

# Rare 1,375± SF Retail/Industrial Owner User Opportunity

Large 10,125± SF Lot | 2 Large Garage Doors | Large Monument Sign

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403 Meridian Ave, San Jose





## PROPERTY OVERVIEW



**OFFERING PRICE:** \$1,175,000

**BUILDING AREA:** 1,375± SF

**PROPERTY TYPE:** Retail

**LAND AREA:** 10,125± SF

**YEAR BUILT:** 1958

**PARCEL NUMBER (APN):** 277-21-030

**ZONING:** CP – Commercial Pedestrian

**GENERAL PLAN:** NCC – Neighborhood/Community Commercial (Race St Light Rail Urban Village)



# RARE 1,375± SF RETAIL/INDUSTRIAL OWNER USER OPPORTUNITY

Large 10,125± SF Lot | 2 Large Garage Door | Large Monument Sign

- 1,375± SF Retail/Industrial Building For Sale on a Large 10,1250± SF Lot.
- **Owner User Opportunity:** Corral's Auto Detail has been in Business Here for over 30+ Years and is Currently on a Month-to-Month Lease.
- The Property Has Been Used as an Auto Repair/Detail Shop for 30+ Years.
- 2 Large Garage Door.
- Large Monument Sign.
- Great Freeway Access to Hwy 87 & Hwy 880.
- Located on Meridian Ave, Near the Corner of W San Carlos St & Meridian Ave.
- Surrounded by National Retailers Such as Safeway, McDonalds, Walgreens, American Tire Depot, Smart & Final.
- **Zoning:** CP – Commercial Pedestrian Zoning Designation.
- **General Plan:** NCC – Neighborhood/Community Commercial General Plan Designation.
- **Urban Village:** Race Street Light Rail (West Sunol) Urban Village Designation.











