

1190 NORMAN AVE
SANTA CLARA

**RARE ±20,160 SF MULTI-TENANT INDUSTRIAL NNN
LEASED INVESTMENT OPPORTUNITY**

20 UNITS – 93% LEASED | ±1.04 AC LOT | MIX OF INDUSTRIAL / AUTOMOTIVE USES



DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

PROPERTY OVERVIEW



PRICE: \$7,950,000 (\$394 SF)	BUILDING SIZE: ±20,160 SF
CAP RATE: 6.71%	LOT SIZE: ±1.04 AC
# OF UNITS: 20	CLEAR HEIGHT: 13'
OCCUPANCY: 93% (2 Vacant Units – Seller to Guarantee Rent for 6 Months @ \$2.50 SF NNN)	# OF ROLL UP DOORS: 17
PARKING: 41 Stalls	ZONING & GENERAL PLAN: Low Intensity Office/R&D
YEAR BUILT: 1969	APN: 104-14-110

±20,160 SF MULTI-TENANT INDUSTRIAL BUILDING

- ±20,160 SF **Multi-Tenant Industrial** Building on a ±1.04 Acre Lot
- **20 Units** Ranging from ±720 SF – ±2,880 SF with their Own Roll Up Doors.
- **93% Leased** to a Mix of Automotive & Industrial Uses.
- **Located on Norman Avenue**, Minutes from Montague Expressway, Lafayette Street, San Tomas Expressway, & Highway 101.

RECESSION PROOF AUTOMOTIVE USES

- **Rare Very Desirable Units** Which are Very Easy to Release due to the Lack of Small Industrial Units on the Market for Lease, Under 3% Vacancy Rate in the Last 10 Years for Auto Repair.
- **Mix of Automotive & Industrial Tenants** Such as Auto Repair, Sign Company, Auto Detailing Companies, Car Wraps, and Warehouse Storage.
- **Scarce Amount of Industrial/Auto Repair** Product in Santa Clara County For Lease.





