



Industrial Space With Small Office Available For Sale Or Lease

Impeccably Maintained Warehouse Space

1937 CONCOURSE DRIVE // SAN JOSE, CALIFORNIA 95131

COMPASS
COMMERCIAL

Get in touch

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Executive Summary



Sale Price:	\$1,550,000
Lease Rate:	\$9,000/Month
Lease Type:	Gross

Property Overview

Introducing 1937 Concourse Drive, located in San Jose, California, a prime investment opportunity for industrial or office users. This impeccably maintained 3,196-square-foot building, constructed in 2004, offers an ideal location in the Commerce Venture Center in North San Jose. Zoned for IP, this property presents an array of potential uses, ensuring versatility and flexibility for prospective buyers. The property features private office space, a large warehouse area, a roll-up door, two restrooms, and an office area on the second level. This property provides ample space and functionality, making it an attractive prospect for those seeking a sound investment in the thriving San Jose market.

Offering Summary

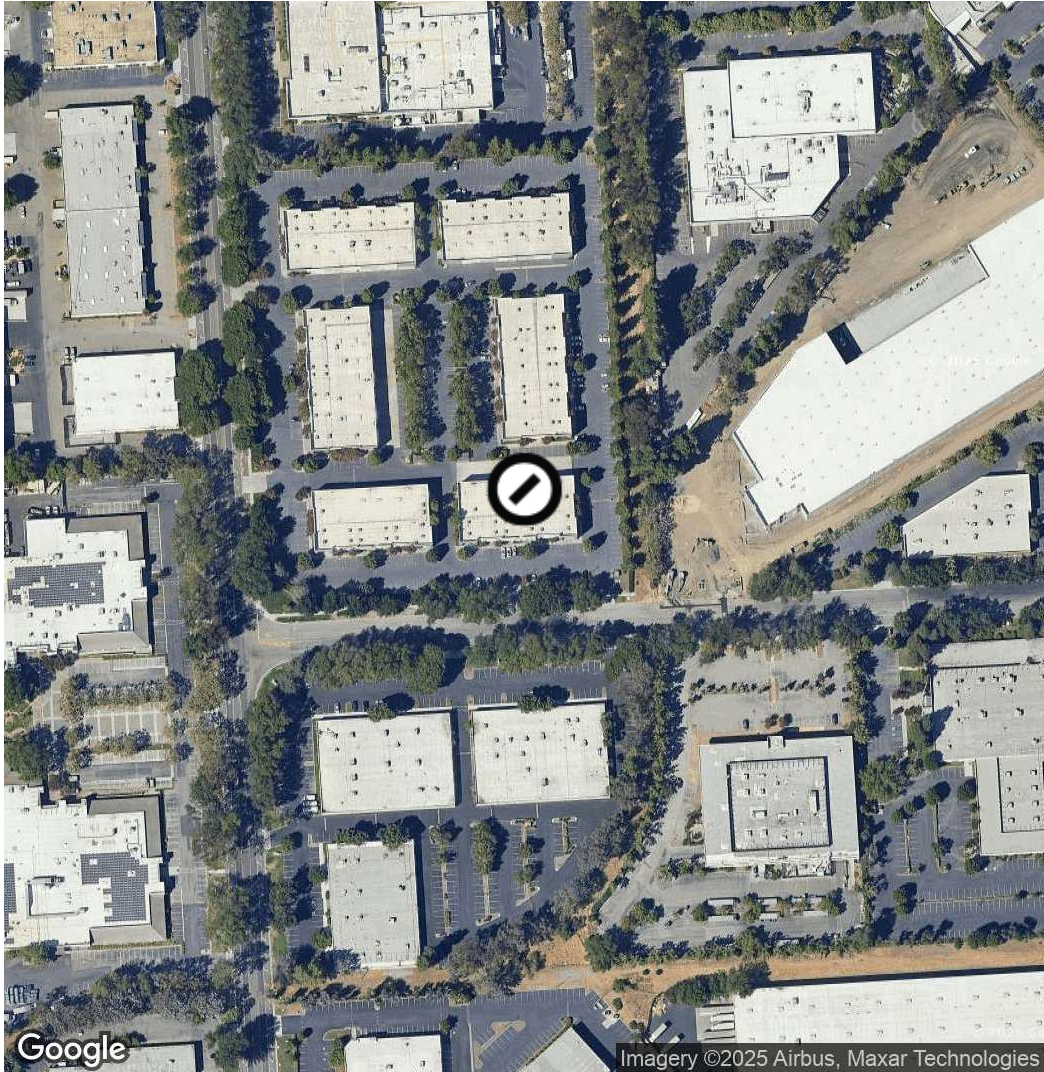
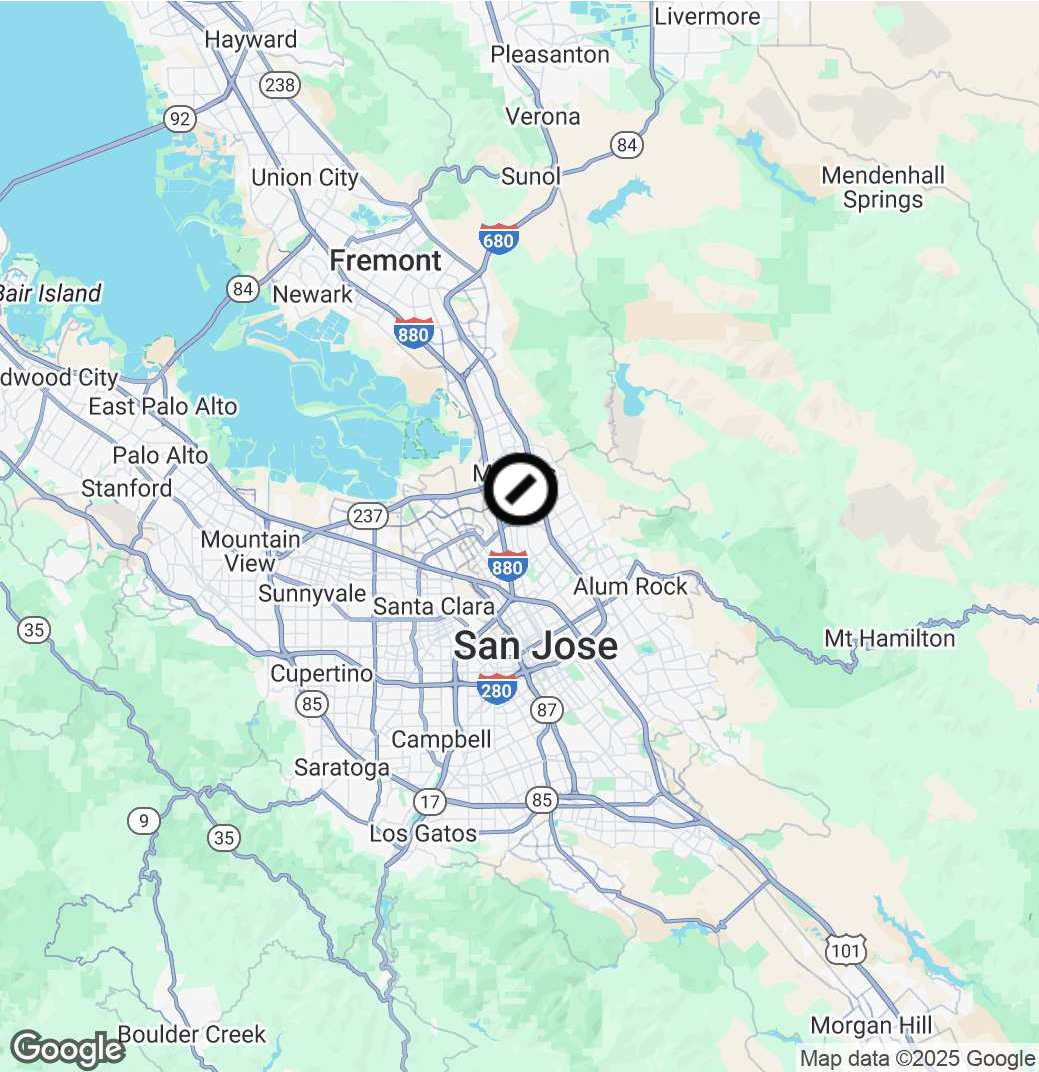
Square Footage:	±3,196
Owner's Association Dues:	\$450/month
Year Built:	2004
Zoning:	IP
APN:	244-43-051

