

1190 NORMAN AVE
SANTA CLARA

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

20 UNITS – 75% LEASED | ±1.04 AC LOT | MIX OF INDUSTRIAL / AUTOMOTIVE USES



DAVID TAXIN GROUP
MEACHAM OPPENHEIMER

PROPERTY OVERVIEW



PRICE: \$7,950,000 (\$394 SF)	BUILDING SIZE: ±20,160 SF
CAP RATE: 6.90%	LOT SIZE: ±1.04 AC
# OF UNITS: 20	CLEAR HEIGHT: 13'
OCCUPANCY: 75% (4 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.
- **75% 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



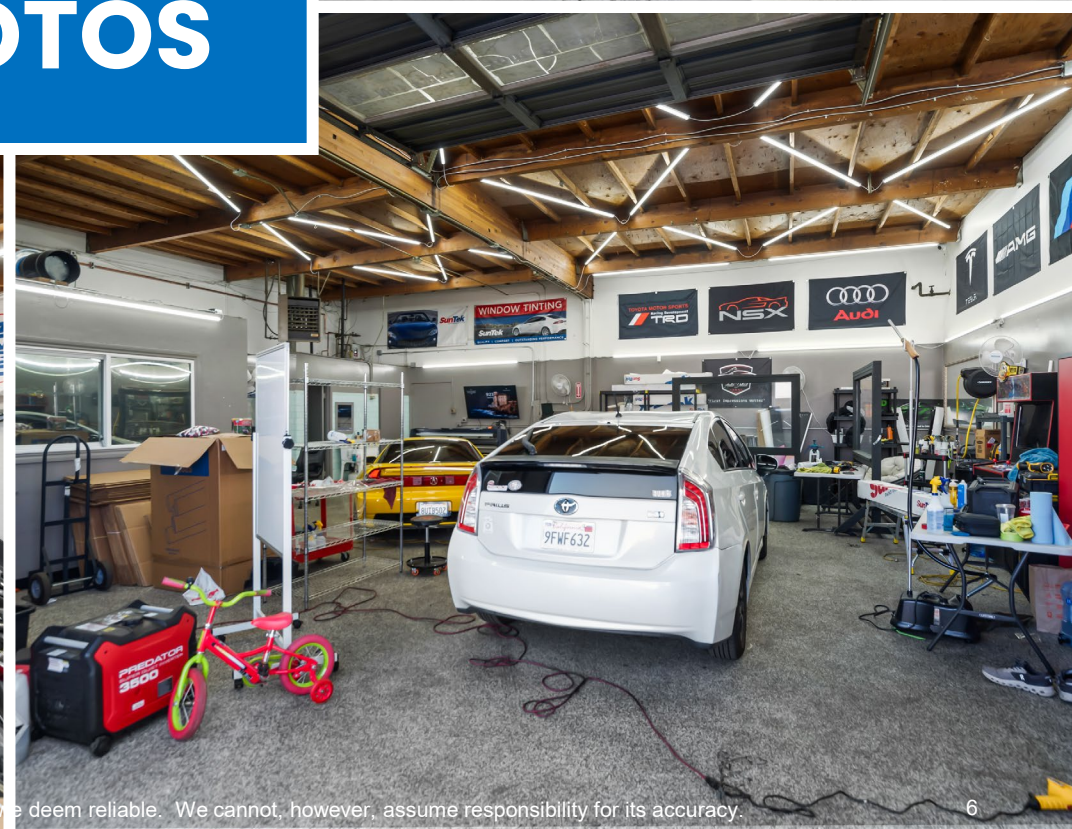
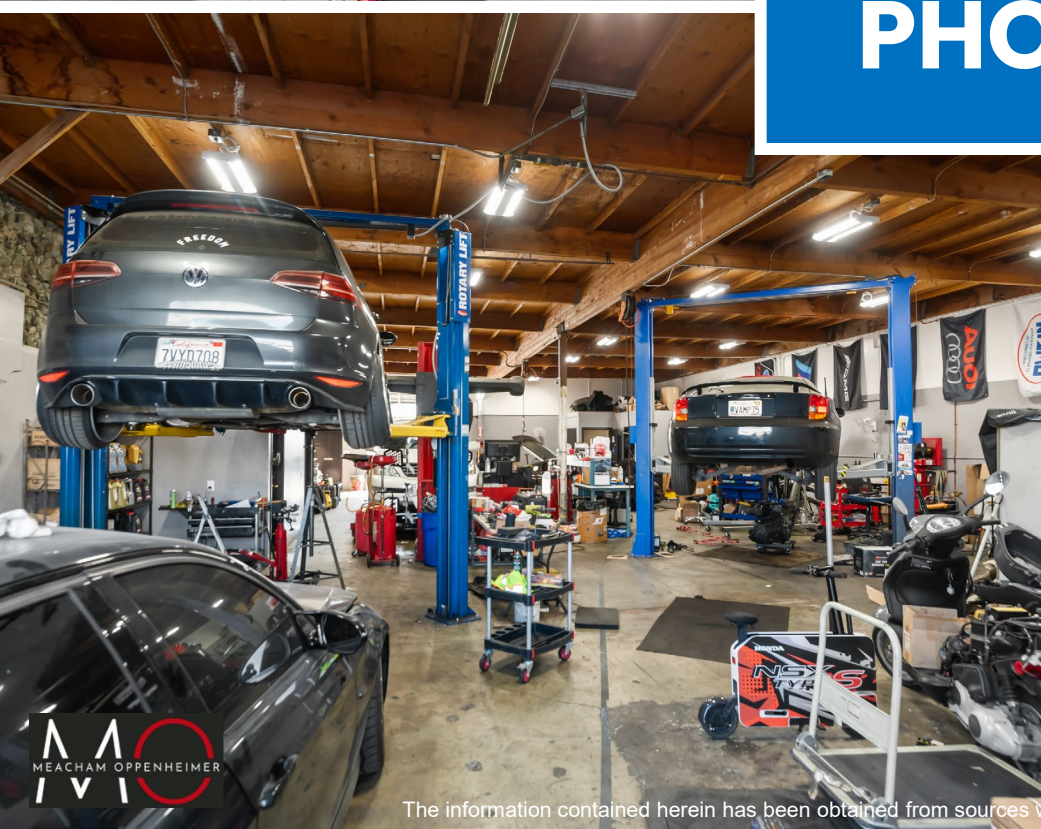