EXTERIOR
PHOTOS



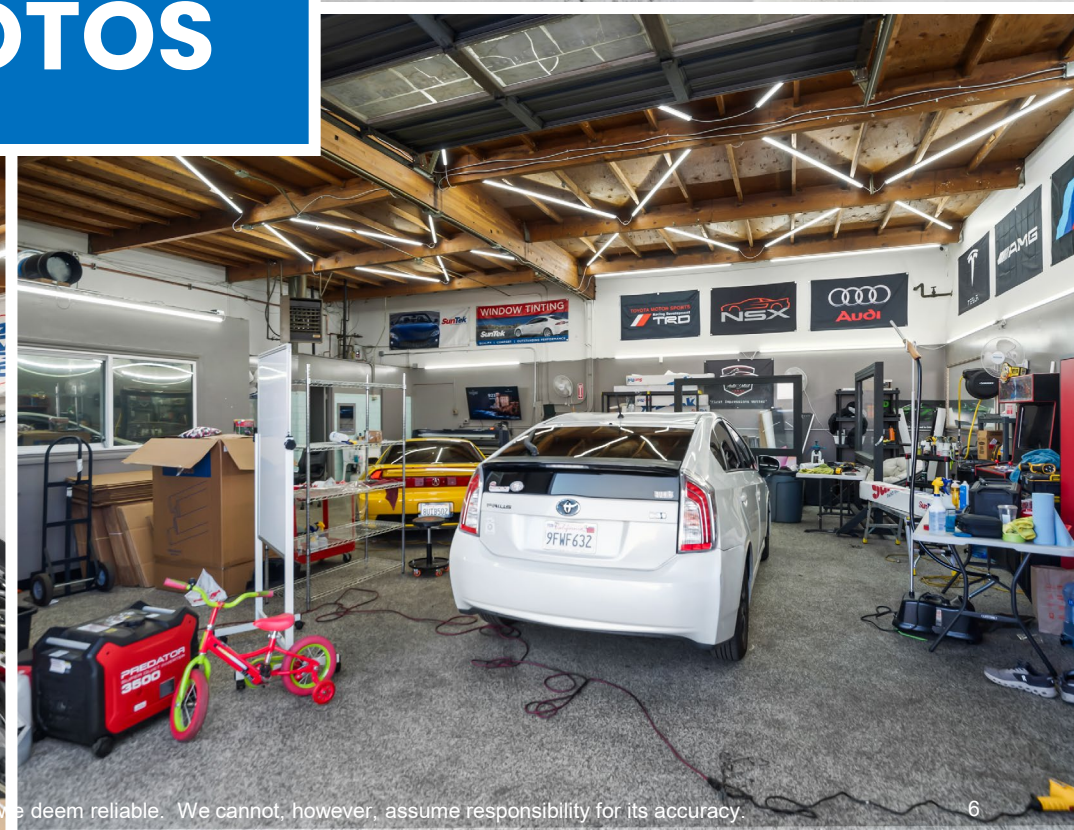
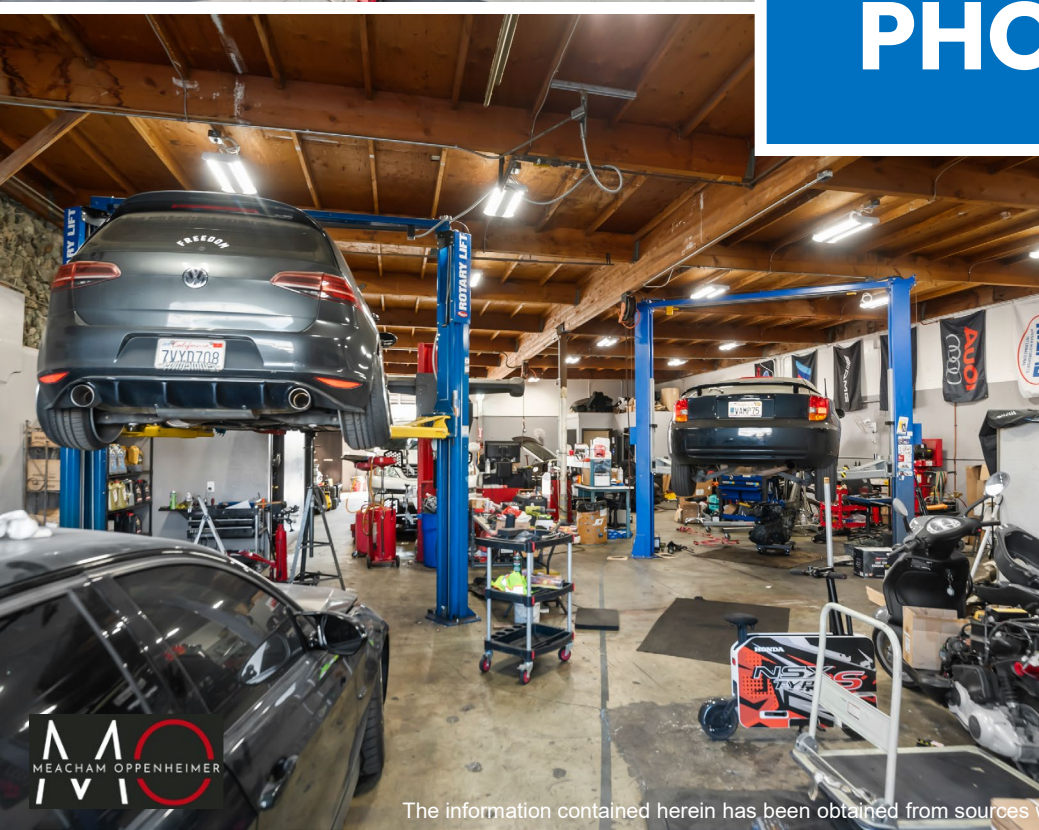