# Corral's Auto Detail



NO  
PARKING  
ANY  
TIME



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





KING  
NY  
ME













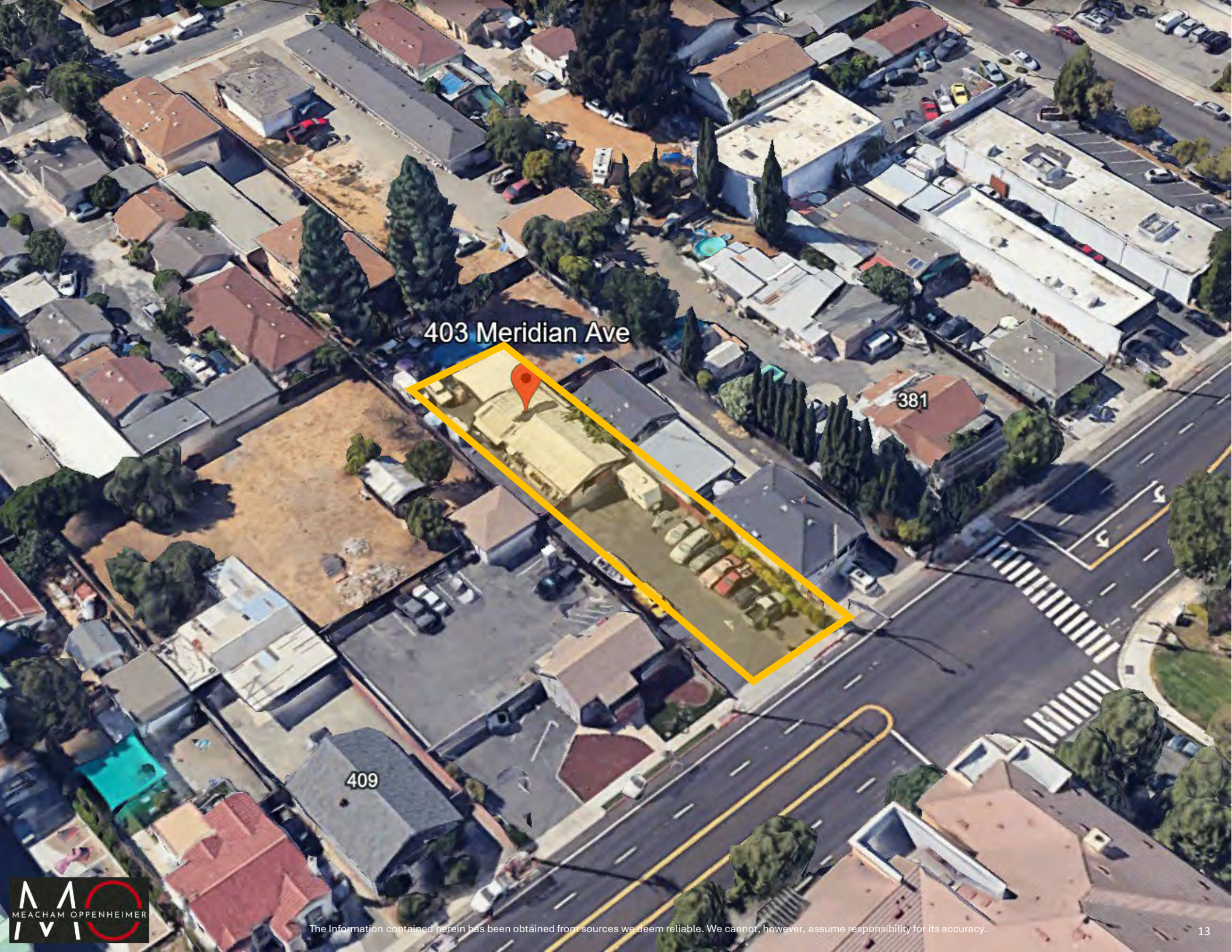










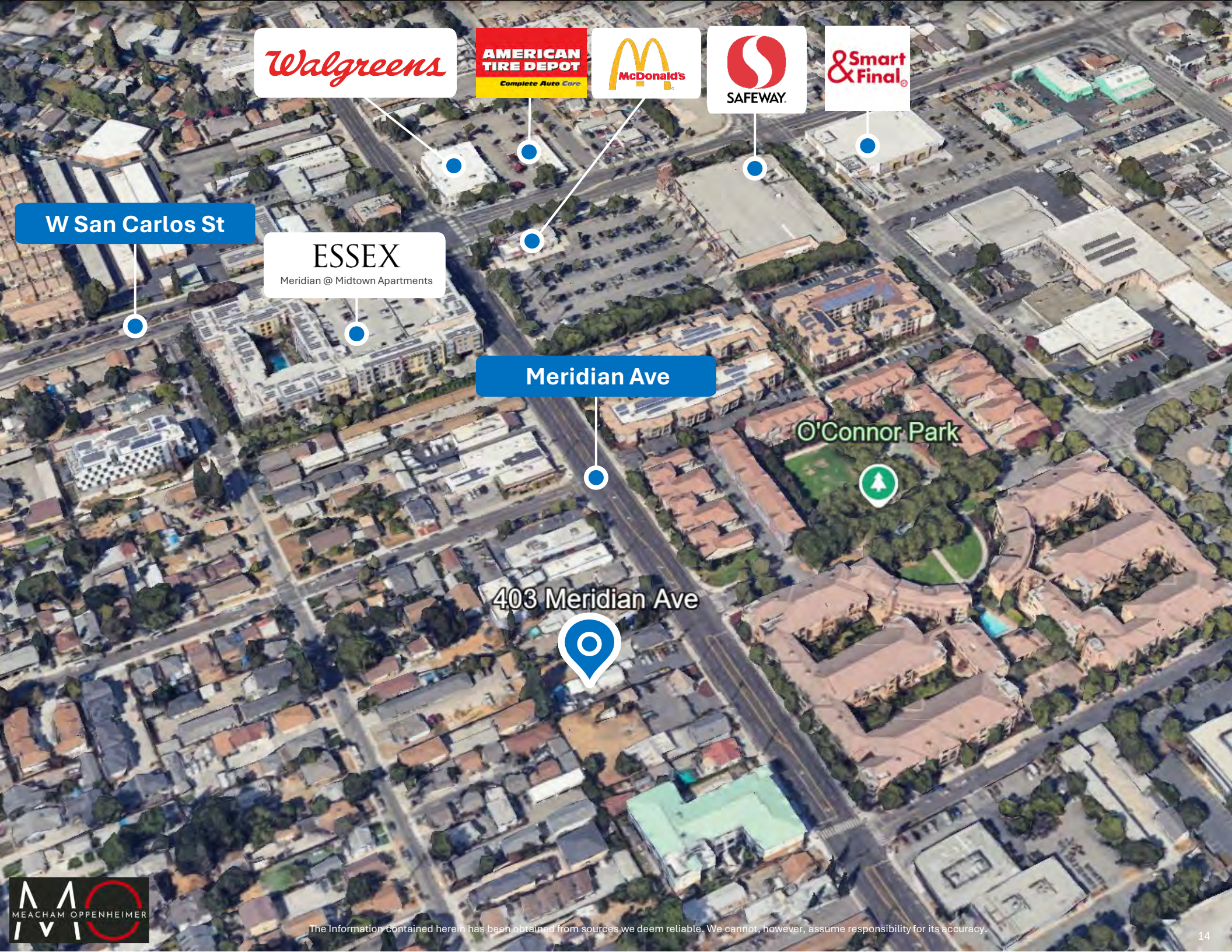


403 Meridian Ave

381

409





Walgreens

AMERICAN  
TIRE DEPOT  
Complete Auto Care

McDonald's

SAFeway.

