

FOR SALE OR LEASE

# 2724 MONTEREY RD

SAN JOSE, CA 95101



## Property Highlights

±2.35 acres of land, parcel #: 497-33-004

Zoning: LI, Light Industrial

±9 miles from San Jose International Airport

±1.2 miles from VTA station

Positioned around the corner of Monterey Rd & Umbarger Rd

Lease rate: \$0.50 NNN, PSF

\$6,999,000 for quicker close (less than 90-day escrow)

\$7,777,000 for longer close (greater than 90-day escrow)

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## ZONING

Zoned LI (Light Industrial)  
by the City of San Jose.

**$\pm 2.35$  AC**

AVAILABLE

**NOW**

AVAILABLE

→ READ MORE ABOUT ZONING



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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	25,372	241,208	651,962
2029 PROJECTION	25,297	240,865	654,626
2020 CENSUS	25,990	253,402	678,502
MEDIAN AGE	37.3	37.4	37.6

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	8,014	74,797	211,090
2029 PROJECTED	7,940	74,064	210,802
2020 CENSUS	8,147	76,762	213,338
OWNER-OCCUPIED	61.8%	54.6%	53.1%
RENTER-OCCUPIED	38.2%	45.4%	46.9%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$150,599	\$176,929	\$186,220
2024 MEDIAN HH INCOME	\$125,883	\$138,674	\$146,735
2024 EST. PER CAPITA INCOME	\$47,710	\$55,078	\$60,563

## BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	680	6,841	21,922
TOTAL EMPLOYEES	4,787	50,066	185,169

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	8.6%	7.5%	6.5%
HIGH SCHOOL DIPLOMA	21.4%	19.3%	17.6%
SOME COLLEGE	16.0%	16.4%	15.8%
ASSOCIATE	7.3%	7.2%	7.4%
BACHELOR'S	17.4%	21.8%	24.7%
GRADUATE	14.1%	14.3%	17.0%

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