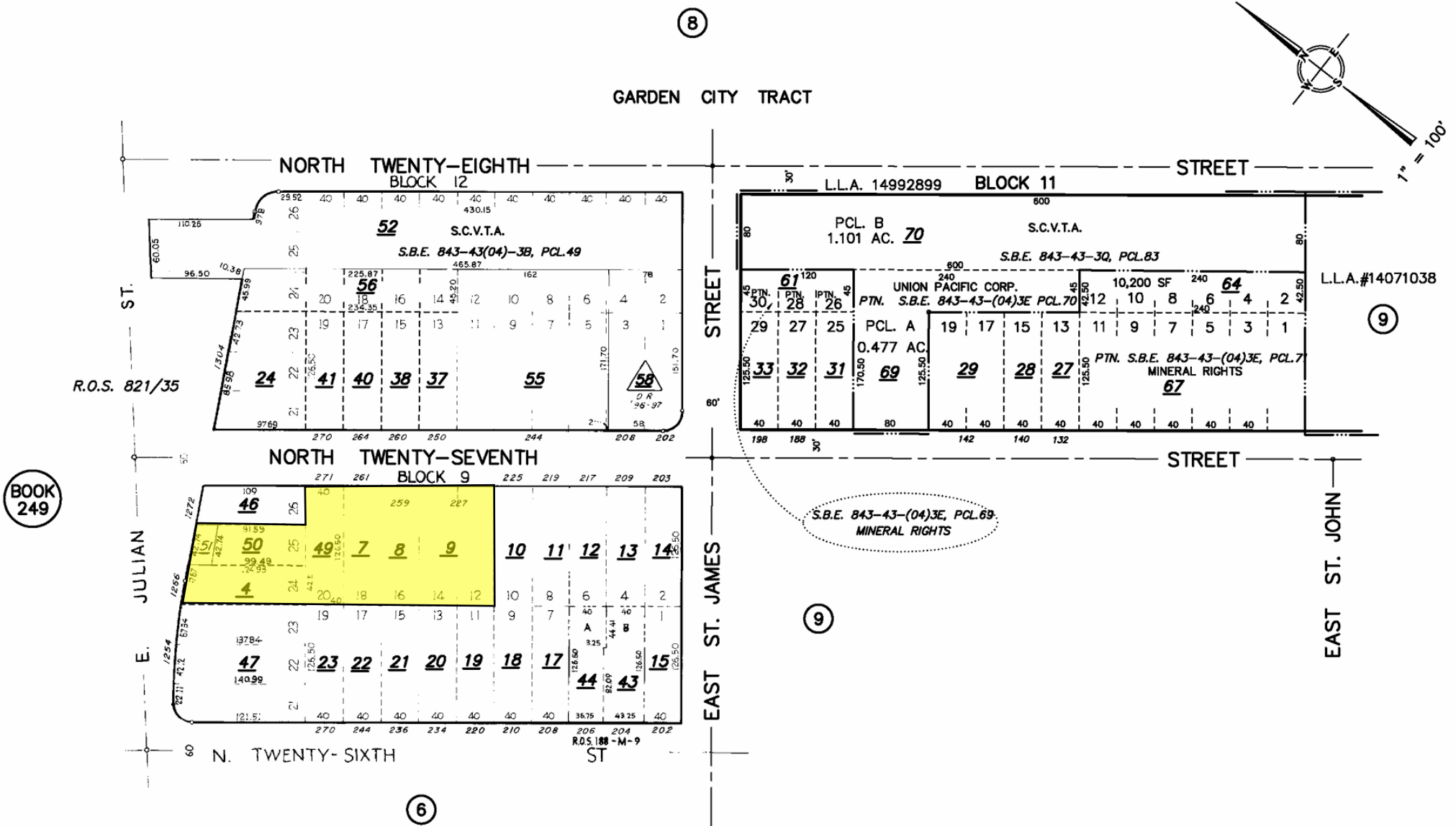


E Julian St

N 27th St



# PARCEL MAP



## DEMOGRAPHICS

<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	34,217	577,202	1,430,661
<b>Households</b>	10,122	182,174	478,480
<b>Average Household Size</b>	3.1	3	2.9
<b>Owner Occupied Housing Units</b>	3,725	82,168	236,751
<b>Renter Occupied Housing Units</b>	5,900	92,686	222,988
<b>Median Age</b>	37	37.8	38.8
<b>Median Household Income</b>	\$82,050	\$116,175	\$139,644
<b>Average Household Income</b>	\$115,632	\$146,273	\$166,645



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