

OFFERING MEMORANDUM

2029 Alum Rock Avenue

San Jose, California 95116

Prime Industrial Mixed-Use Investment Opportunity

ASKING PRICE

\$5,600,000

Executive Summary

Introducing a remarkable investment opportunity in one of San Jose's most dynamic corridors. This vacant, one-story freestanding industrial mixed-use building presents an incredible chance to own a valuable asset with immense potential for various commercial and industrial applications.

Strategically positioned on Alum Rock Avenue, this property offers exceptional visibility, generous square footage, and the flexibility to accommodate a wide range of business uses. With its prime location in the heart of San Jose and MS-C zoning designation, this property represents a lucrative opportunity for investors and owner-users seeking a turnkey space with significant upside potential.

Property Highlights

Exceptional Location

Strategically positioned in a highly sought-after area along Alum Rock Avenue, attracting both foot and vehicular traffic with excellent accessibility.

Versatile Space

The 10,325 sq. ft. interior provides a blank canvas to customize for various business or industrial uses, from manufacturing to retail operations.

Expansive Lot

Generous 15,246 sq. ft. site offers ample parking and expansion possibilities, providing flexibility for future development.

Investment Potential

Prime location and substantial space create a lucrative opportunity for multiple commercial ventures with strong rental income potential.

High Visibility

Excellent exposure and signage opportunities ensure maximum visibility for your business along this busy commercial corridor.

Immediate Availability

Currently vacant and ready for immediate occupancy, allowing for quick deployment of your business operations.

Property Details

<div>BUILDING SIZE</div> <div>16,298 SF</div>	<div>LOT SIZE</div> <div>21,996 SF</div>	<div>YEAR BUILT</div> <div>1956</div>
<div>ZONING</div> <div>MS-C</div>	<div>PROPERTY TYPE</div> <div>Industrial Mixed-Use</div>	<div>CURRENT STATUS</div> <div>Vacant</div>
<div>Parcel Number</div> <div>481-07-021</div>	<div>Parcel Number</div> <div>481-07-022</div>	

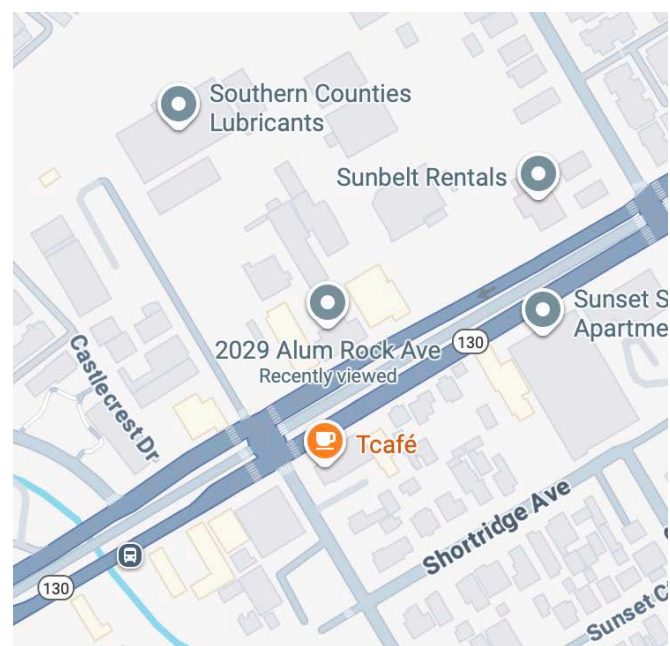
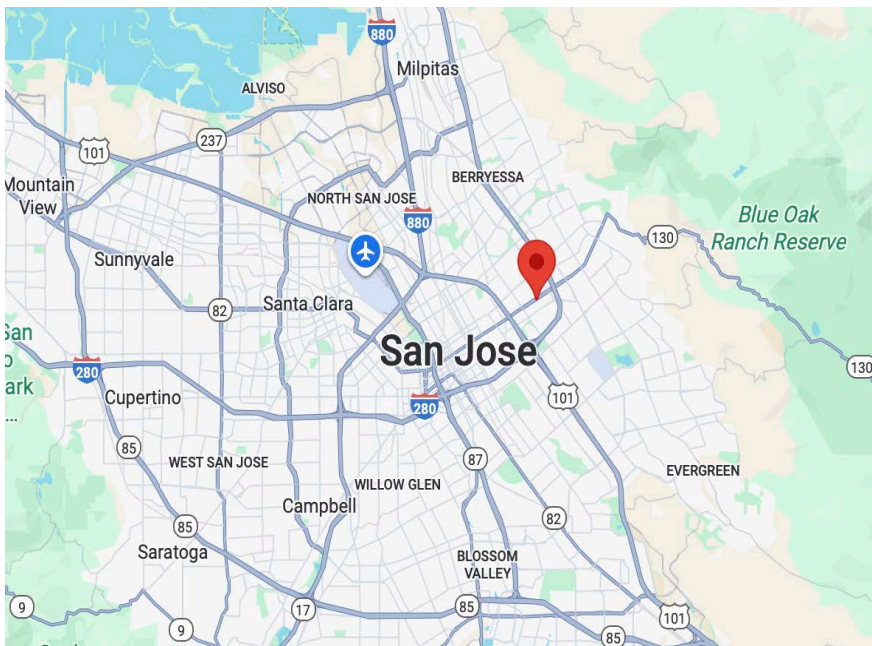
Key Features & Amenities

