# 4,550+ SF OFFICE BUILDING FOR SALE

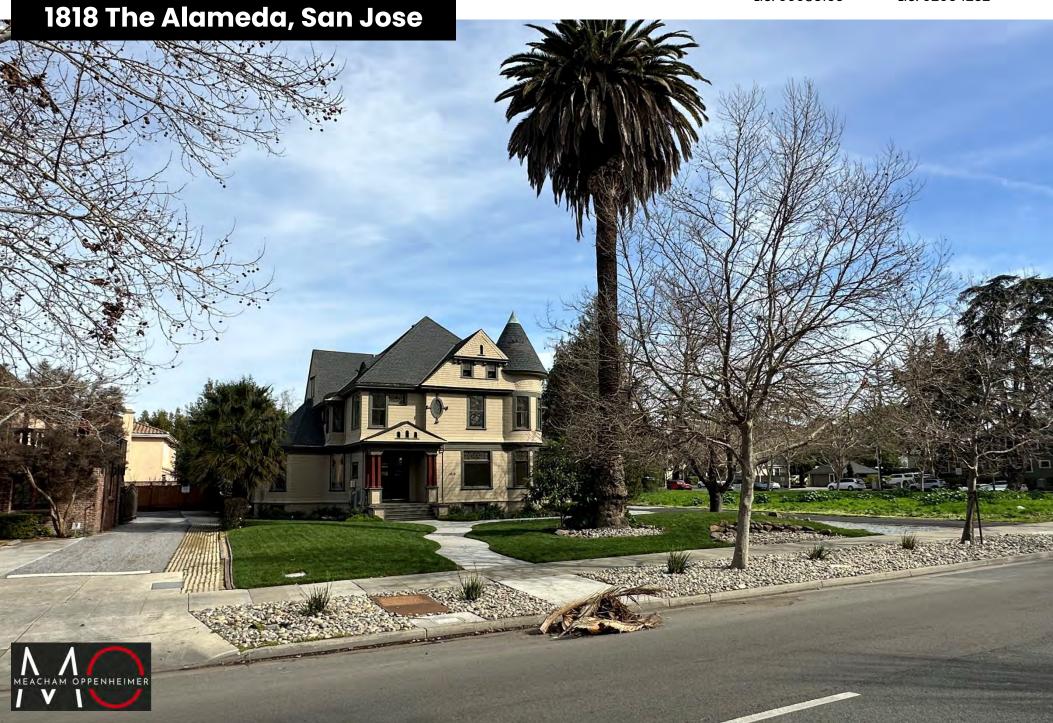
**BRAND NEW RENOVATIONS - Rare Freestanding Victorian Office Building** 

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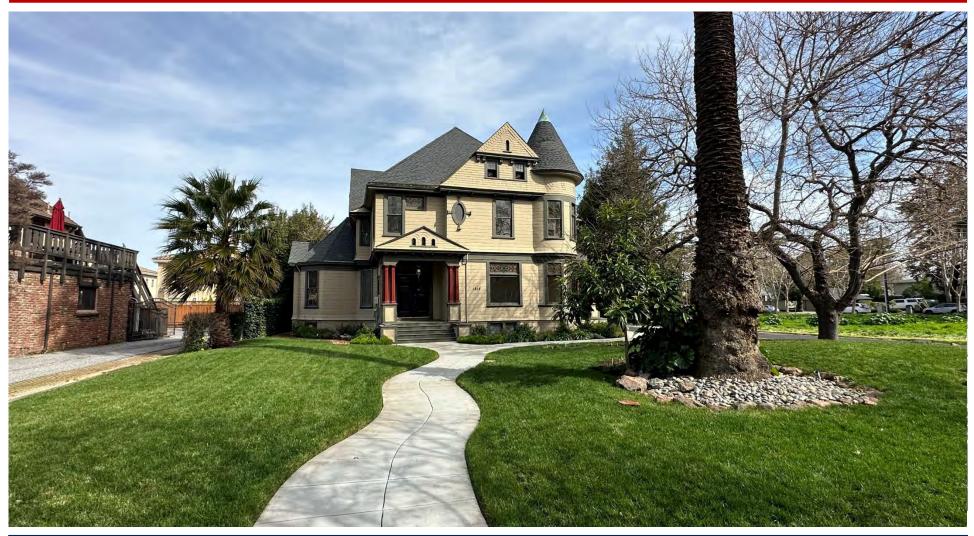
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#### **INVESTMENT OVERVIEW**





