



123 E ALMA AVE
SAN JOSE

**RARE 23,666± SF INDUSTRIAL BUILDING FOR SALE IN SPARTAN
BUSINESS CENTER – OWNER/USER-INVESTMENT OPPORTUNITY
HEAVY INDUSTRIAL | 1,200 AMPS | 5 ROLL UP DOORS | SPRINKLERED**

PROPERTY OVERVIEW



PRICE: \$6,100,000 (\$257 SF)

CLEAR HEIGHT: 17'

BUILDING SIZE: 23,666± SF

OF ROLL UP DOORS: 5

LOT SIZE: 43,092± SF | 0.99± AC

POWER: 1,200 AMPS 120/208V, 3 Phase

PARKING: 40± Spaces

ZONING & GENERAL PLAN: HI – Heavy Industrial

YEAR BUILT: 1981

APN: 477-06-046

23,666± SF MULTI-TENANT INDUSTRIAL BUILDING

- 23,666± SF **Multi-Tenant Industrial** Building on a 0.99± Acre Lot.
- **Currently Divided as 3 Units** (9,550± SF, 4,765± SF, & 9,353± SF)
- **All Tenants are on Month-to-Month Leases** - Whole Building is Available for an Owner User within 30 Days.
- **Power:** 1,200 AMPS 120/208V, 3 Phase
- **17'** Clear Height.
- **Sprinklered** Building.
- **Heavy Industrial** Zoning & General Plan Designation.
- **5** Grade Level Roll Up Doors.
- **40** Parking Spaces
- Located on E Alma Ave **Between First Street & South 7th Street.**
- **Easy Access** to Highway 280 & 87.





