

2 Adjacent Properties For Sale Individually or as a Portfolio

2701 Alum Rock Ave: 8 Unit Apartment Bldg. with 2 Retail Units

2731 Alum Rock Ave: 2 Retail Units

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2701 & 2731 Alum Rock Ave, San Jose



2701 Alum Rock

2731 Alum Rock

PROPERTY OVERVIEW



ADDRESS: 2701 Alum Rock Ave, San Jose

PRICE: \$2,900,000 (7.00% CAP)

PROPERTY TYPE: 8 Unit Apartment Building + 2 Retail Units

BUILDING SIZE: 4,706 SF

LAND SIZE: 12,561 SF

PARCEL NUMBER: 484-19-112 and 484-19-029



ADDRESS: 2731 Alum Rock Ave, San Jose

PRICE: \$1,950,000 (7.00% CAP)

PROPERTY TYPE: Retail – Leased Investment

BUILDING SIZE: 2,647 SF

LAND SIZE: 8,550 SF

PARCEL NUMBER: 484-19-001

OF TENANTS: 2

2 Adjacent Properties For Sale Individually or as a Portfolio

2701 Alum Rock Ave: 8 Unit Apartment Bldg. with 2 Retail Units

2731 Alum Rock Ave: 2 Retail Units

- 2701 Alum Rock is an 8-unit apartment building with 2 retail storefront units for sale. The property has 8 apartments and 4 retail/office units. All 8 apartment units are 1 bed/1 bath and are all 450 square feet. The property is 100% leased.
- 2731 Alum Rock is a 2-unit retail building which includes a smoke shop and a mini mart.
- The property is located on the corner of Alum Rock Avenue and N Capitol Avenue, with easy access to highway 680.
- Strong demographics with household incomes in excess of \$103,000 in a 1-mile radius.





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



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Alum Rock Ave

2731 Alum Rock

2701 Alum Rock

N Capitol Ave







2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	35,917	471,597	1,246,644
Households	9,518	138,874	412,770
Average Household Size	3.5	3.2	2.9
Owner Occupied Housing Units	3,869	67,515	201,803
Renter Occupied Housing Units	5,118	65,520	194,872
Median Age	37.8	38.1	38.5
Median Household Income	\$82,257	\$114,953	\$133,311
Average Household Income	\$107,537	\$144,599	\$161,290

2701 & 2731 ALUM ROCK AVE

SAN JOSE, CA

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