EXTERIOR
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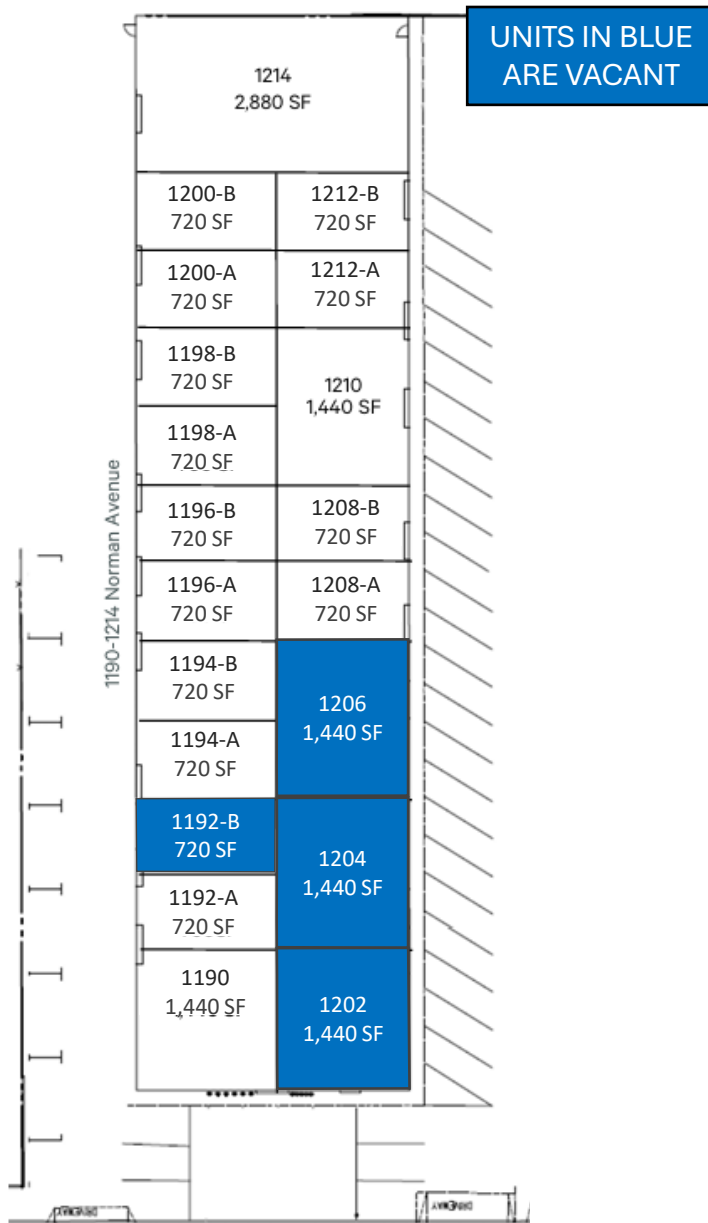
INTERIOR PHOTOS



SITE PLAN & VACANT UNITS



- **4 VACANT UNITS (±5,040 SF)** – 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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**CROSSLINE CAR CARE**
PERFECTION REDEFINED

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