EXTERIOR
PHOTOS



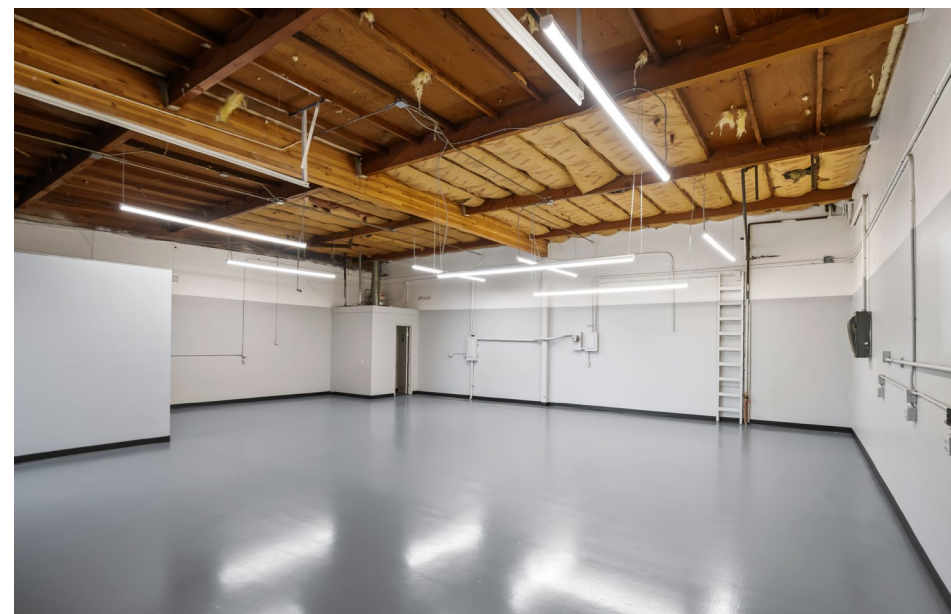
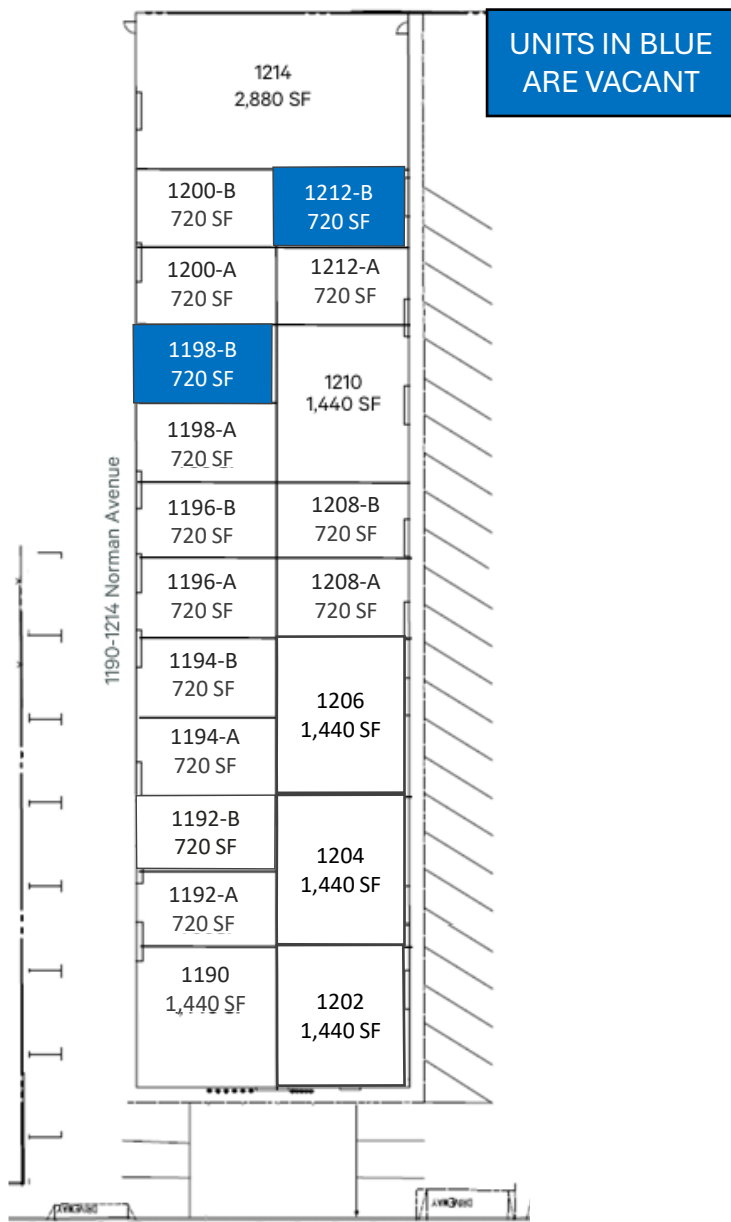


