

MEDICAL OFFICE

**COMPASS
COMMERCIAL**



ASKING PRICE
\$1,850,000.00

FOR SALE
±1,575 SF

OFFERING MEMORANDUM

3076

**UNION AVENUE
SAN JOSE, CA 95124**

JALILI
COMMERCIAL GROUP

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**UNION AVENUE
SAN JOSE, CA 95124**

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COMMERCIAL GROUP

Sam Jalili

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**UNION AVENUE
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Overview



HIGHLIGHTS

- Medical Office Use
- ±1,575 SF OFFICE FLEX SPACE
- ±10,890 SF LOT
- 200 AMPS 120/2220V SP
- 4 Dedicated Offices
- Open Floor Plan.
- 1.5 Bathrooms
- Dedicated Front Parking
- 3.8/1,000 SF PARKING RATIO
- Natural Lighting
- New HVAC
- Newer Fence

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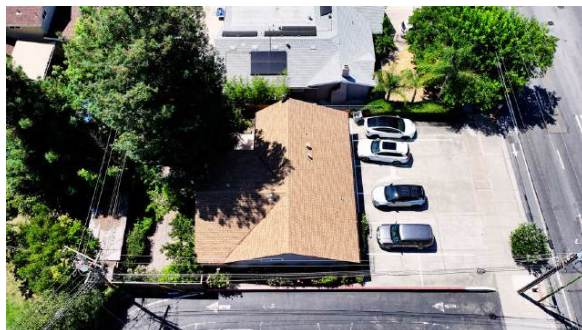
UNION AVENUE SAN JOSE, CA 95124

PROPERTY OVERVIEW



Building

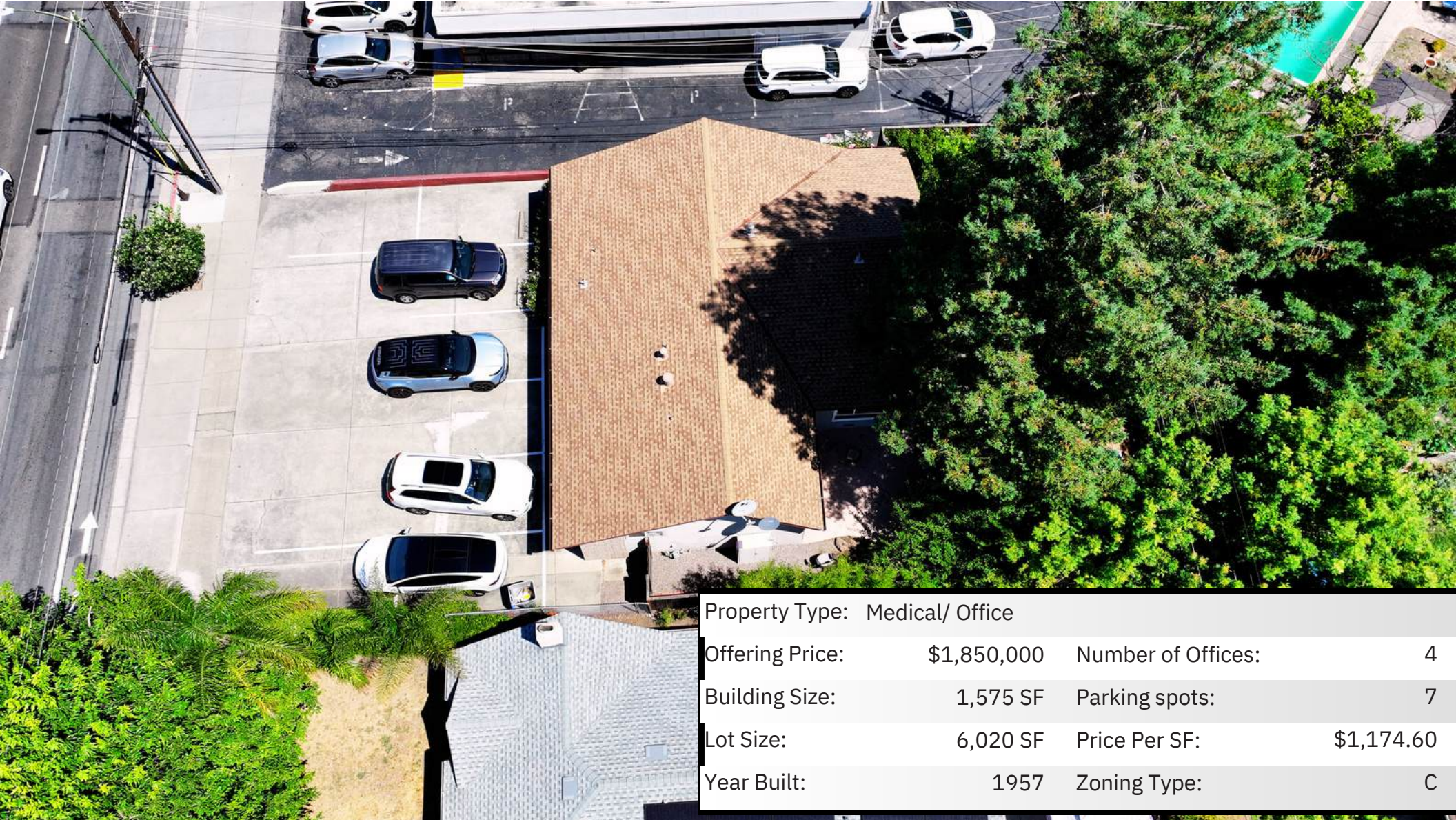
This commercial building located at 3076 Union Ave is a unique single-story office building in the Willow Glen/ Cambrian Park Submarket of the San Jose Market. The building was previously used as a medical office space and is now being used as a general office building. It is situated close to Downtown Campbell and Willow Glen offering convenience to high-income clientele in the surrounding area. The building is approximately **±1,575 SQ FT** including **(4) private offices, (1.5) baths, and a kitchen**. Additionally, the asset has a large lot consisting of **6,020 SQ FT** on which there are **(7) parking spaces**. It is currently built out as an office by the current tenant who has been established there for many years.