- ✓ One-story freestanding building
- ✓ MS-C Zoning for flexible use
- ✓ High traffic area with excellent visibility
- ✓ Ample on-site parking potential
- ✓ Corner or prominent lot position
- ✓ Close proximity to major thoroughfares
- ✓ Access to public transportation
- ✓ Established commercial corridor
- ✓ Expansion potential on-site
- ✓ Diverse surrounding demographics
- ✓ Strong employment base nearby
- ✓ Immediate possession available

Location Overview

2029 Alum Rock Avenue is situated in a thriving commercial corridor in East San Jose, one of the Bay Area's most dynamic and rapidly growing markets. The property benefits from:

- Proximity to major employment centers throughout Silicon Valley
- Easy access to US-101, I-680, and I-280 freeways
- Strong demographics with diverse, growing population
- Surrounded by established retail, industrial, and service businesses
- High daily traffic counts on Alum Rock Avenue
- Convenient access to San Jose International Airport



Investment Opportunity

This property represents an exceptional value-add opportunity for investors and owner-users alike. The MS-C zoning allows for a wide variety of uses including:

Industrial Uses

Manufacturing, warehousing, distribution, light assembly

Commercial Uses

Retail, showroom, service businesses, auto-related

Mixed-Use Potential

Combination of office, retail, and industrial space

With strong fundamentals, excellent location, and flexible zoning, this property offers investors the opportunity to create significant value through repositioning, tenant improvements, or development.

Financial Summary

ASKING PRICE

\$5,600,000

PRICE PER SF (Building)

\$343

PRICE PER SF (Land)

\$254

For More Information

Please contact the listing agent for additional details, property tours, and financial information.



Black Knight

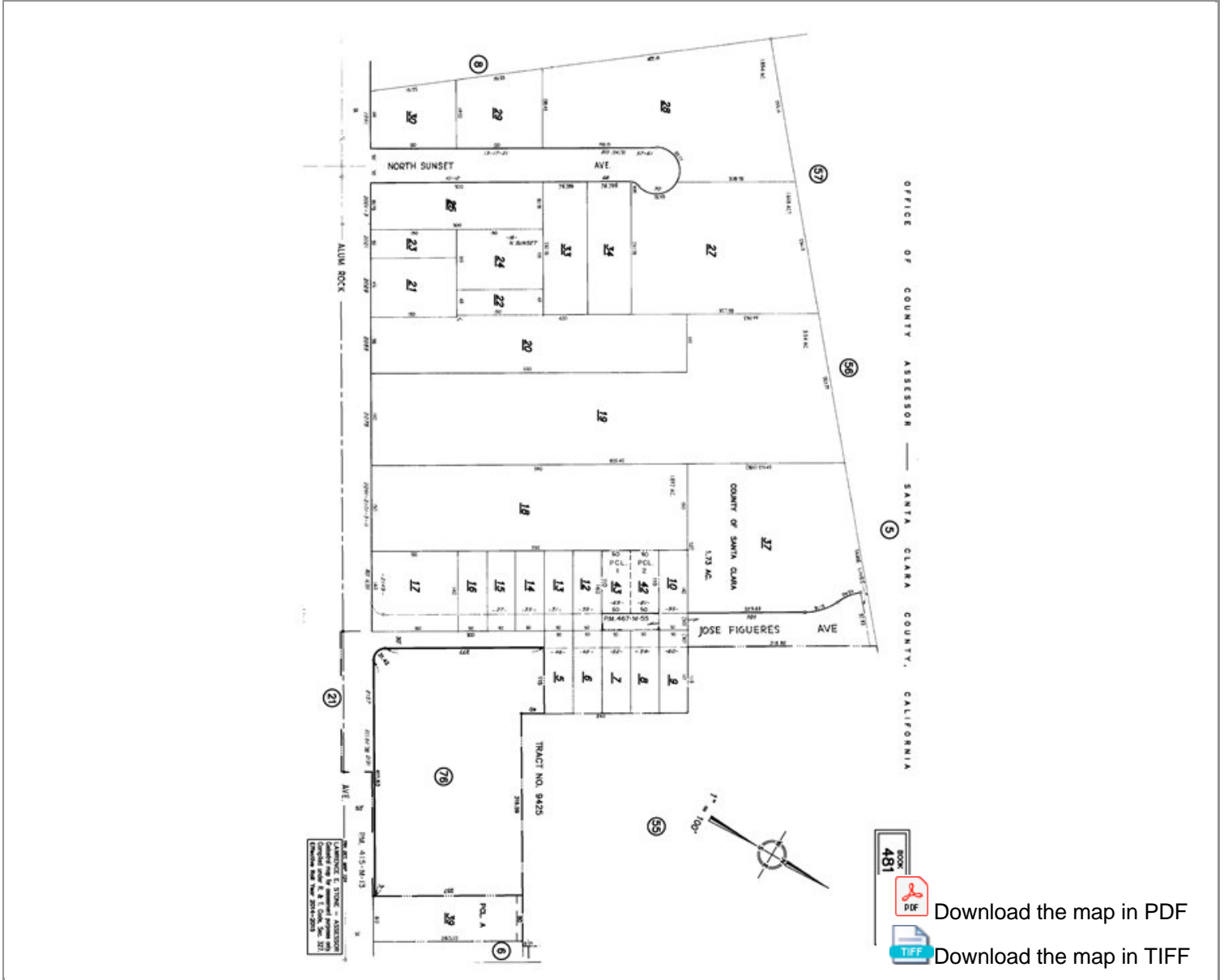
Assessor Map Report

Subject Property Location

Order ID: R117214589

Property Address 2029 ALUM ROCK AVE
City, State & Zip SAN JOSE, CA 95116-2058
County SANTA CLARA COUNTY

Parcel Number 481-07-021



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