INTERIOR
PHOTOS



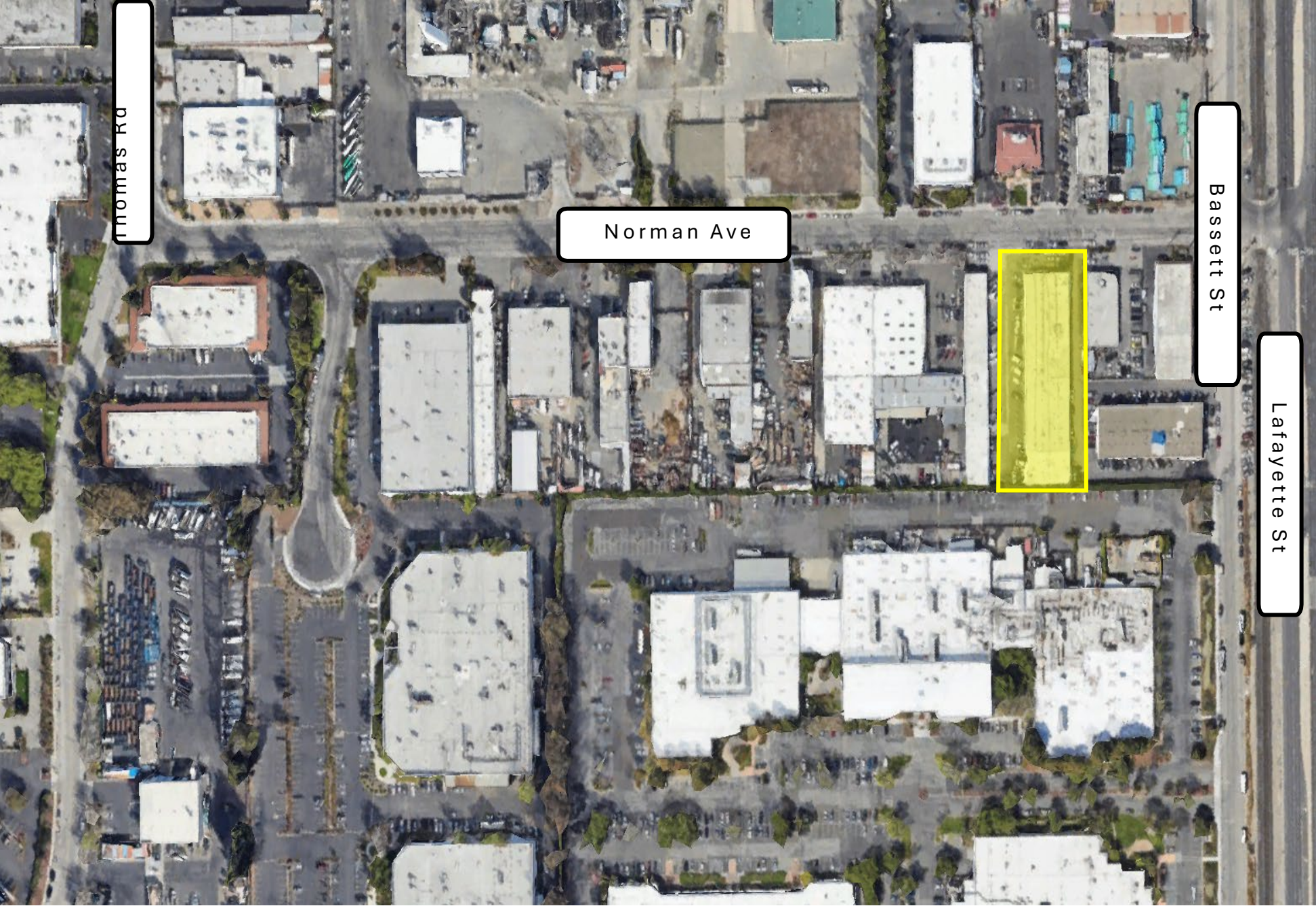
SITE PLAN & VACANT UNITS

- **2 VACANT UNITS, Each ±720SF** – SELLER TO GUARANTEE RENT FOR 6 MONTHS @ \$2.50 SF NNN
- **NEWLY RENOVATED UNITS** – EXTREMELY DESIRABLE & EASY TO RE-LEASE.









2025 SUMMARY

1-MILE

5-MILE

10-MILE

Population 14,724 455,987 1,453,420

Households 5,092 169,365 498,869

Average Household Size 2.7 2.6 2.8

Owner Occupied Housing Units 1,881 64,939 238,186

Renter Occupied Housing Units 3,056 98,957 242,573

Median Age 36.2 36.7 38.7

Median Household Income \$173,786 \$152,084 \$145,677

Average Household Income \$187,439 \$175,066 \$171,485



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