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INVESTMENT OVERVIEW

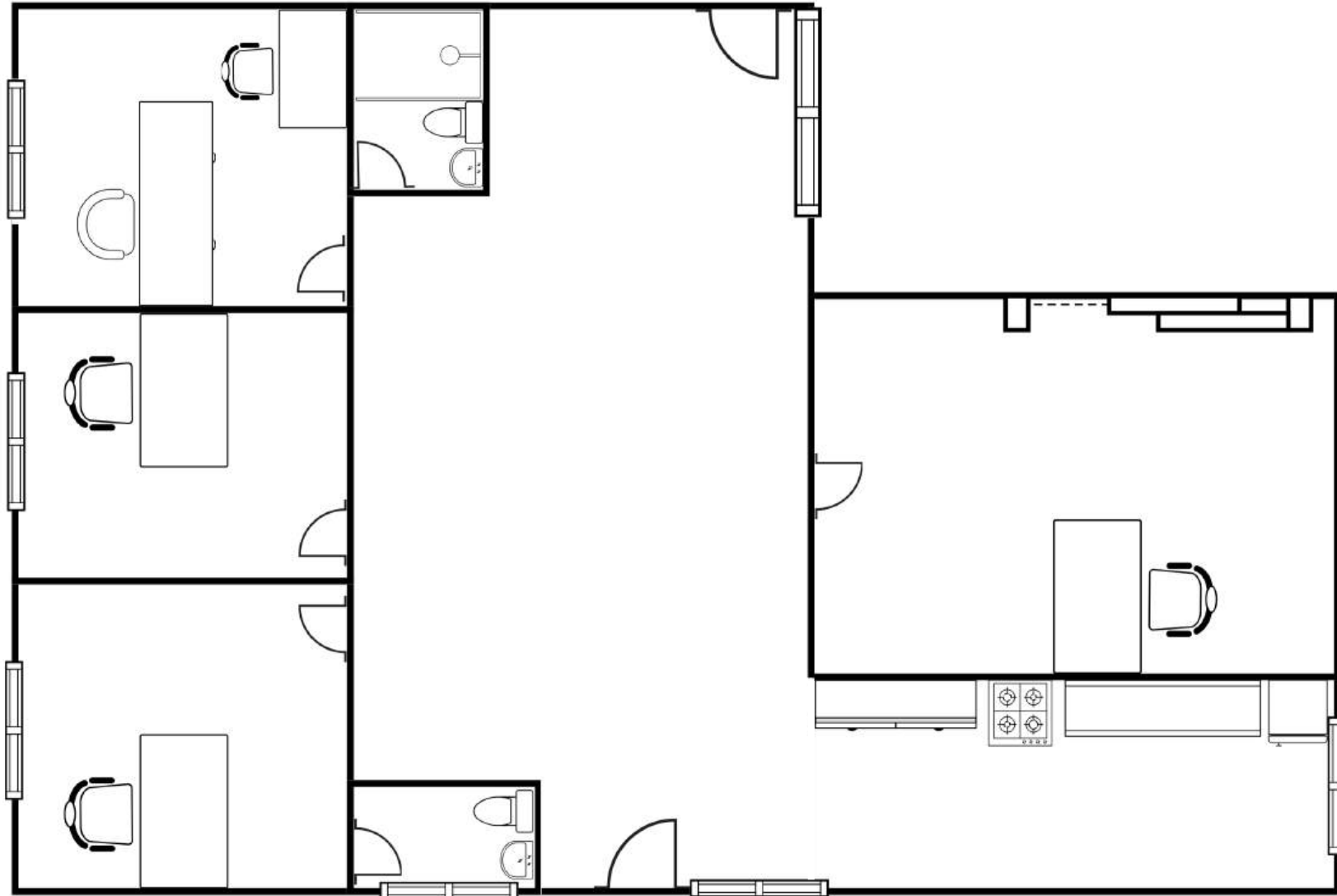


Property Type:	Medical/ Office		
Offering Price:	\$1,850,000	Number of Offices:	4
Building Size:	1,575 SF	Parking spots:	7
Lot Size:	6,020 SF	Price Per SF:	\$1,174.60
Year Built:	1957	Zoning Type:	C

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FLOOR PLAN



