

MULTI-TENANT AUTO INDUSTRIAL
INVESTMENT OPPORTUNITY



1124 OLD
BAYSHORE
HWY

SAN JOSE, CA 95112

CBRE

EXECUTIVE SUMMARY

CBRE Capital Markets is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in 1124 Old Bayshore HWY ("The Property"), a centrally located multi-tenant asset within San Jose's industrial core. A rarely available offering ideal for both owner-user and investors, the property is currently occupied by multiple auto-repair tenants on a short-term basis. Equipped with favorable Heavy Industrial zoning and visibility from Highway 101, the asset provides an unprecedented acquisition opportunity with tremendous upside. The offering is being made on an "as-is, where-is" basis.

PROPERTY HIGHLIGHTS



8,934 SF



**.52 AC
SITE**



**APN:
237-07-089**



**ZONING:
HEAVY
INDUSTRIAL (HI)**



**GP: HEAVY
INDUSTRIAL**



**14 FT.
GRADE LEVEL
LOADING**



**16 FT.
CLEAR
HEIGHT**



**HWY 101
VISIBILITY**



**IDEAL
OWNER- USER
OPPORTUNITY**



**ASKING PRICE:
\$3,100,000**



EXISTING AUTO REPAIR SHOP



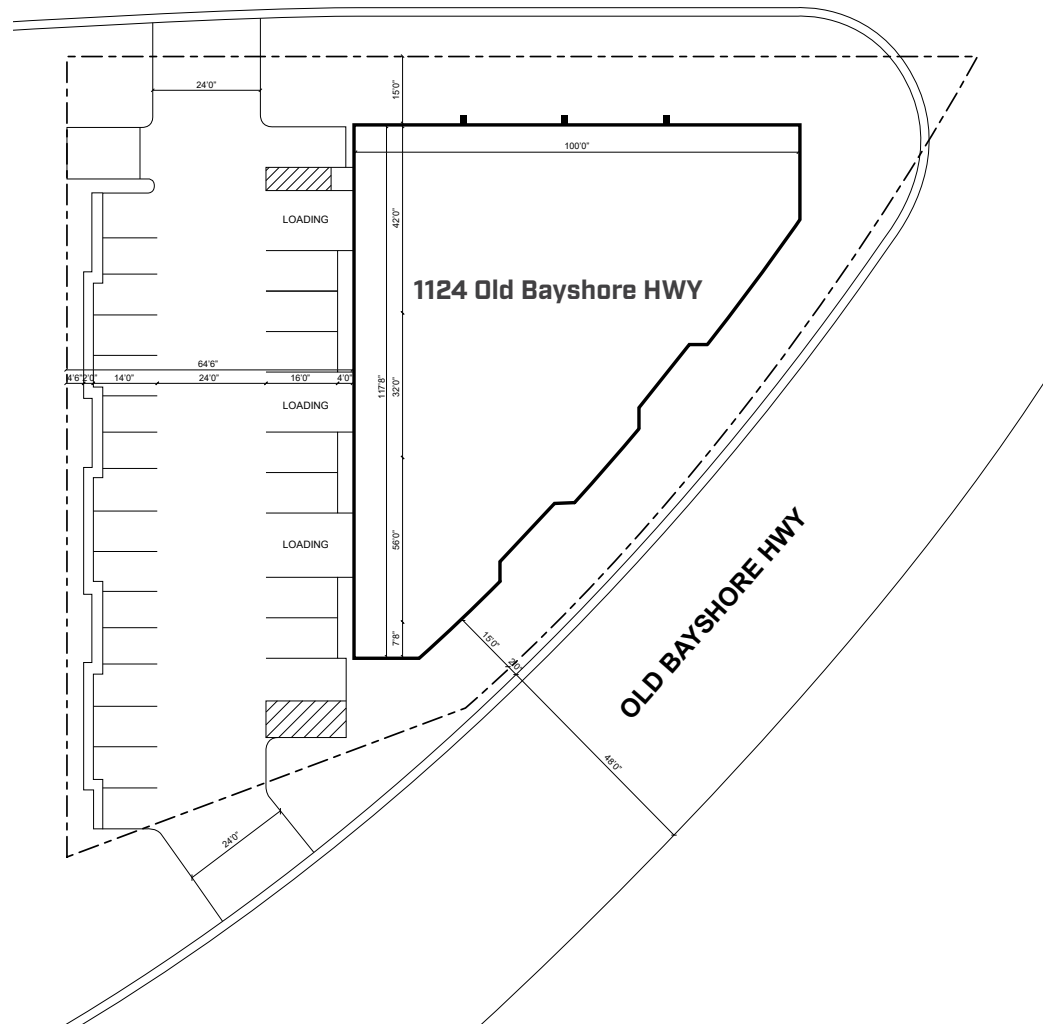
SECURE FENCED YARD

AERIAL MAP



SITE PLAN

N. THIRTEENTH STREET



FLOOR PLAN

OCCUPANCY STATUS

SUITE 10 :

