

1805

Little Orchard Street

San Jose, CA

FOR SALE/ 30,780 Sq Ft Multi-Tenant Building With 26 Individual Units



NEWMARK

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ABOUT THE PROPERTY

Newmark is pleased to bring this outstanding multi-tenant opportunity to the marketplace. It is located in the west side of San Jose with quick access to Highway 87 and points beyond. Constructed in 1979, the concrete tilt building is 30,780 sq ft and is demised into 26 separate units. Most units are 952 or 1252 square feet with the end units being slightly larger. Each unit has a 10 x 10 grade door, 100 amps of power, and a restroom. Most units have one office and a gas space heater. The end units have slightly more office space. The building is fire sprinklered.

*One time deposit of \$36,556.48 as a rebate of sewer overcharge in 2025 financials

DOCUMENT LINKS



[1805 Little Orchard Year End Financials 2024](#)



[1805 Little Orchard Year End Financials 2025](#)



[1805 Little Orchard Title Report](#)



[1805 Little Orchard Rent Roll](#)

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Building Highlights

Sprinklered Building



10'x10' Grade Level Loading



2.3/1,000 Parking



100 Amps of 208 Volt 3 Phase Power



Walking Distance to Amenities; The Plant Shopping Complex



Easy Access to Highway 87

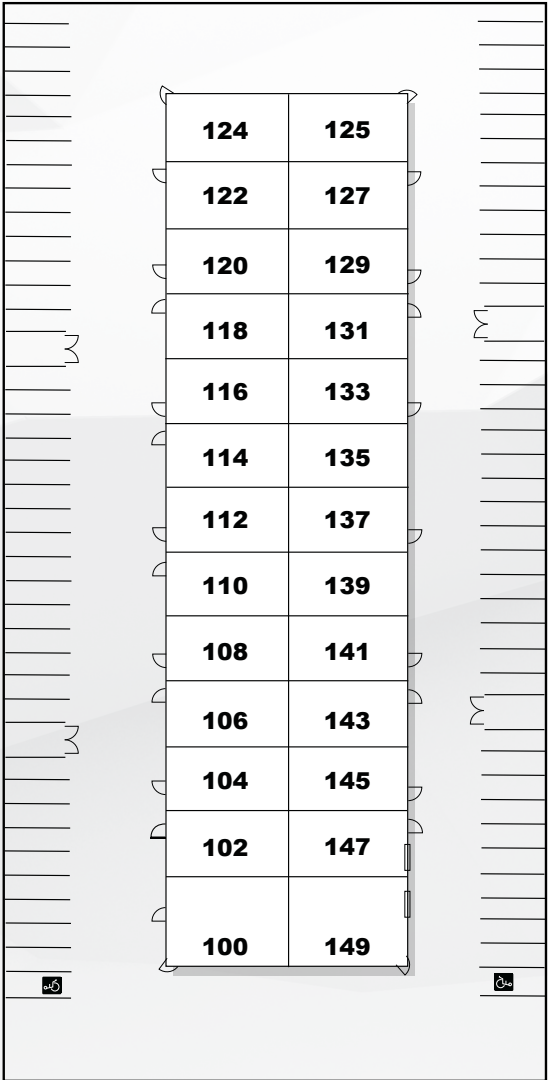


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Site Plan

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Demographic Aerial

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5 Mile

1 Mile

Population	1 Mile	5 Mile
2029 Projection	20,007	636,968
2024 Estimate	20,806	662,685
2020 Census	21,903	698,843
Growth 2024 - 2029	-3.84%	-3.88%
Growth 2020 - 2024	-5.01%	-5.17%
2024 Population by Hispanic Origin	9,732	247,157
2024 Population	20,806	662,685
White	5,469	176,184
Black	1,003	20,576
Am. Indian & Alaskan	339	9,195
Asian	4,319	208,724
Hawaiian & Pacific Island	83	2,932
Other	9,593	245,073
U.S. Armed Forces	0	339
Households		
2029 Projection	6,921	206,659
2024 Estimate	7,210	215,238
2020 Census	7,605	226,970
Growth 2024 - 2029	-4.01%	-3.99%
Growth 2020 - 2024	-5.19%	-5.17%
Owner Occupied	2,995	104,630
Renter Occupied	4,214	110,607
2024 Households by HH Income	7,210	215,240
Income: <\$25,000	1,356	24,282
Income: \$25,000 - \$50,000	1,222	23,889
Income: \$50,000 - \$75,000	933	26,251
Income: \$75,000 - \$100,000	640	23,333
Income: \$100,000 - \$125,000	701	20,001
Income: \$125,000 - \$150,000	395	16,716
Income: \$150,000 - \$200,000	628	25,830
Income: \$200,000+	1,335	54,938
2024 Avg Household Income	\$115,774	\$144,026
2024 Med Household Income	\$78,672	\$112,330

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