***Not to Scale**

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SITE BOUNDARIES



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EXTERIOR



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EXTERIOR



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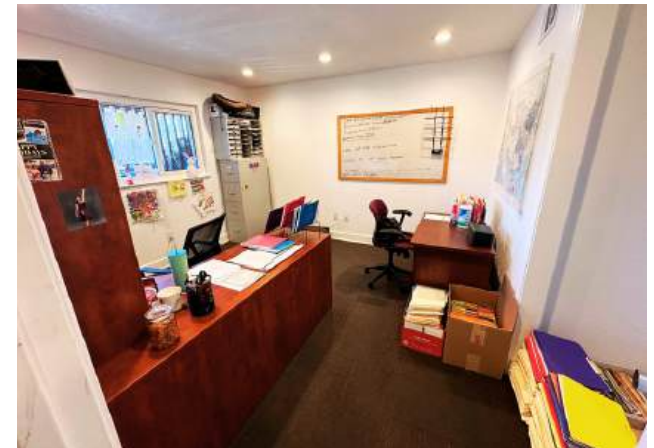
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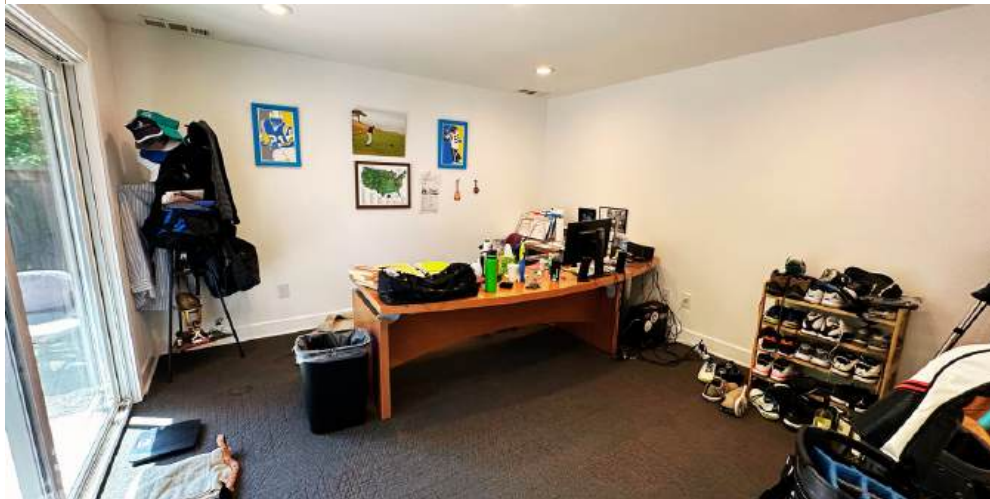
INTERIOR



