



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



<b>PRICE:</b> \$6,100,000 (\$257 SF)	<b>CLEAR HEIGHT:</b> 17'
<b>BUILDING SIZE:</b> 23,666± SF	<b># OF ROLL UP DOORS:</b> 5
<b>LOT SIZE:</b> 43,092± SF   0.99± AC	<b>POWER:</b> 1,200 AMPS 120/208V, 3 Phase
<b>PARKING:</b> 40± Spaces	<b>ZONING &amp; GENERAL PLAN:</b> HI – Heavy Industrial
<b>YEAR BUILT:</b> 1981	<b>APN:</b> 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 7<sup>th</sup> 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

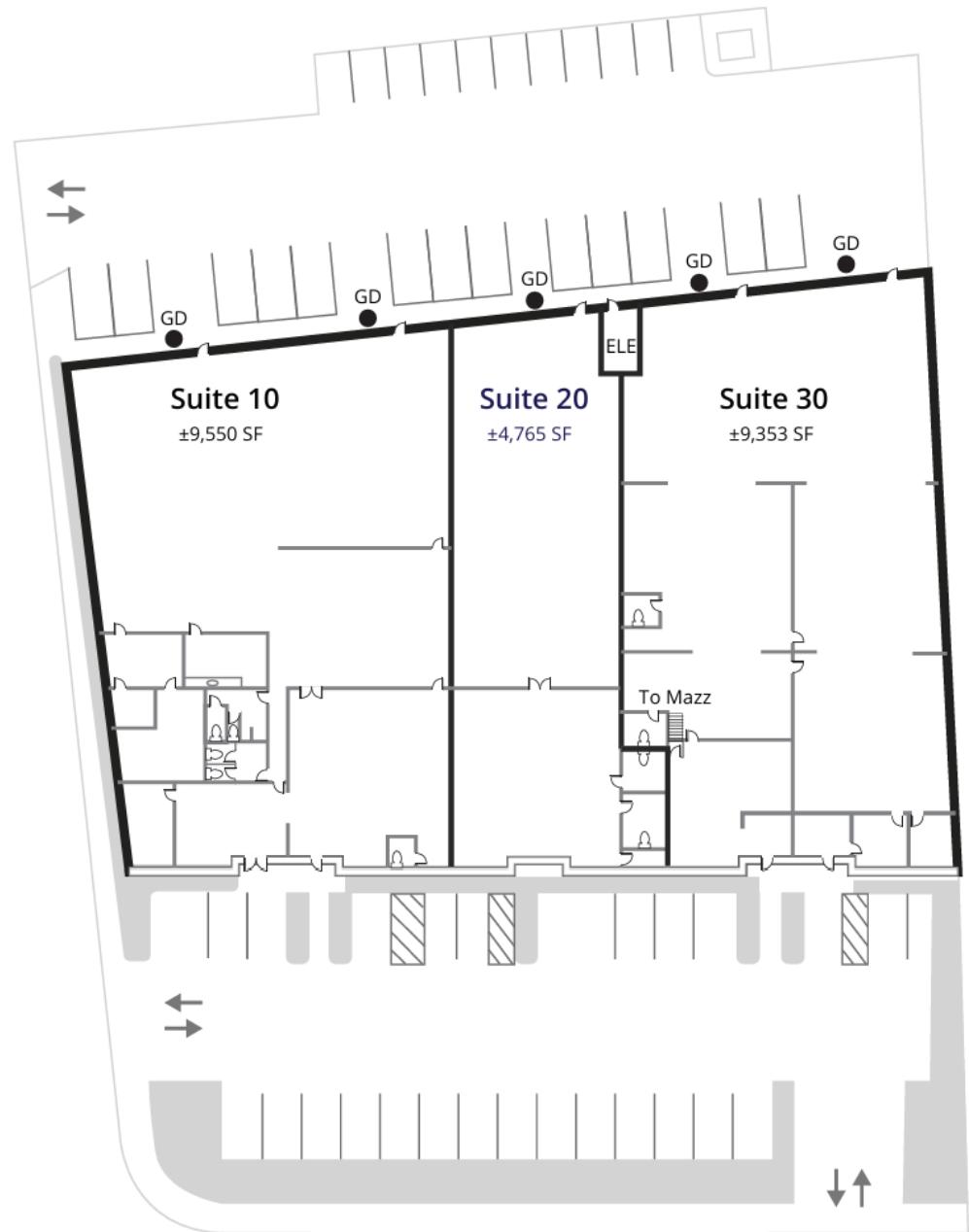
**Size:** 4,765± SF

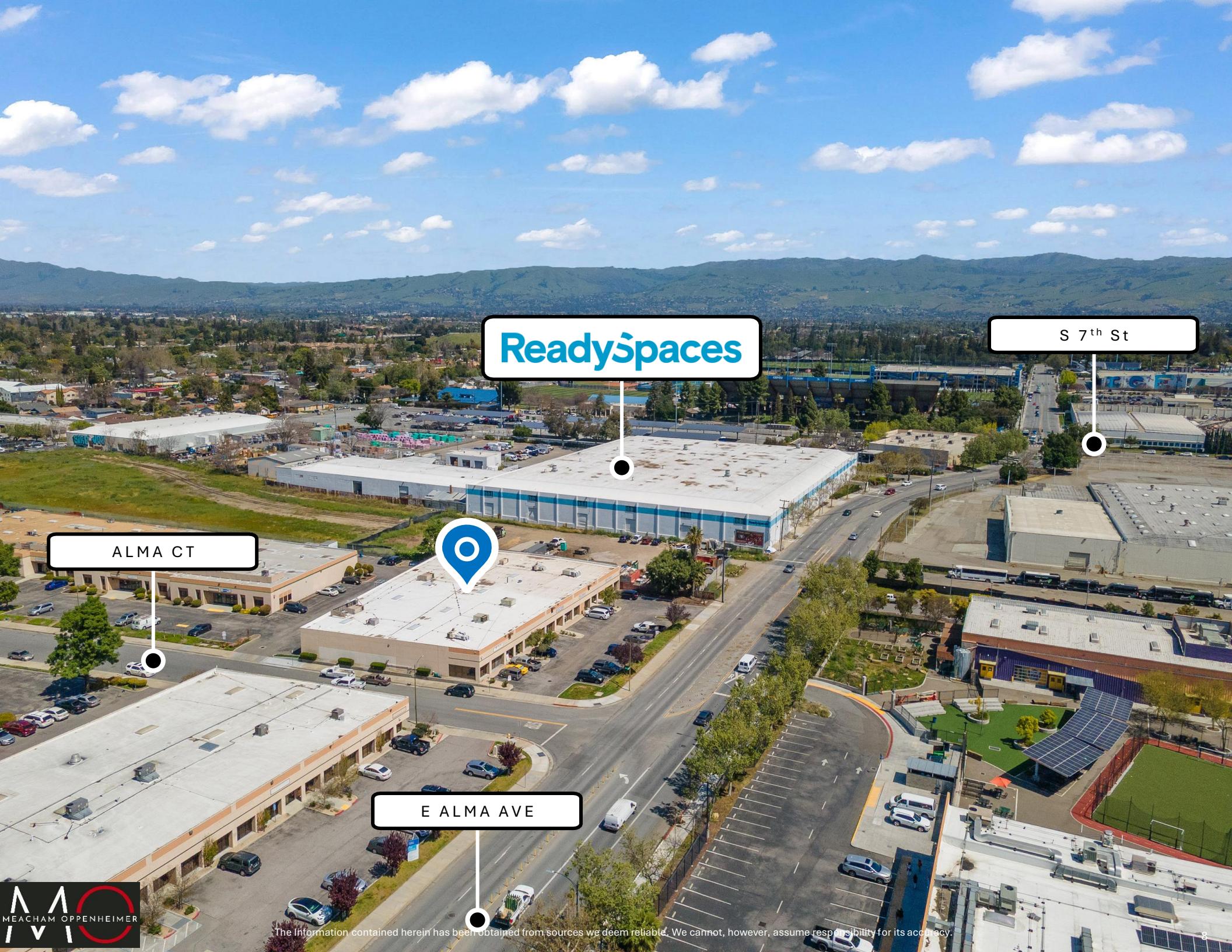
**Lease Expiration:** Month-to-Month

## SUITE 30

**Size:** 9,353± SF

**Lease Expiration:** Month-to-Month





ReadySpaces

S 7<sup>th</sup> 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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BOOK  
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SANTA CLARA COUNTY, CALIFORNIA

EAST HUMBERT S. 6TH ST. STREET P.M. 401-M-28

284855 S. FIFTH 21 275.94 (275.68) 40° 30° 317.4

2 170.64 355.78 149.88 275.94 (275.68) 317.4

355.89 191.27 33.05 B.B. S59°20'00"W 209.86 2 317.4

355.96 123.14 92.66 33.05 183.73 54.5 54.5 51.4 Ac

53 355.89 99.53 2.05 Ac Net PCL 1 119.98 8.0 8.0

5.175 Ac PCL A 118.68 54.5 54.5

5.1629 54.5 54.5

S.E. 872-43-(02)340 PCL 9  
S.E. 843-43-(04)330 PCL 4  
S.E. 843-43-(04)330 UNION PACIFIC RAILROAD CO.

17 273.± 1.74 Ac. CALIFORNIA STATE UNIVERSITY 300 155.5

162.11 215 267.78 45.15 18.96 (32.74) 239.25 (238.30) 40° 30° 317.4

140.19 P.M. 310-M-43 8 AVENUE

R.O. STATE OF CALIFORNIA 5.14 Ac

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

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**SAN JOSE**



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