4,619 SQUARE FEET

LED: DECEMBER 31, 2024

SUITE 20 :

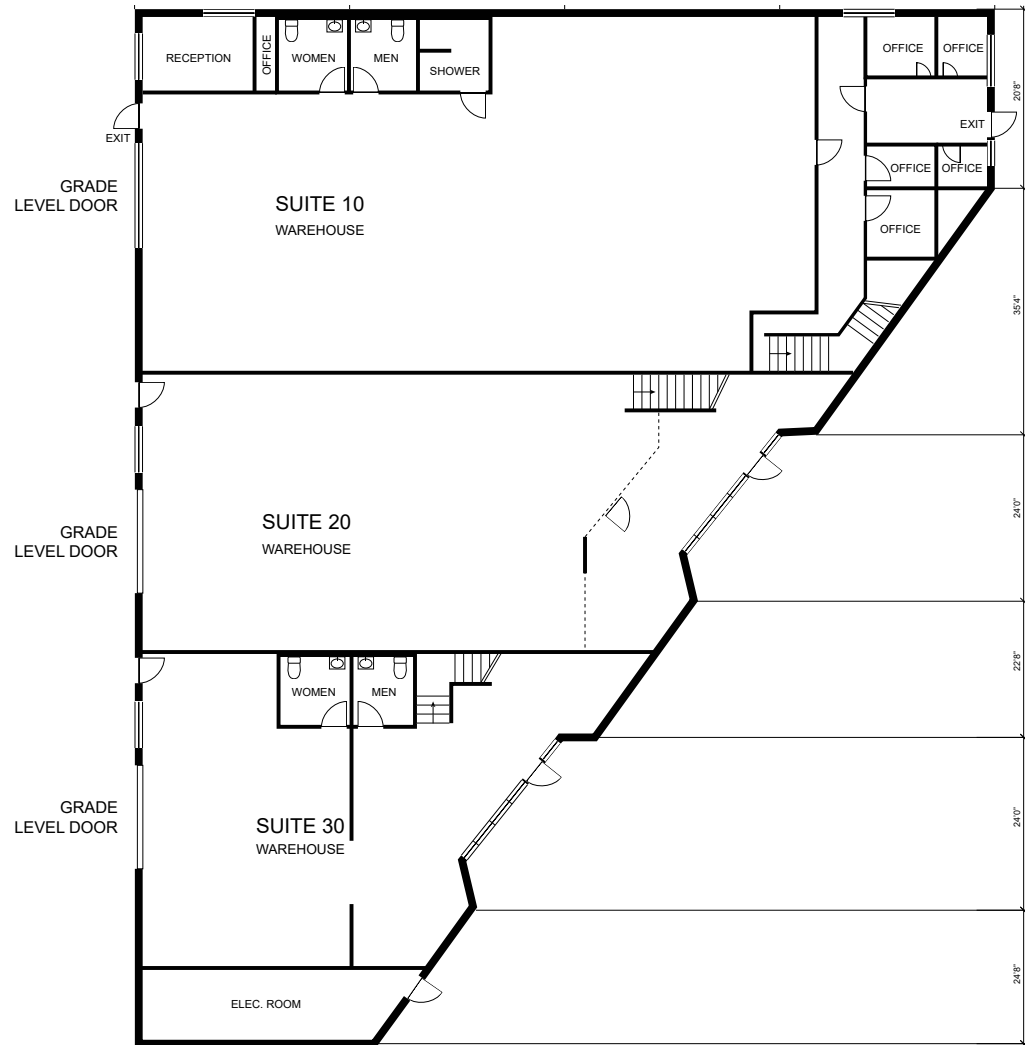
2,575 SQUARE FEET

LED: MONTH-TO-MONTH

SUITE 30 :