EXTERIOR PHOTOS





EXTERIOR
PHOTOS





INTERIOR
PHOTOS



SUITE 10

Size: 9,550± SF

Lease Expiration: Month-to-Month

SUITE 20

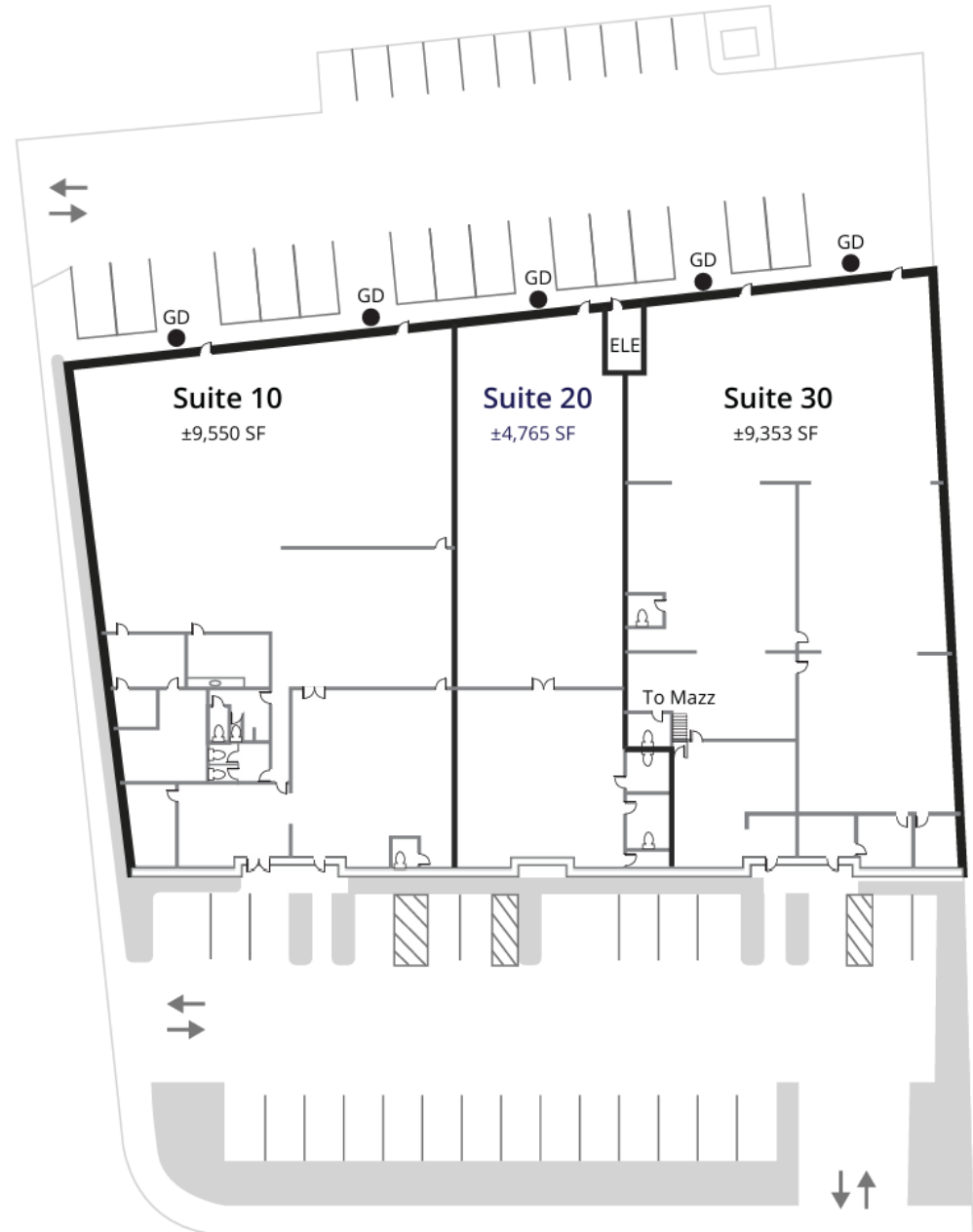
Size: 4,765± SF

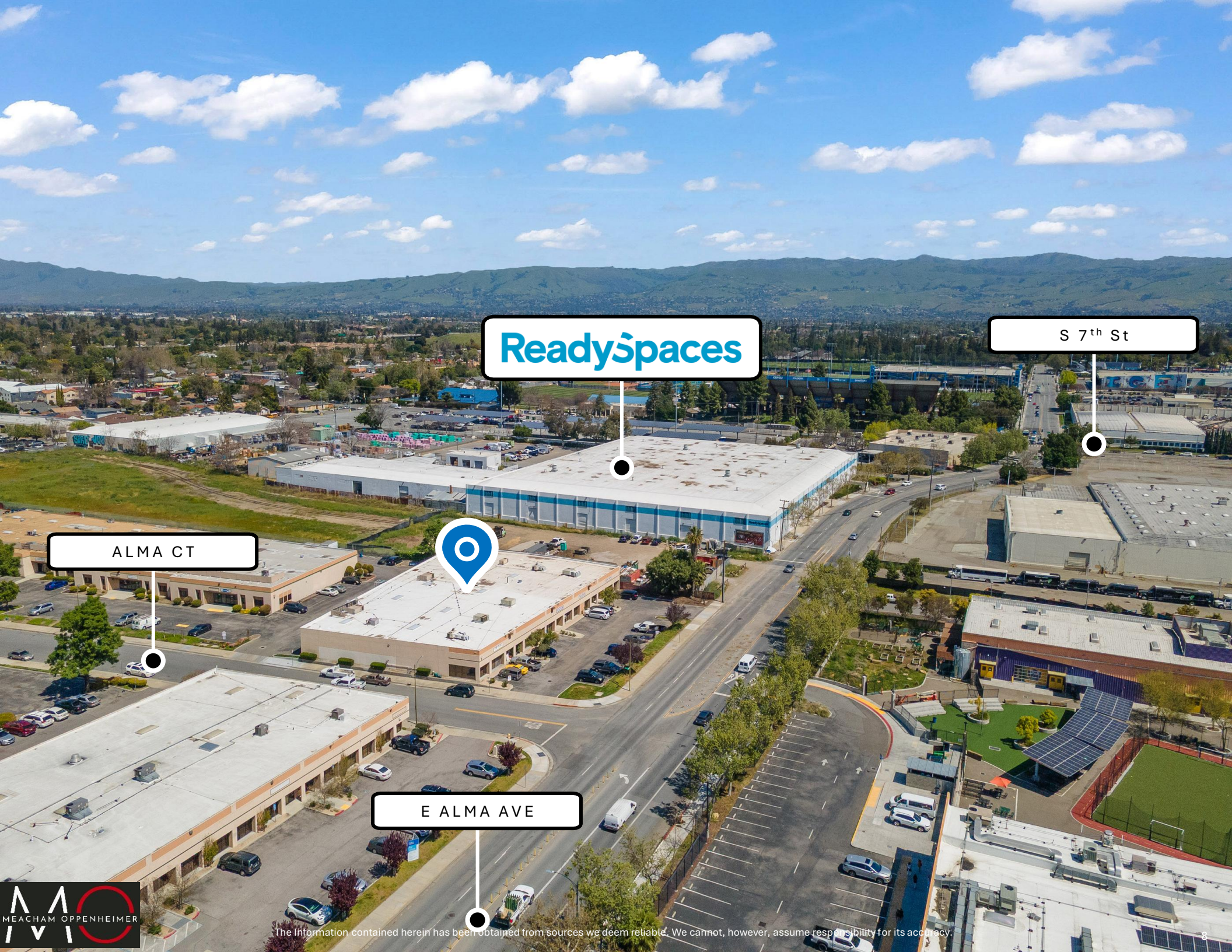
Lease Expiration: Month-to-Month

SUITE 30

Size: 9,353± SF

Lease Expiration: Month-to-Month





ReadySpaces

S 7th St

ALMA CT



E ALMA AVE



First St

ALMA CT

E ALMA AVE

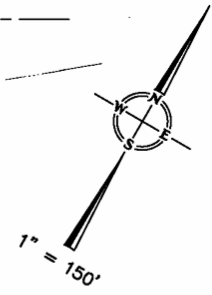
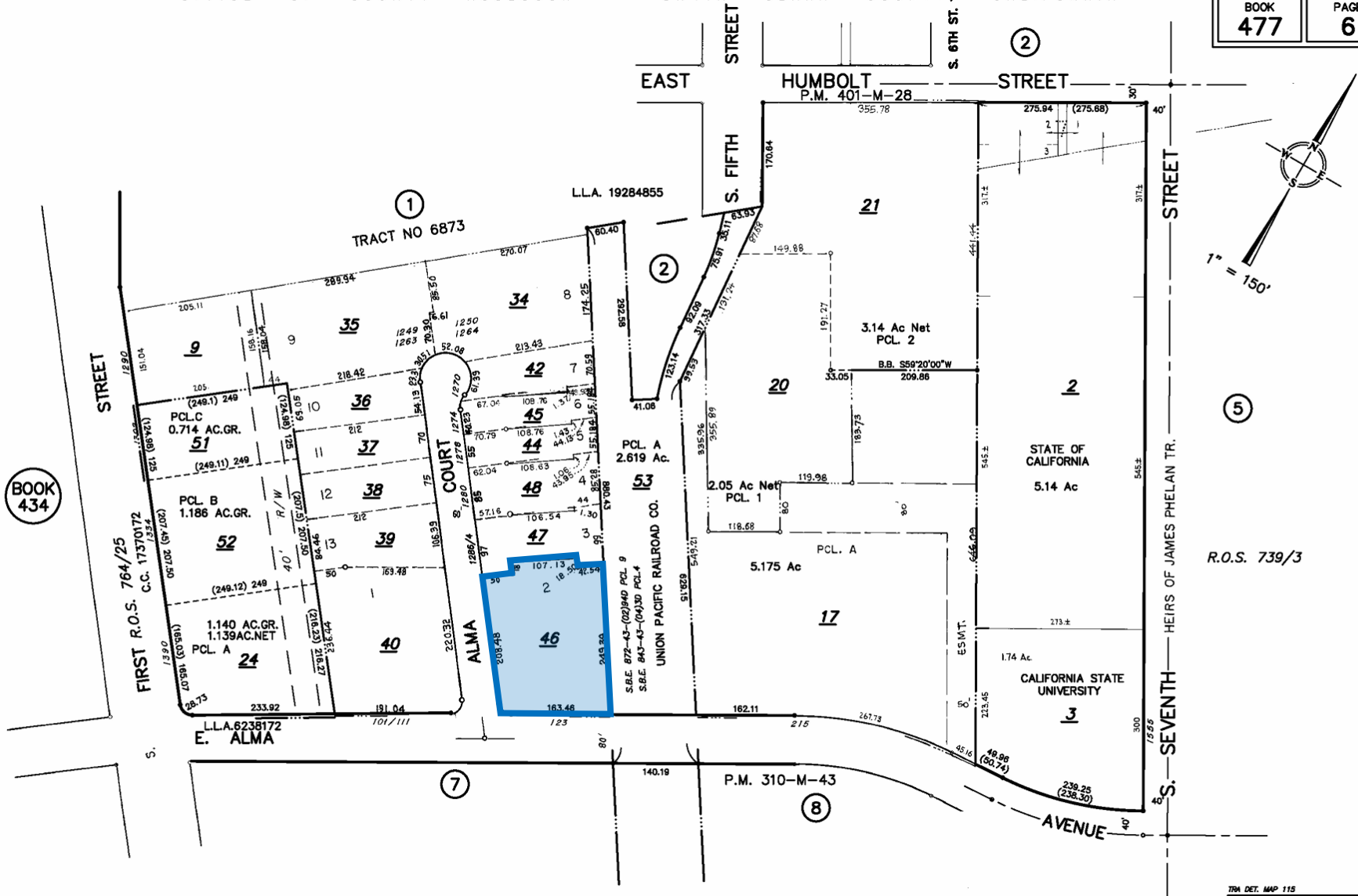


PARCEL MAP



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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R.O.S. 739/3

TRA DET. MAP 115
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

DEMOGRAPHICS

2026 SUMMARY

1-MILE

5-MILE

10-MILE

Population

25,574

662,203

1,453,996

Households

8,574

212,748

487,143

Average Household Size

2.8

2.9

2.9

Owner Occupied Housing Units

2,074

98,652

244,285

Renter Occupied Housing Units

6,199

105,576

223,663

Median Age

34.8

38.3

39

Median Household Income

\$73,635

\$112,589

\$141,049

Average Household Income

\$104,333

\$143,995

\$167,897

1 2 3 E ALMA AVE
SAN JOSE



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