# 1250 NORMAN AVE SANTA CLARA

## RARE **100% LEASED** ±10,080 SF MULTI-TENANT INDUSTRIAL **NNN LEASED INVESTMENT** OPPORTUNITY

100% LEASED - 7 UNITS | ±0.49 AC LOT | MIX OF INDUSTRIAL / AUTOMOTIVE USES







PRICE: \$3,950,000 (\$391 SF)	BUILDING SIZE: ±10,080 SF
<b>CAP RATE:</b> 6.17%	LOT SIZE: ±0.49 AC
# OF UNITS: 7	CLEAR HEIGHT: 13'
OCCUPANCY: 100%	PARKING: 28 Stalls
# OF ROLL UP DOORS: 7	ZONING & GENERAL PLAN: Low Intensity Office/R&D
YEAR BUILT: 1969	<b>APN:</b> 104-14-096



## **100% LEASED**

#### MULTI-TENANT INDUSTRIAL

- $\pm 10,080$  SF **Multi-Tenant Industrial** Building on a  $\pm 0.49$  Acre Lot
- Seven (±1,440 SF) Units with their Own Roll Up Doors.
- 100% Leased to a Mix of Automotive & Industrial Uses.
- Located on Norman Avenue, Minutes from Montague Expressway, Lafayette Street, San Tomas Expressway, & Highway 101.

### RECESSION PROOF

#### AUTOMOTIVE USES

- Rare Very Desirable Units Which are Very Easy to Release due to the Lack of Small Industrial Units on the Market for Lease, Under 3% Vacancy Rate in the Last 10 Years for Auto Repair.
- Mix of Automotive & Industrial Tenants Such as Auto Glass Repair Shop, Mobile Window Tinting Shop, Auto Repair Shop, Moving Trucking Company and a Machine Shop.
- Scarce Amount of Industrial/Auto Repair Product in Santa Clara County For Lease.

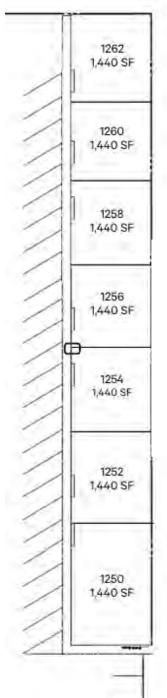














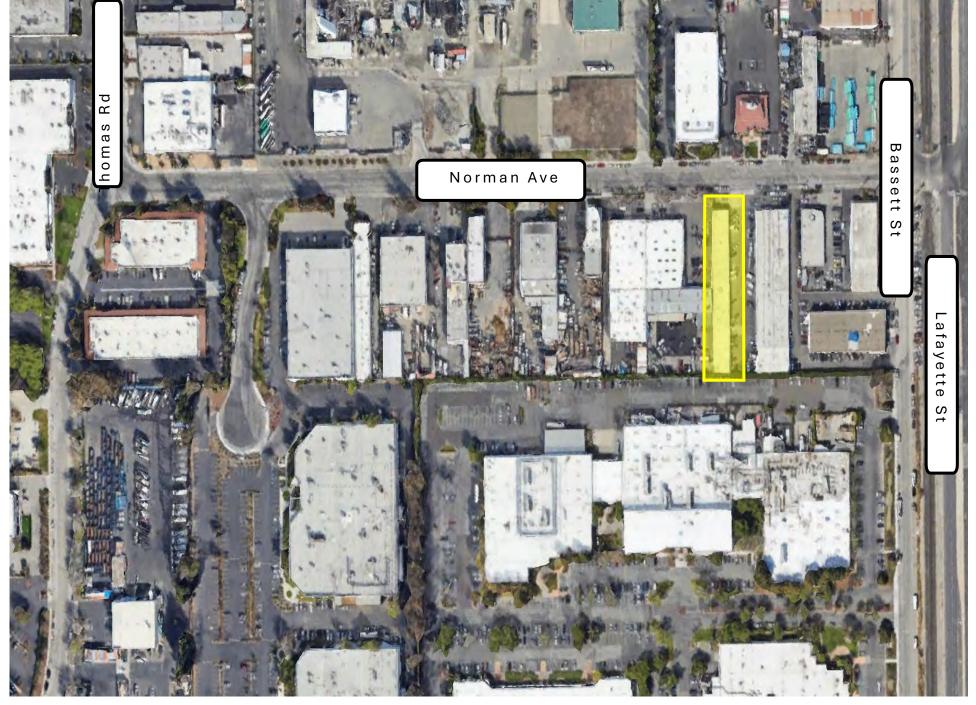






The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

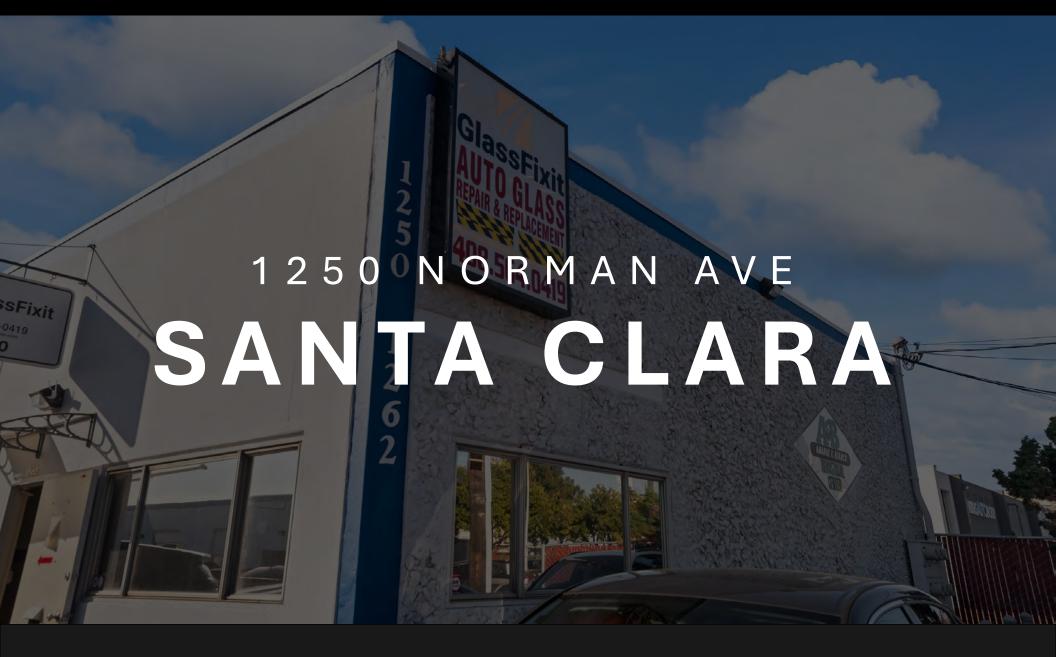




The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



2025 SUMMARY	1-MILE	<u>5-MILE</u>	10-MILE
Population	14,724	455,987	1,453,420
Households	5,092	169,365	498,869
Average Household Size	2°.7° ms 1256	2.6	2.8  PARKING RESTRICTED  TOWN DAWAY
Owner Occupied Housing Units	1,881	64,939	238,186
Renter Occupied Housing Units	3,056	98,957	242,573
Median Age	36.2	36.7	38.7
Median Household Income	\$173,786	\$152,084	\$145,677
Average Household Income	\$187,439	\$175,066	\$171,485



**DAVID TAXIN** 

Partner Lic. #00983163 408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President Lic. #02064232

650.814.4510 jeremy@moinc.net

