

# 4,550+ SF OFFICE BUILDING FOR SALE

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

**1818 The Alameda, San Jose**

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# INVESTMENT OVERVIEW



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

**BUILDING AREA:** 4,550+ 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± 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







The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



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# INTERIOR PHOTOS







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

# 1818 The Alameda, San Jose



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