



COMPASS
COMMERCIAL

FOR SALE - Owner User / Investment

3109 - 3111 Alum Rock Ave, San Jose, CA 95127

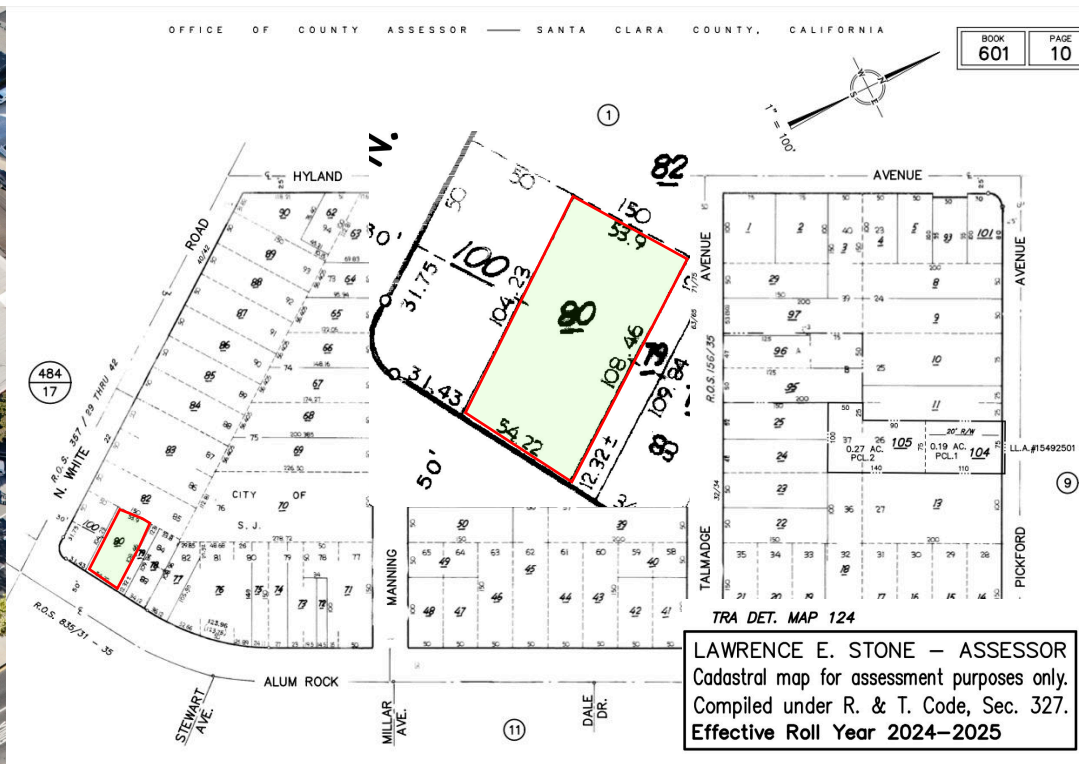
COMPASS

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EXECUTIVE SUMMARY



Offering Summary

Sale Price	\$1,300,000
Price / SF	\$ 348/ SF
Building Size	3,736 SF
Lot Size	5,663 SF
Number of Units	2 (3109 & 3111)
+ additional	2 Billboard
Year Built	1939
Improvement	New Roof 11/2024
APN	601 - 10 - 080
Zoning	(CP) -Commercial Pedestrian
Market	South Bay / San Jose
Submarket	South San Jose
Country	United States

Property Overview

This **two high-visibility retails** presents an exceptional opportunity for investors or owner-users. Strategically located near the **intersection of N/S White Road and Alum Rock Avenue**—adjacent to a high-traffic **Starbucks**—this site benefits from strong daily vehicle and foot traffic. As an investment, the property offers attractive income potential, including revenue from two Clear Channel billboards. For owner-users, it provides a rare chance to establish and grow a business while building long-term equity. Situated just **0.9** miles from **I-680**, the site offers excellent access and exposure in one of San Jose’s busiest corridors.



