

Great Owner User Opportunity on Smith Ave!

1761 Smith Ave San Jose, CA 95112

FOR SALE & LEASE



Amit Urban

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BellStreet

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Property Description

Presenting an exceptional opportunity for industrial and manufacturing investors and owner users, this property offers a 6,300 square foot building constructed in 1951, benefitting from Heavy Industrial (HI) zoning. Situated on a large 1-acre lot, this versatile space provides ample outdoor area. The rare HI zoning designation ensures a wide range of permissible uses, making it an attractive opportunity for those seeking flexibility and potential for growth. Conveniently located in the San Jose area, this property is poised to meet the diverse needs of industrial and manufacturing businesses.

Property Highlights

- Large 1-AC lot, with plenty of outdoor space
- Rare Heavy Industrial zoning
- Versatile uses

Offering Summary

Sale Price:	\$3,900,000
Lease Rate:	\$15,000 per month (Gross)
Available SF:	6,322 SF
Lot Size:	42,994 SF
Building Size:	6,322 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	220	587	5,308
Total Population	691	1,873	16,242
Average HH Income	\$73,609	\$80,875	\$99,963

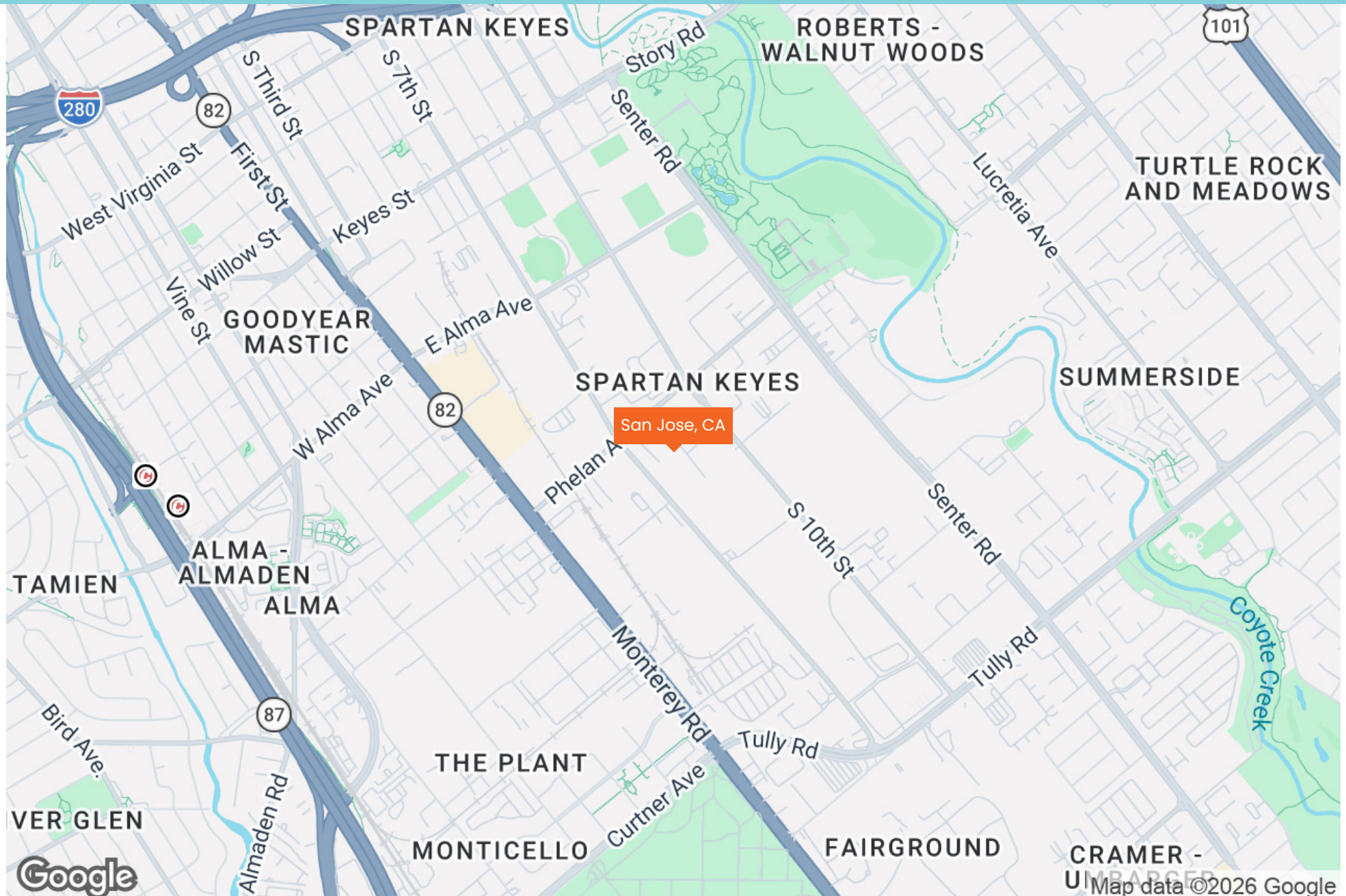
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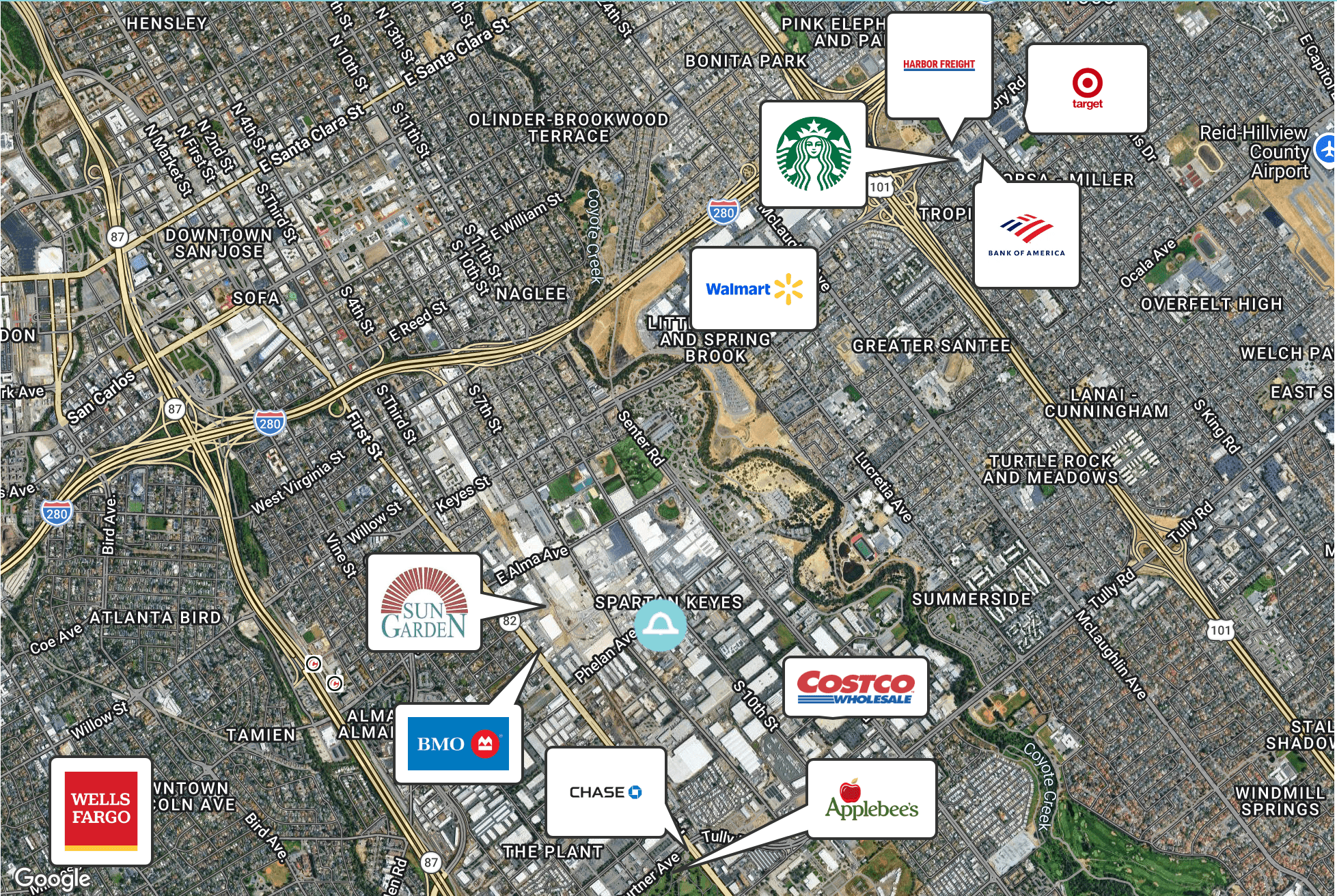
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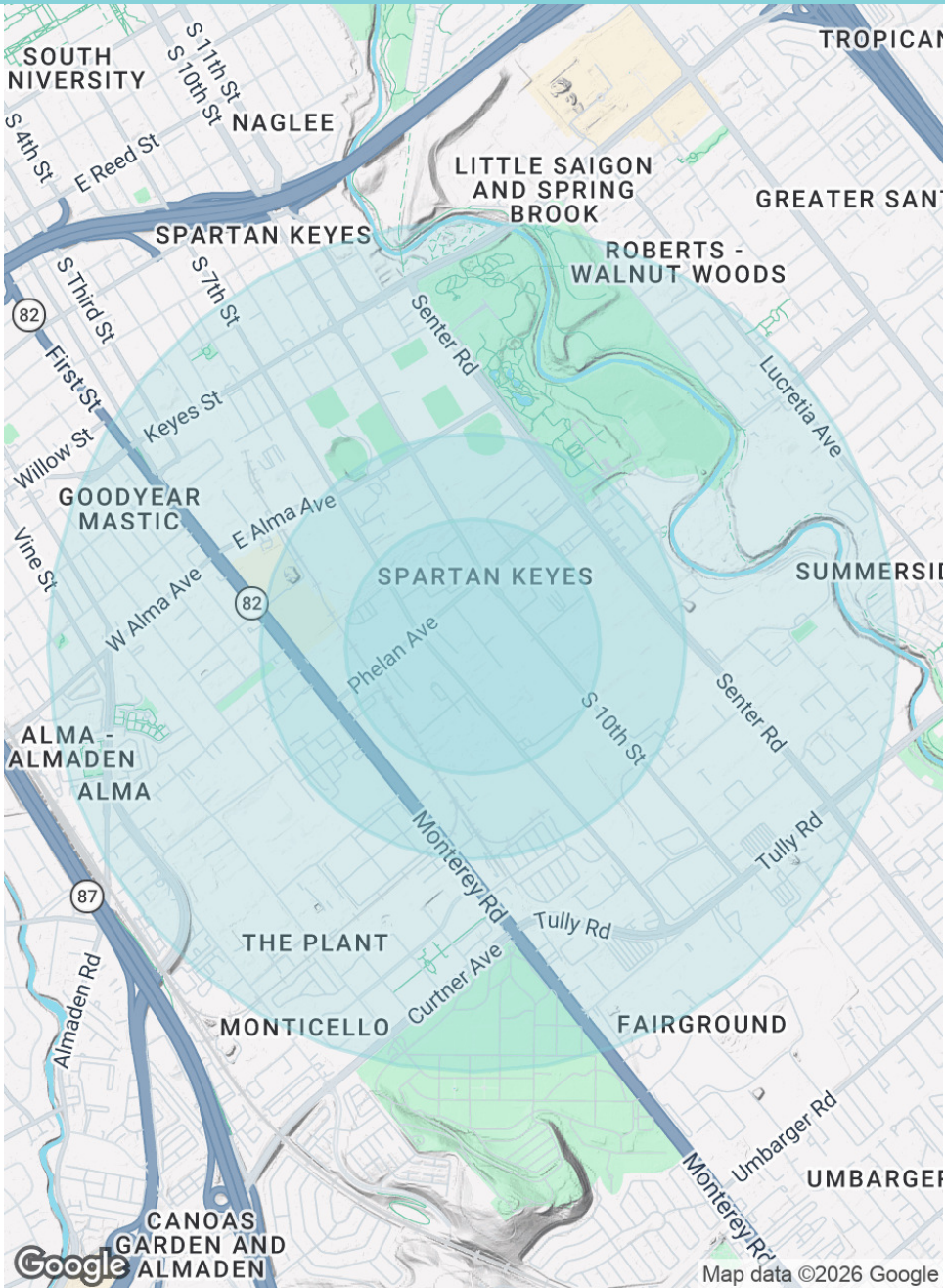
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	691	1,873	16,242
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	41	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	220	587	5,308
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$73,609	\$80,875	\$99,963
Average House Value	\$476,315	\$578,880	\$821,320

2020 American Community Survey (ACS)



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Amit Urban

Director

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Direct: **650.382.0777**

CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

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Brian Bell

Chief Executive Officer

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Professional Background

Brian Bell is an accomplished real estate professional with over 15 years of experience in finance and commercial real estate. A graduate of the University of South Carolina with a B.S. in Accounting and a minor in Statistics, Brian brings a strong financial foundation to his clients across the nation.

Renowned as a leader in office and industrial investment sales, Brian excels in financial modeling and evaluating commercial real estate investment opportunities nationwide. His outstanding performance consistently ranks him in the top 1% of advisors within national commercial real estate firms.

Driven by his passion and dedication to excellence, Brian founded BellStreet. This boutique commercial real estate brokerage has rapidly expanded its national footprint, operating offices from California to the East Coast. Under Brian's leadership, BellStreet boasts a hand-selected and rigorously trained team of licensed real estate professionals committed to providing exceptional, adaptable, and personalized service to clients across the nation.

When he's not engaged in real estate, Brian enjoys spending quality time with his family. An avid outdoorsman, Brian appreciates activities such as hiking, trail running, and skiing. He also serves as an ambassador for numerous charities and organizations, actively dedicating time and resources to support communities across the country.

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