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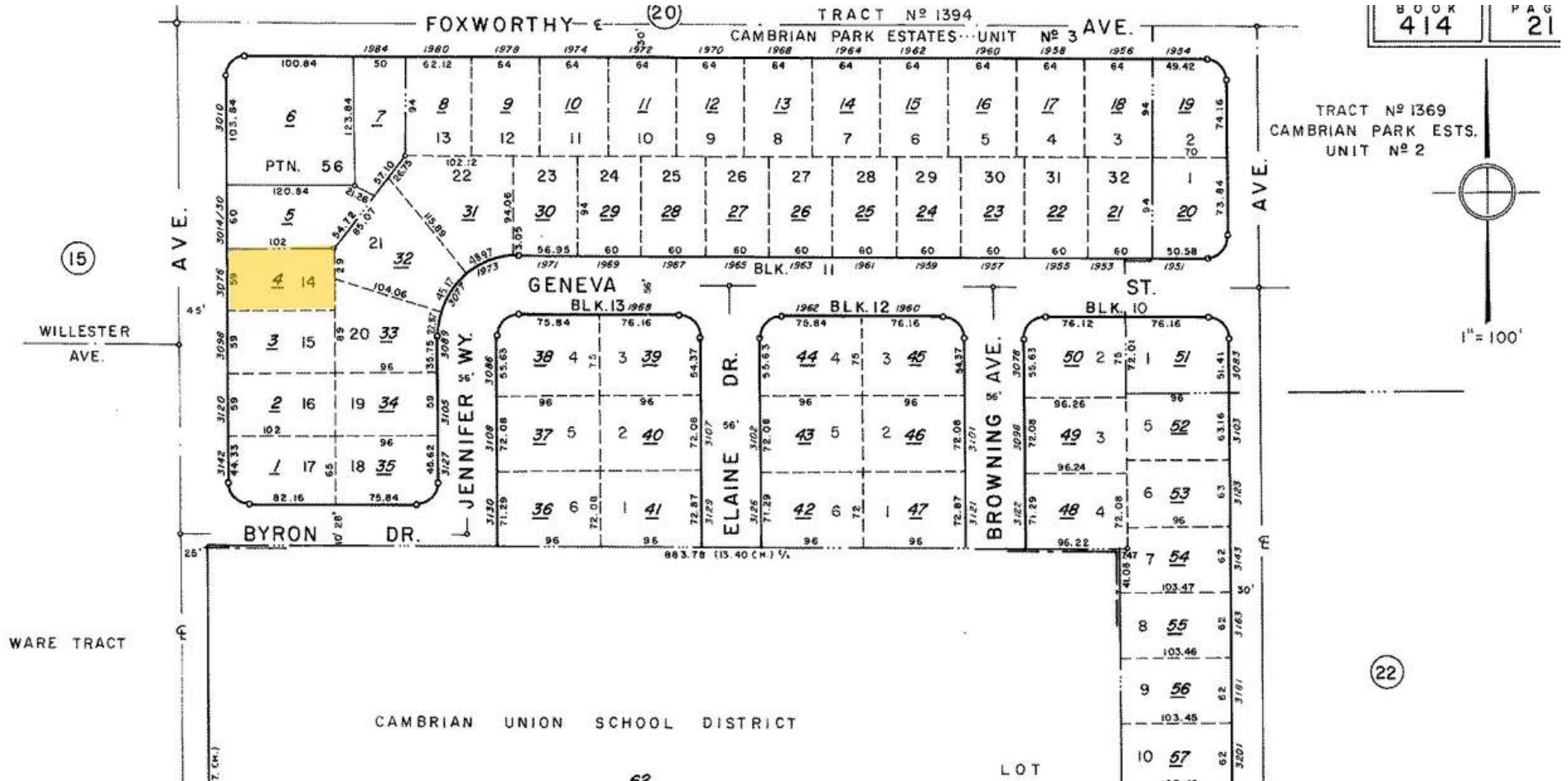