Property Highlights

- ±650sf of office space on the first and second floor + warehouse including roll-up door
- Immaculately maintained premises, inside and out
- Previously used as and permitted for a Church
- Reception area, conference room, and two large restrooms
- 24' Ceiling Height & Sprinklered

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Location Map



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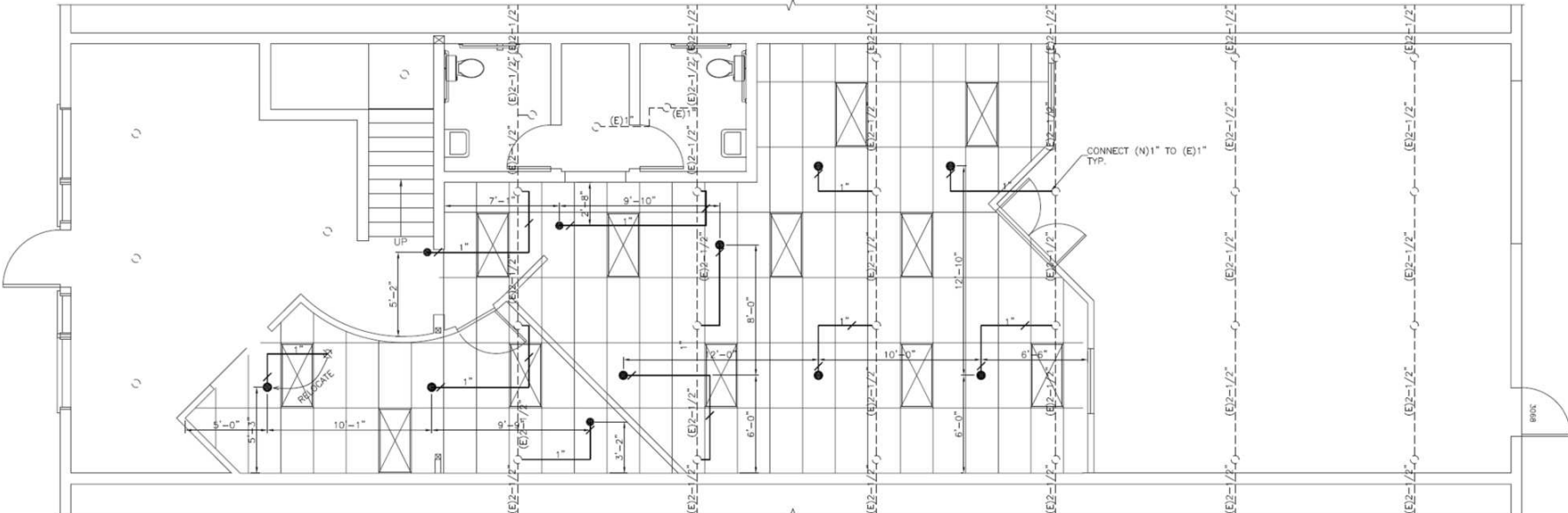
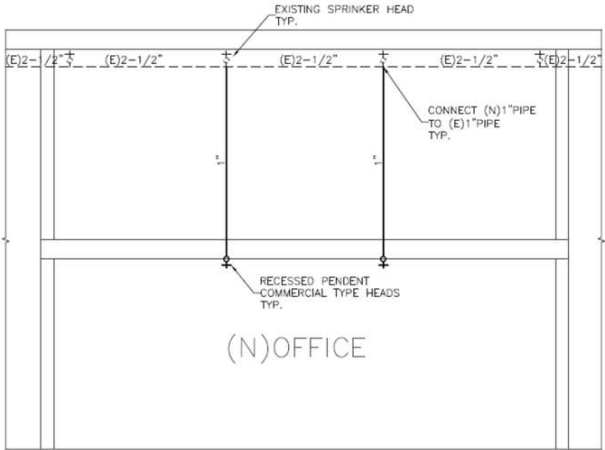
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Front Aerial Photo



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Floorplan



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First Floor // Entry + Office Area



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Interior Photos // Warehouse