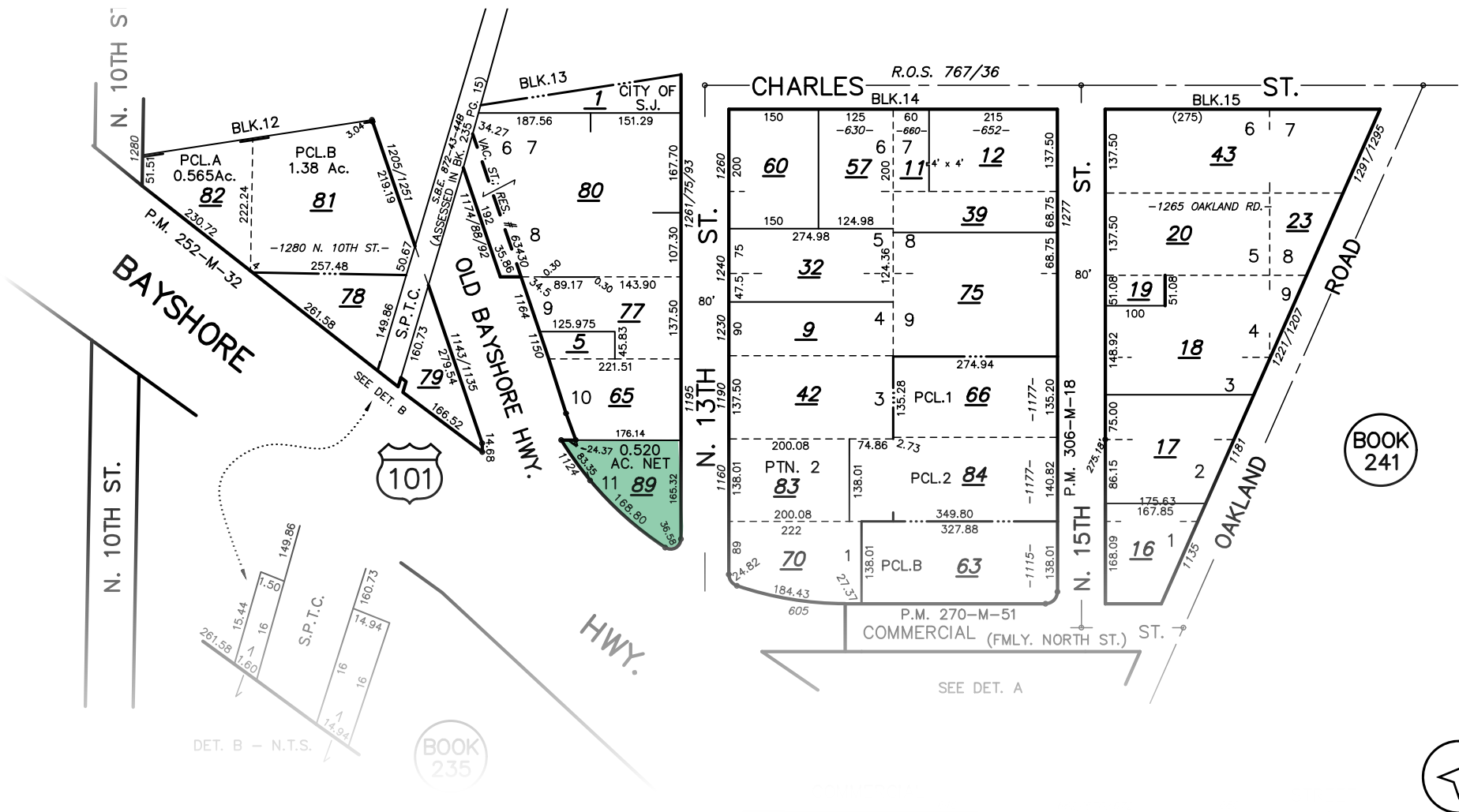
1,740 SQUARE FEET

LED: MONTH-TO-MONTH



All units contain office mezzanine build out, not pictured in floorplan.

PARCEL MAP



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For more Information contact:

CBRE Capital Markets - Private Capital

Nick Whitstone

Senior Vice President

Lic. 01196787

+1 408 453 7438

nick.whitstone@cbre.com

Andrew Trillo

Senior Associate

Lic. 02069367

+1 408 453 7499

andrew.trillo@cbre.com

CBRE Advisory & Transaction Services

Michael Grado

Senior Vice President

Lic. 00985461

+1 408 453 7409

mike.grado@cbre.com

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