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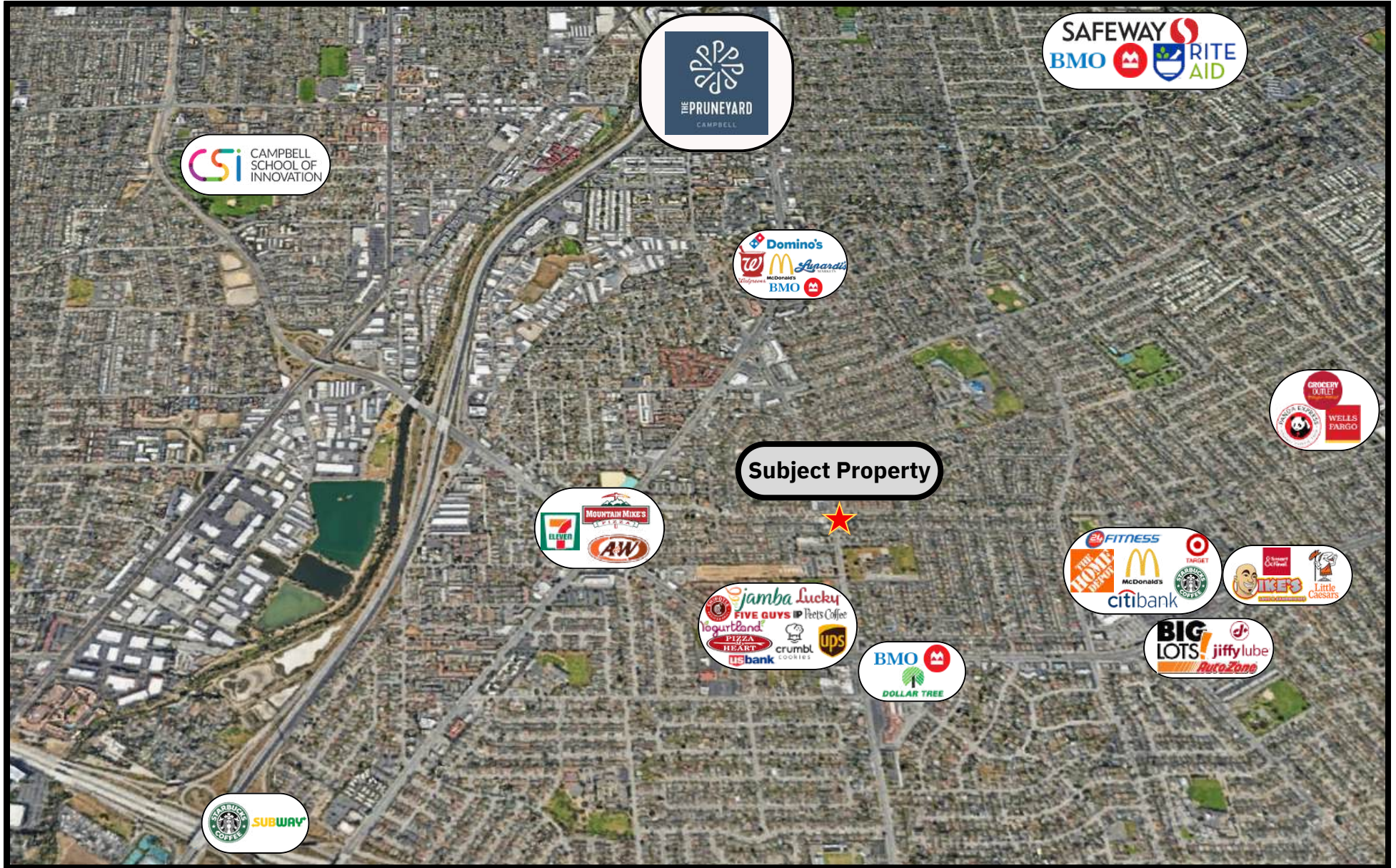
Parcel Map