**OFFERING PRICE:** \$2,197,000 (\$483/SF)

BUILDING AREA: 4,550<u>+</u> Square Feet

YEAR BUILT/RENOVATED: 1896 / 2022

LAND AREA: 0.38 AC

PARCEL NUMBER (APN): 261-12-085

# **ZONING:** Planned Development

#### **INVESTMENT HIGHLIGHTS**



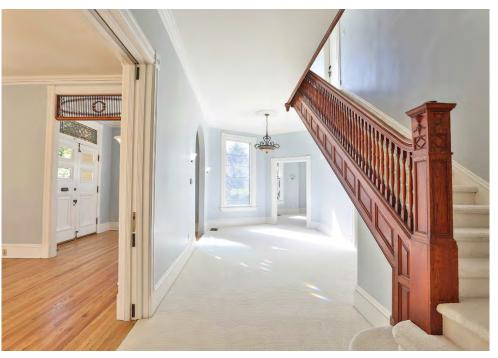
# 4,550<u>+</u> SF VICTORIAN OFFICE BUILDING FOR SALE BRAND NEW RENOVATIONS

- 1818 The Alameda, San Jose presents a rare Owner-User opportunity to acquire a 4,550± square foot Victorian office building with brand new renovations located on The Alameda. The property has gone through extensive renovations with brand new restrooms, kitchen, paint, and carpet.
- The property has 5 restrooms, 3 on the 2<sup>nd</sup> floor and 2 on the 1<sup>st</sup> floor all of which are brand new, 2 of the restrooms also have brand new showers. The property has 10 private offices and many of which are very large and can be divided to add additional offices.
- The property includes 2 stories of newly renovated office space as well as a below ground basement and a 3<sup>rd</sup> story attic. Large porch on the side and in the back of the building.
- The property will be delivered vacant at the close of escrow allowing for immediate occupancy for an Owner-User.
- The property is situated on a 16,400 square foot lot which provides ample parking on the side and rear of the building as well as a large landscaped yard in front of the building.

# **AAA LOCATION – THE ALAMEDA**

• The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$153,304 in a 1-mile radius.





# **EXTERIOR PHOTOS**





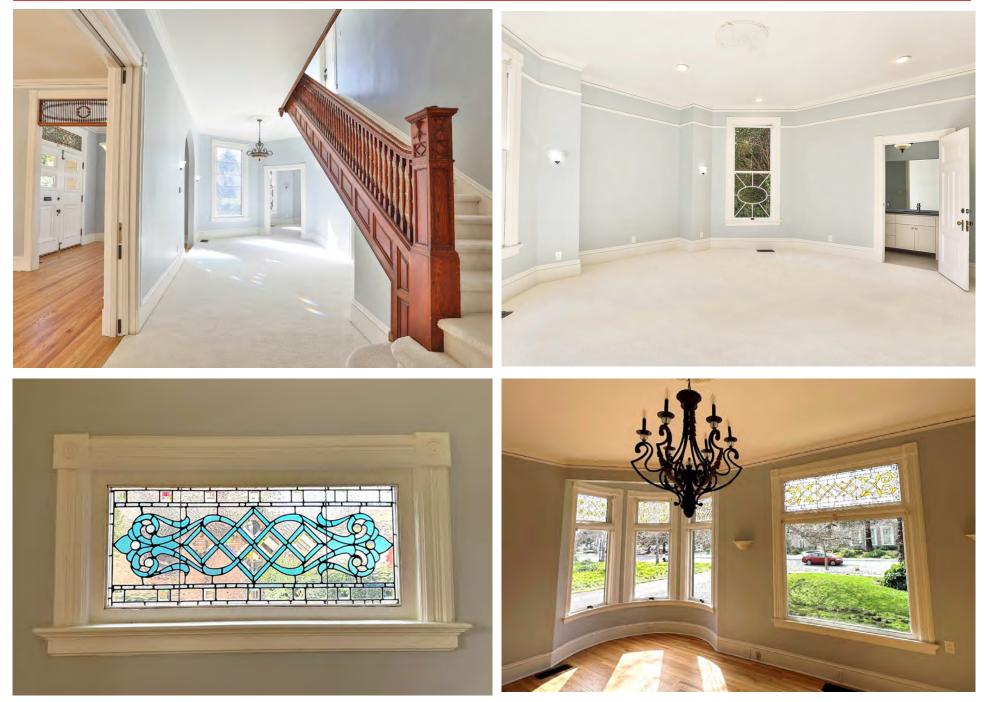






# **INTERIOR PHOTOS**















### **DEMOGRAPHICS**



2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	19,193	660,866	1,609,643
Households	7,529	236,908	550,155
Average Household Size	2.32	2.72	2.88
Owner Occupied Housing Units	3,096	95,071	285,840
Renter Occupied Housing Units	4,433	141,837	264,315
Median Age	35	36.6	38.4
Median Household Income	\$144,026	\$139,320	\$159,065
Average Household Income	\$202,962	\$189,771	\$210,318

# 1818 The Alameda, San Jose



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