AERIAL



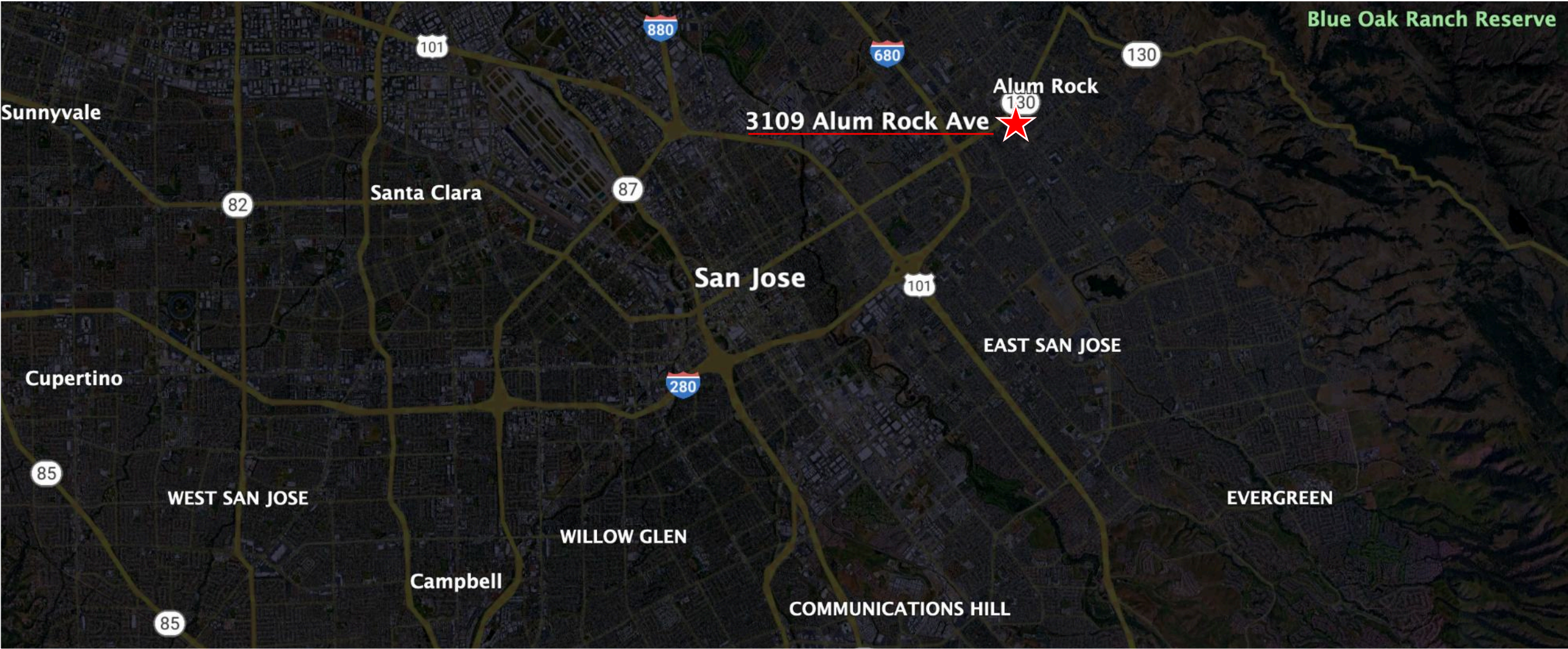
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DEMOGRAPHIC

Population	2 miles	5 miles	10 miles
2020 Population	126,431	477,518	1,252,462
2024 Population	113,585	446,169	1,191,959
2029 Population Projection	107,866	427,473	1,146,672
Annual Growth 2020-2024	-2.5%	-1.6%	-1.2%
Annual Growth 2024-2029	-1.0%	-0.8%	-0.8%
Median Age	38.4	38	38.4
Bachelor's Degree or Higher	21%	34%	45%
U.S. Armed Forces	146	268	776

Income	2 miles	5 miles	10 miles
Avg Household Income	\$128,824	\$144,276	\$159,689
Median Household Income	\$99,901	\$115,046	\$131,450
< \$25,000	3,694	15,381	36,892
\$25,000 - 50,000	3,404	13,837	36,234
\$50,000 - 75,000	4,042	14,637	41,077
\$75,000 - 100,000	3,581	13,772	38,626
\$100,000 - 125,000	2,854	11,952	35,599
\$125,000 - 150,000	2,876	11,509	32,347
\$150,000 - 200,000	3,389	15,791	51,631
\$200,000+	5,574	32,762	121,143



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Alum Rock Ave	Stewart Ave NE	24,874	2025	0.03 mi
Alum Rock Ave	Millar Ave NE	23,782	2025	0.07 mi
Alum Rock Ave	Millar Ave SW	22,646	2024	0.10 mi
Manning Ave	Hyland Ave NW	640	2025	0.11 mi
Alum Rock Ave	N White Rd NE	32,130	2025	0.11 mi
Stewart Ave	Rose Ave SE	817	2025	0.11 mi
Alum Rock Avenue	Millar Ave SW	22,527	2025	0.11 mi
Hyland Ave	Manning Ave NE	805	2025	0.12 mi
Rose Ave	Stewart Ave SW	856	2025	0.16 mi
S White Rd	Hobart Ave SE	22,891	2025	0.16 mi



RENT ROLL

Unit - Business	Size	Rent \$ Per Month	Lease Exp (mm/yy)	Total
3109 - (Vacant)	~ 1,562 SF	*\$0 m	-----	*\$0
3111 - \$uper Envio\$	~ 2,174 SF	\$4,261.44 m	07/27	\$51,137.28
Clear Channel Outdoor	2 Billboard	\$541.67 m	10/26	\$6,500.04
Gross Rent for 2025				*\$57,637.32

*current Unit 3109 is vacant,



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