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Local Map



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VEHICLES PER DAY

FOXWORTHY AVENUE VPD 7,032

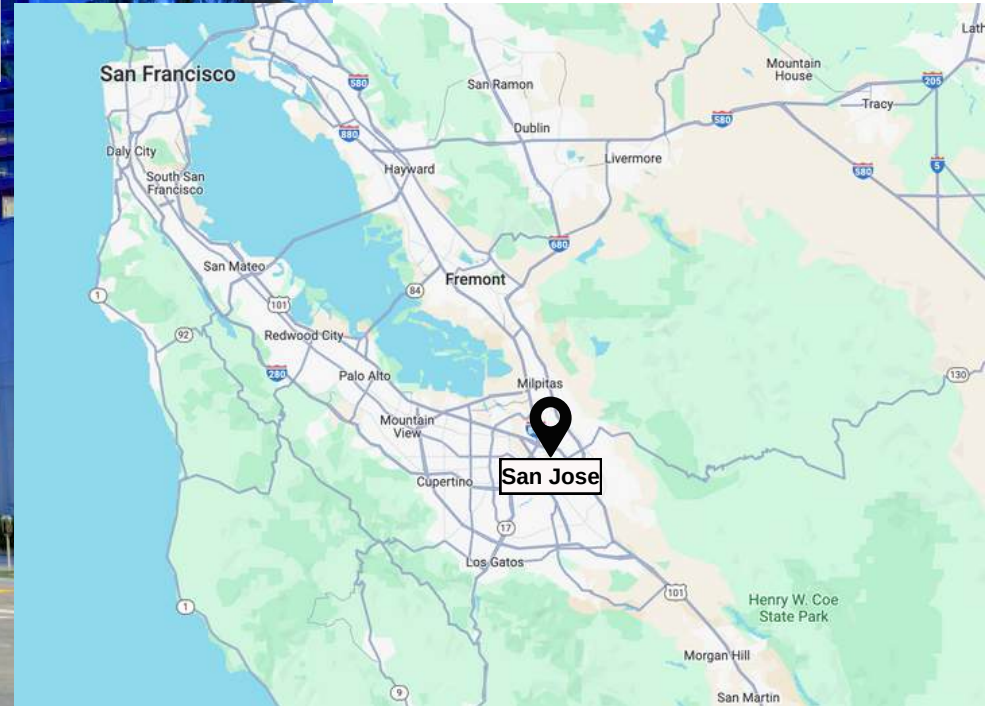
UNION AVENUE VPD 24,083



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MARKET OVERVIEW



San Jose

San Jose, located in the heart of Silicon Valley, is a bustling city renowned for its innovation and technology-driven economy. As the third-largest city in California and the tenth-largest in the United States, San Jose is a major hub for high-tech industries, hosting headquarters of tech giants like Adobe, Cisco, and eBay. This economic prowess has earned it the nickname "Capital of Silicon Valley," reflecting its central role in the global tech industry. Beyond its economic significance, San Jose boasts a rich cultural tapestry with diverse communities, vibrant arts scenes, and a strong emphasis on sustainability and green initiatives.

The city's landscape is characterized by a mix of modern skyscrapers and historic neighborhoods, offering a blend of urban amenities and suburban tranquility. Downtown San Jose serves as the cultural center, featuring museums, theaters, and galleries, including the renowned Tech Museum of Innovation. The city is also home to numerous parks and recreational areas, such as the sprawling Alum Rock Park and the picturesque Municipal Rose Garden, which add to its appeal as a livable and family-friendly city.

San Jose's diversity is reflected in its culinary scene, which encompasses a wide range of cuisines from around the world, influenced by the various immigrant communities that have settled in the area over the decades. Additionally, the city's mild Mediterranean climate with warm, dry summers and mild winters makes it an attractive destination year-round. Overall, San Jose stands as a dynamic and forward-thinking city that blends technological innovation with cultural richness, offering residents and visitors alike a unique and vibrant experience in the heart of Silicon Valley.

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Demographics

Population	2 Mile	5 Miles	10 Miles
2000	81,615	433,661	1,278,755
2010	83,630	454,340	1,347,227
2023	85,430	468,304	1,398,550

Consumer Spending	5 Mile Households
Education & Daycare	\$689,590,555.00
Health Care	\$339,651,360.00
Transportation & Maintenance	\$1,963,148,600.00
Household	\$1,402,580,959.00
Food & Alcohol Entertainment, Hobbies & Pets	\$1,986,257,104.00
Apparel	\$374,930,845.00



Household Income	5 mile 2023 households	5 mile 2028 households
< \$25K	13,929	13,271
\$25K- 50K	17,585	16,664
\$50K- 75K	18,676	17,666
\$75K- 100K	15,653	14,687
\$100K - 125K	15,807	15,129
\$125K - 150K	12,586	12,133
\$150K- 200K	23,411	22,819
\$200K+	57,757	58,372

