

Rare 2,052± SF Light Industrial/Retail Building Perfect For Owner User

585 W Hedding St, San Jose

DAVID TAXIN
Partner
Lic. #00983163
408.966.5919
dtaxin@moinc.net

REX STANLEY
Associate
Lic. #02223862
408.310.7161
Rex@moinc.net



INVESTMENT OVERVIEW



OFFERING PRICE: \$1,475,000

BUILDING AREA: 2,052± SF

PROPERTY TYPE: Office/Retail

LAND AREA: 0.11± AC

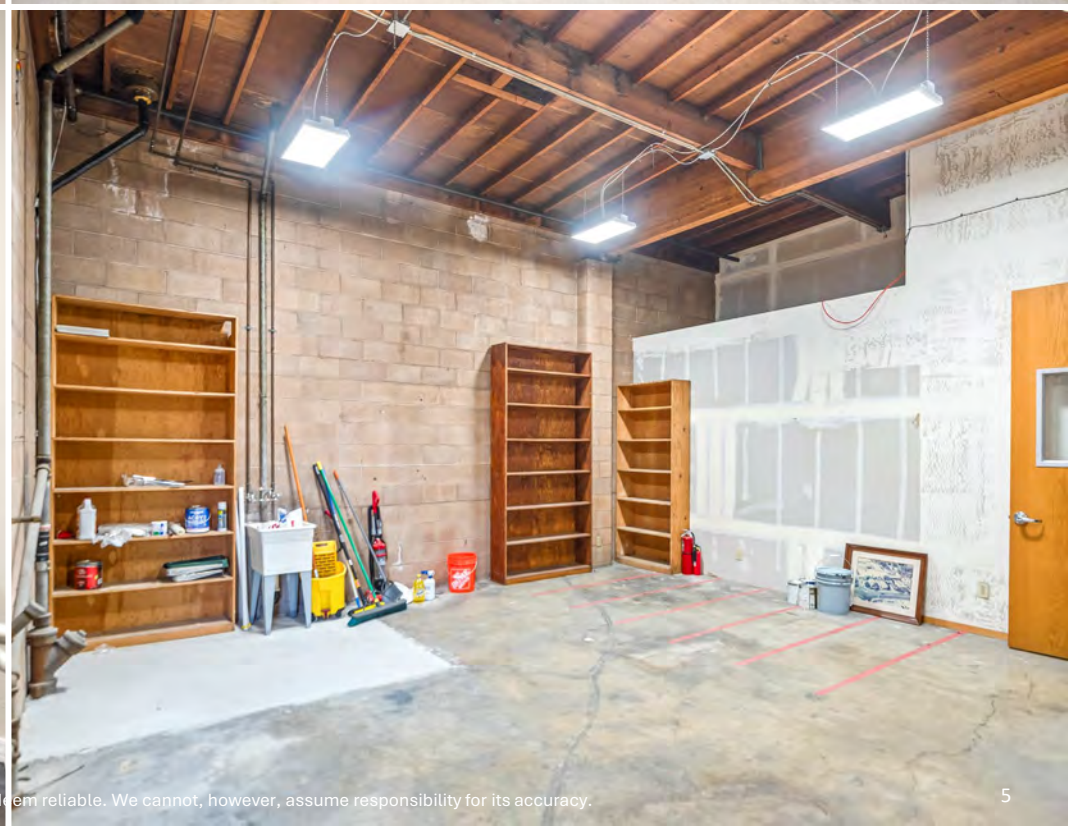
YEAR BUILT: 1963

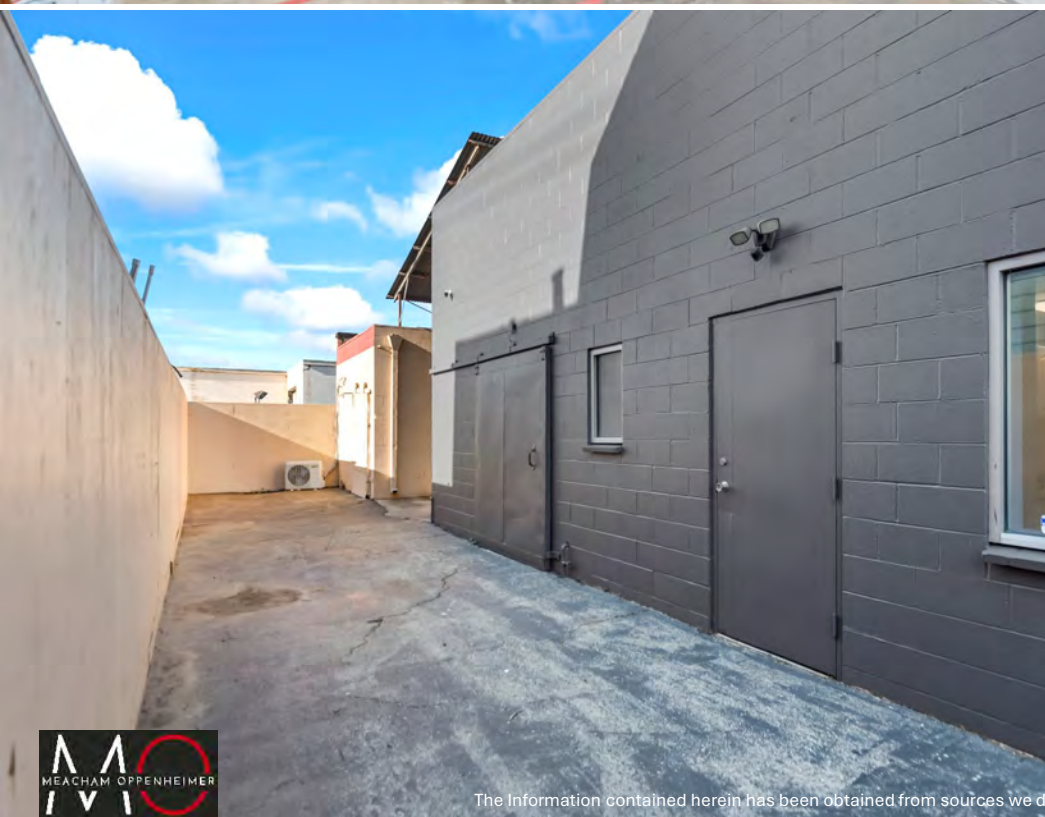
PARCEL NUMBER (APN): 230-40-088

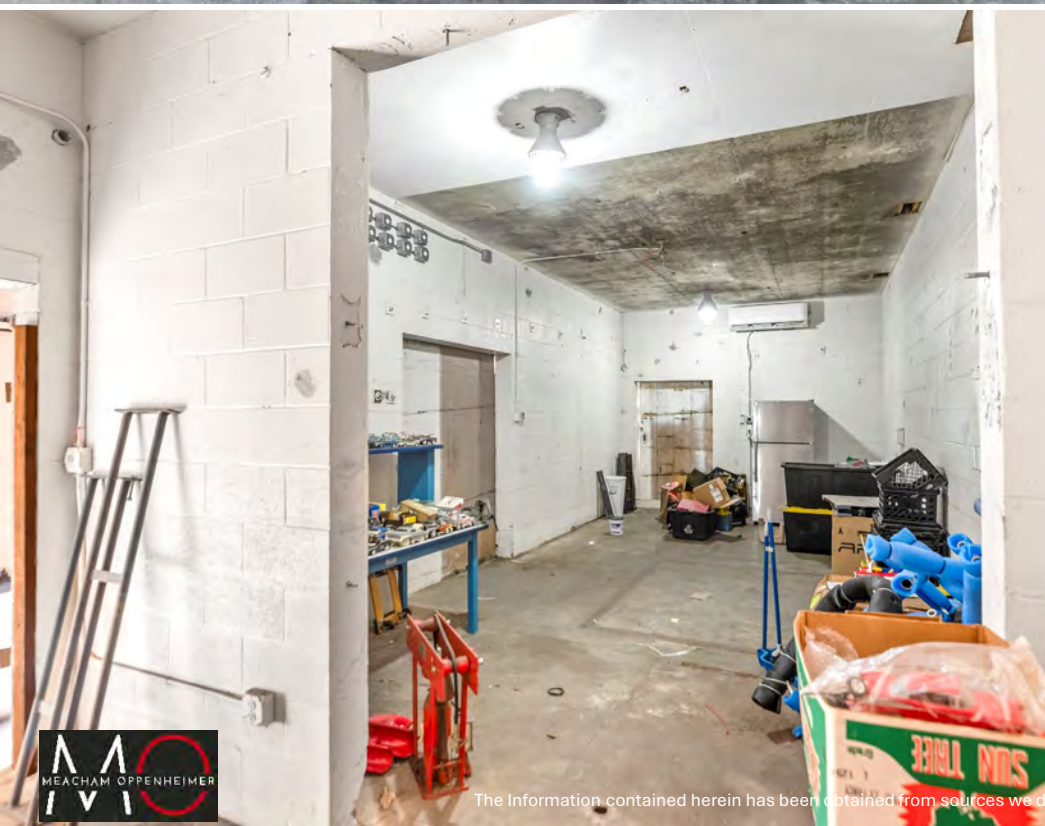
Rare 2,052± SF Light Industrial/Retail Building Perfect for Owner User Investment Opportunity

- Highly Visible, Front-facing Office/Retail Space Ideal For Owner-users Or Businesses
- On-site Parking Offering Convenient Capacity For Multiple Cars
- Central San Jose Location With Quick Access To Downtown
- Close Proximity To **San Jose International Airport (SJC), I-880, US-101 & I-280**
- Prime Location Only **2 Miles From SAP Center**, Home Of Sharks Games & Major Events
- Permitted Uses: Industrial Services, Laboratory/Processing, Light Industrial, Medium Industrial, Warehouse/Distribution Facility, Wholesale Establishment Etc.
- Phase 3 Power
- The Building Has Retail/Office Frontage And Has Warehouse Space Located In The Rear









DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	15,722	222,202	677,881
Households	5,822	83,939	242,680
Average Household Size	2.4	2.5	2.6
Owner Occupied Housing Units	1,953	28,322	96,311
Renter Occupied Housing Units	3,869	55,617	146,369
Median Age	35.2	36.0	36.8
Median Household Income	\$134,736	\$128,372	\$145,657
Average Household Income	\$182,849	\$177,451	\$196,183







Coleman Ave

**585 W
Hedding St**

W Hedding St



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MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408.378.5900
www.moinc.net