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Second Floor // Office Area



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Exterior View of the Back with Roll-Up Door



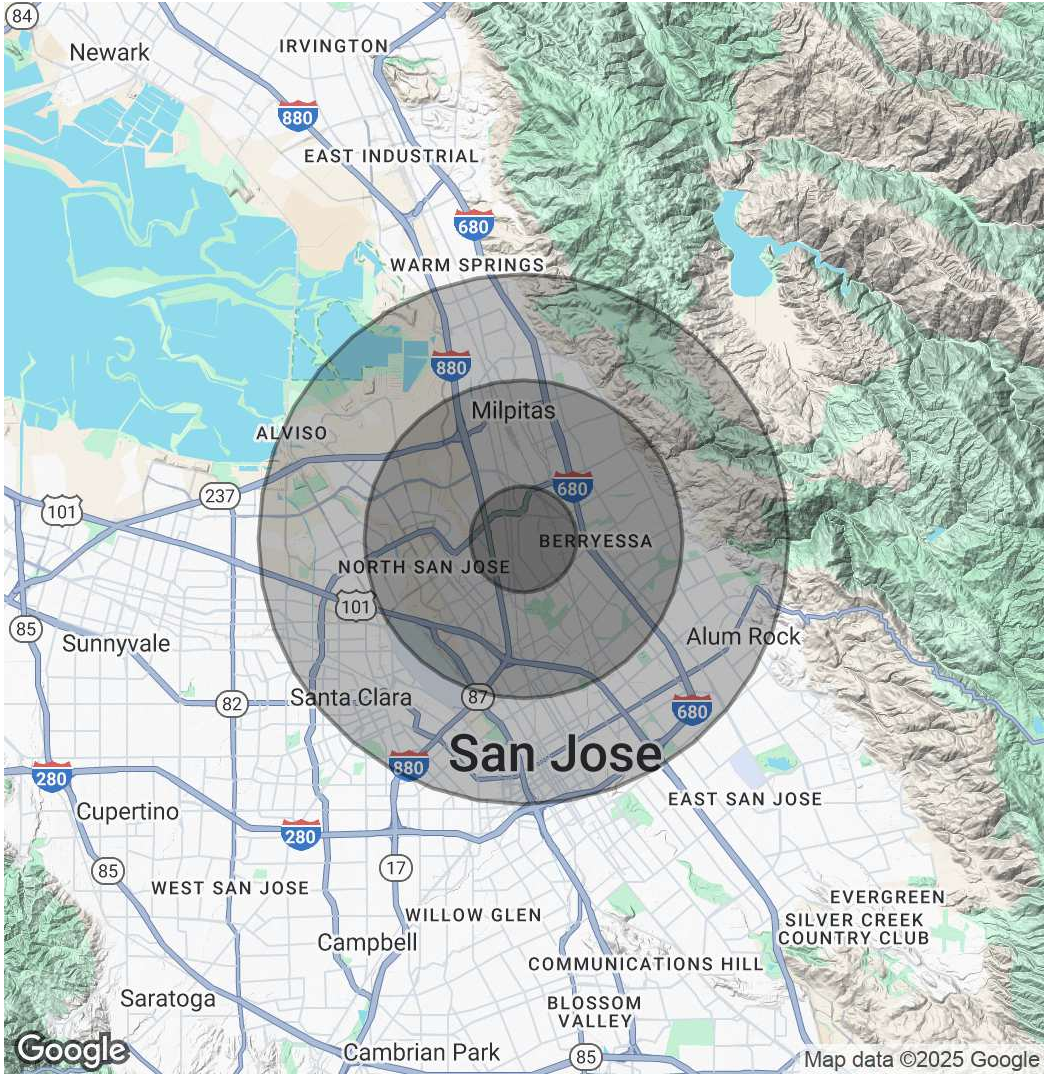
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	23,566	191,873	446,144
Average Age	36	39	38
Average Age (Male)	35	38	38
Average Age (Female)	36	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,011	63,621	145,548
# of Persons per HH	2.9	3	3.1
Average HH Income	\$240,932	\$227,211	\$192,848
Average House Value	\$1,150,274	\$1,237,331	\$1,205,936

Demographics data derived from AlphaMap



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