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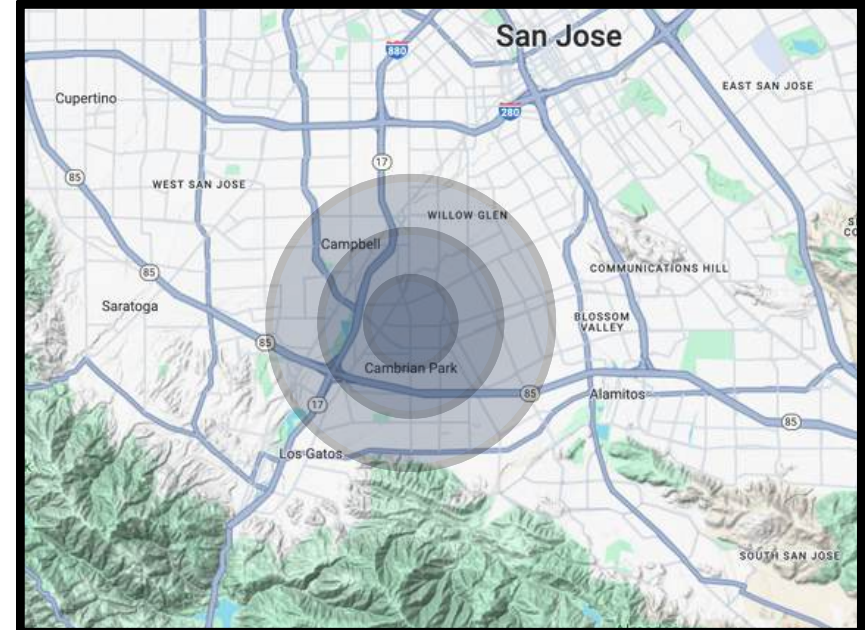
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Demographics

Collection Street	Cross Street	VPD	Distance from Property
Foxworthy Ave	Union Ave E	7,032	0.09 mi
Cirone Way	Union Ave E	1,385	0.14 mi
Cambrianna Dr	Elaine Dr E	1,262	0.16 mi
Cambrianna Dr	Elaine Dr W	1,279	0.18 mi
Union Ave	Cambrianna Dr N	24,083	0.18 mi
Vivian Ln	Minna Way S	1,261	0.21 mi
Taper Ave	Cambrianna Dr Si	1,168	0.22 mi

House Values	5 mile 2023 households	5 mile 2028 households
< \$100K	602	596
\$100K - 200K	581	572
\$200K - 300K	796	789
\$300K - 400K	498	486
\$400K - 500K	921	913
\$500K - 1M	21,797	21,286
\$1M+	74,169	71,797



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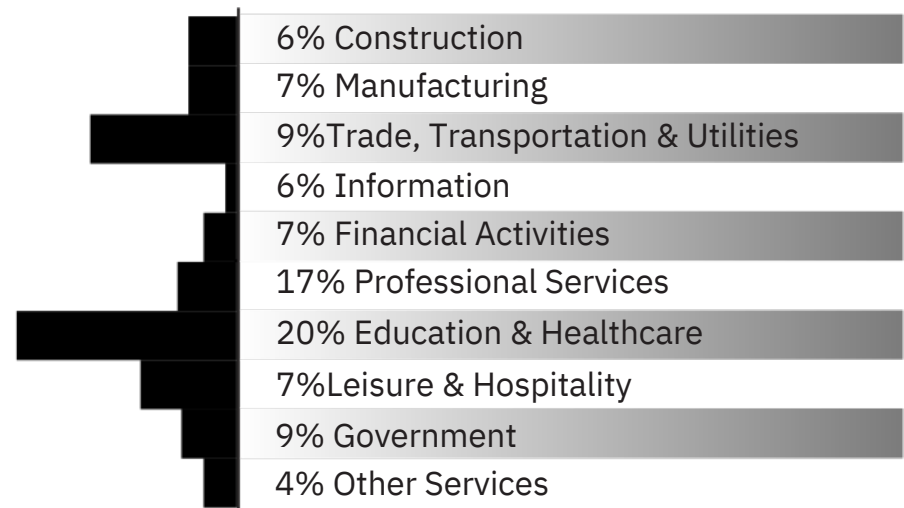


MAJOR EMPLOYERS

San Jose's major employers include Cisco Systems, Adobe Systems, PayPal, eBay, IBM, Oracle, Apple, Samsung, Western Digital, and San Jose State University. These companies and institutions play a crucial role in the city's economy, particularly in technology and education.



SHARE OF EMPLOYMENT



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