Smart  
& Final®

W San Carlos St

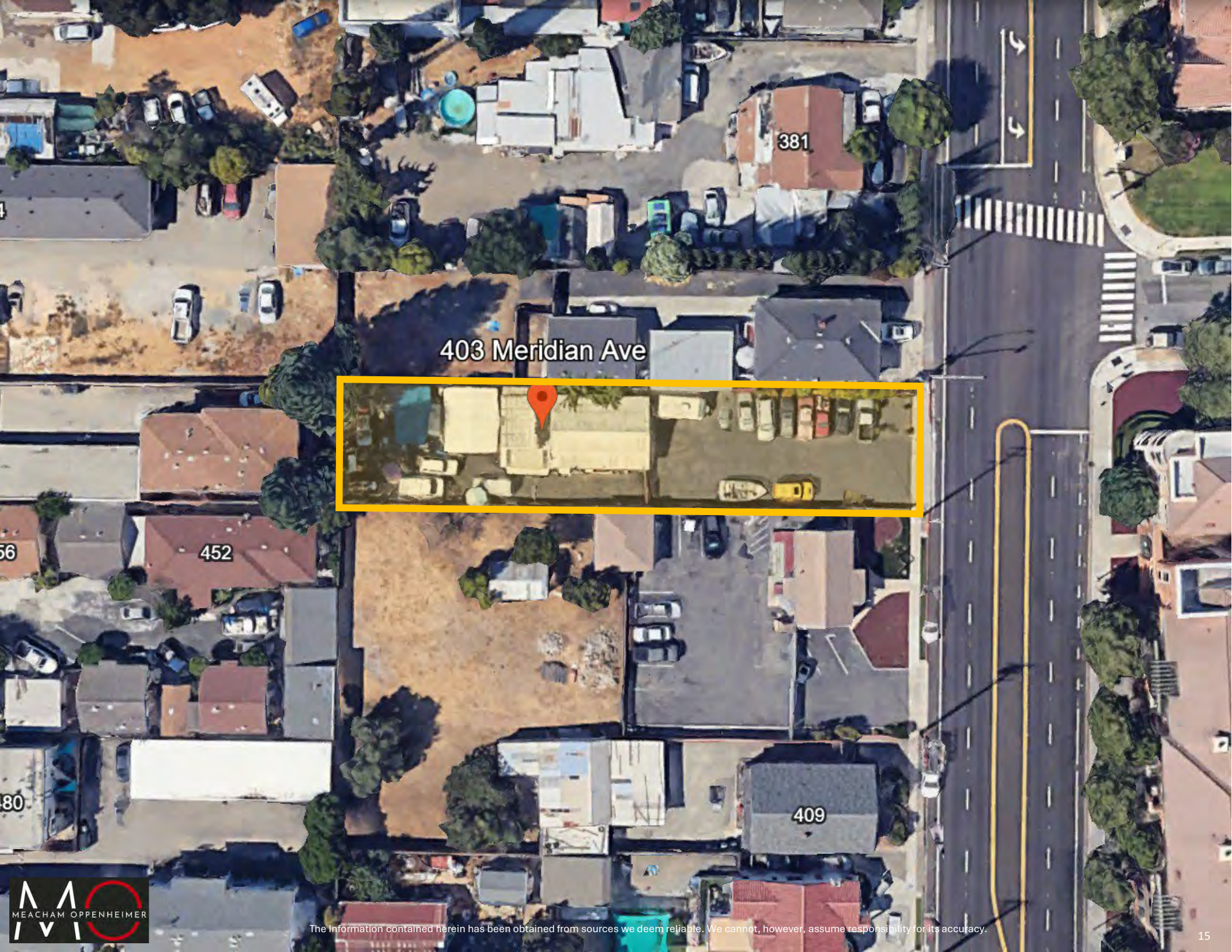
ESSEX  
Meridian @ Midtown Apartments

Meridian Ave

O'Connor Park

403 Meridian Ave

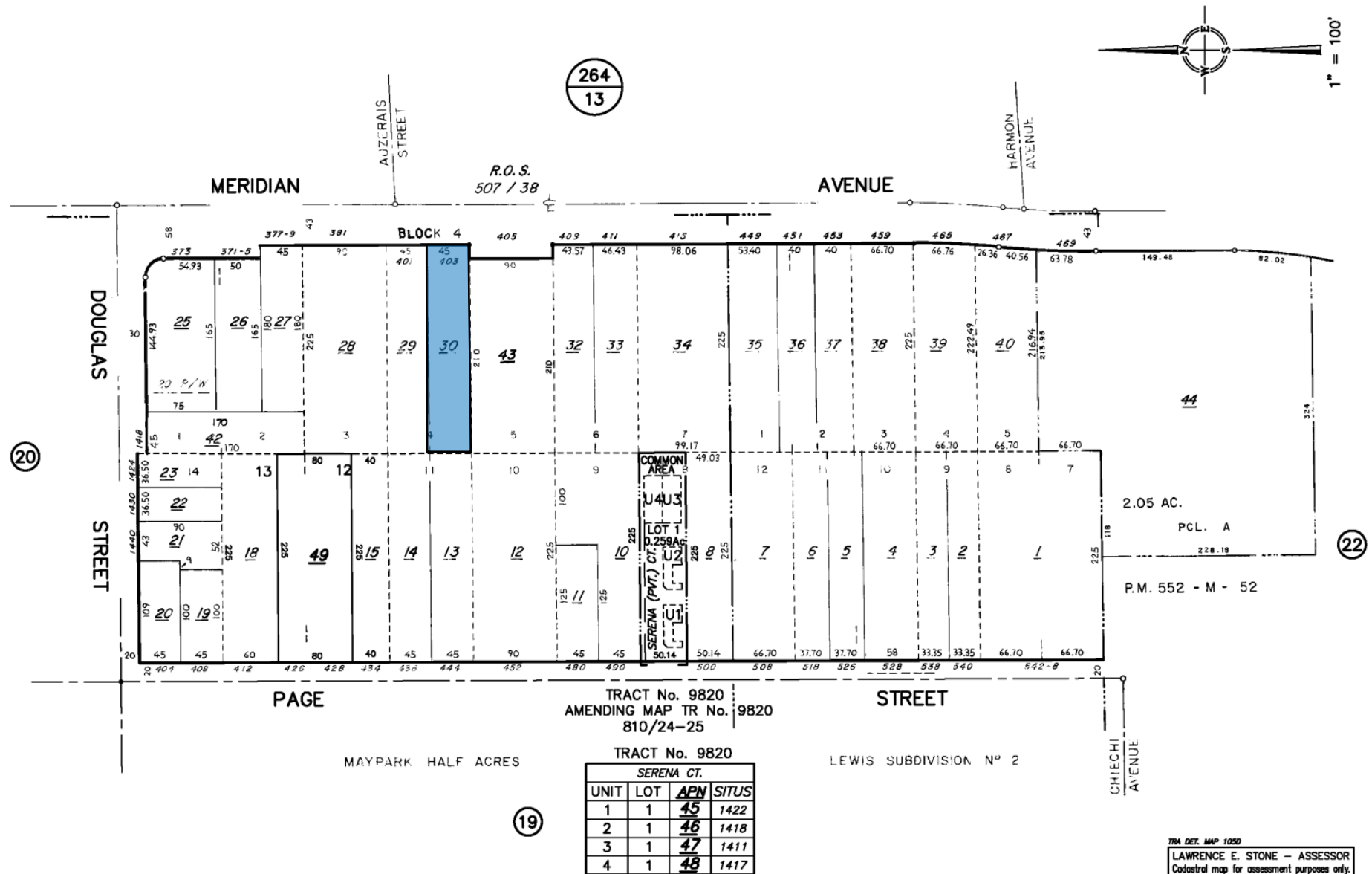




403 Meridian Ave



# PARCEL MAP



TRA DET. MAP 1050  
LAWRENCE E. STONE - ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2014-2015



2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	36,054	633,475	1,540,600
Households	14,362	219,692	519,236
Average Household Size	2.4	2.7	2.8
Owner Occupied Housing Units	4,192	94,973	260,786
Renter Occupied Housing Units	9,689	116,242	238,177
Median Age	37.2	38.3	39
Median Household Income	\$117,341	\$120,372	\$144,131
Average Household Income	\$150,035	\$151,581	\$170,310



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SAN JOSE

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