



1680-1688 Pomona Ave

San Jose, California

Easy Access Prime Industrial Property For Sale in Willow Glen

5 Units | \$2,400,000

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Stella Jimenez 415.404.1814
Gary Nobile 408.857.0043

INVESTMENT DESCRIPTION

1680-1688 Pomona Ave

Corcoran Icon Properties Commercial is pleased to exclusively represent the sale of 1680-1688 Pomona Avenue in San Jose, CA. It features durable concrete and wood panel construction, and a built-up composition roof installed in 2017, providing a mix of partially finished and open industrial spaces. The site includes five individual units, each with dedicated restroom facilities. The office space at 1688 Pomona Avenue includes wall-mounted air conditioning for added comfort.

The interior layout comprises painted gypsum board partition walls, concrete flooring in shop areas, and vinyl flooring in the restrooms. Most units are designed to accommodate equipment or parts storage with convenient 10- to 12-foot metal roll-up doors. Parking includes 23 uncovered spaces on-site, with additional street parking available at the front.



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INVESTMENT DESCRIPTION

1680-1688 Pomona Ave

This property's combination of versatile industrial spaces, recent renovations, and ideal location makes it an outstanding opportunity for investors or industrial users seeking efficient operations in the heart of San Jose.

- Main electrical panel: 600 amps, three-phase, 120/240 volts.
- 5 meters labeled 1680, 1682, 1684, 1686, 1688.
- Circuit breaker panels in each tenant space.
- 200-amp breakers for 1686 and 1688; 150-amp breakers for 1680, 1682, and 1684.

Lease expires in February 2025. Seller and Tenant are in current negotiations with a prospective business buyer considering a long-term lease.



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SITE INFORMATION

List Price	\$2,400,000
Zoning	HI/M4 (Industrial)
Price/Sq Ft	\$297.32
Year Built	1987
# Buildings	3
# Units	5
Occupancy	100%
Building Sq Ft	+/- 8,072 square feet
Lot Sq Ft	+/- 18,612 square feet or +/- 0.427 acres
APN #	456-02-026
Parking	23 spaces
Roll- Up Doors	Total of 4 - Back of 1680 & Front of 1682, 1684 & 1686



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ADDITIONAL PHOTOS



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NEIGHBORHOOD INFO



San Jose

Situated in the vibrant industrial hub of San Jose, this property offers excellent connectivity:

Proximity to Highways: Located just minutes from major highways, including U.S. Route 101, Interstate 880, and State Route 87, providing seamless access to nearby Silicon Valley and surrounding regions.

Public Transportation: The property is near several public transportation options, including nearby Caltrain and VTA light rail stations, which provide convenient transportation for employees and clients commuting from across the Bay Area.

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LEASE SUMMARY

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$103,452.00	\$8,621.00	\$12.82
Dec - 24	\$108,520.56	\$9,043.38	\$13.44
Jan - 25	\$113,589.12	\$9,465.76	\$14.07
Feb - 25	\$118,657.68	\$9,888.14	\$14.70

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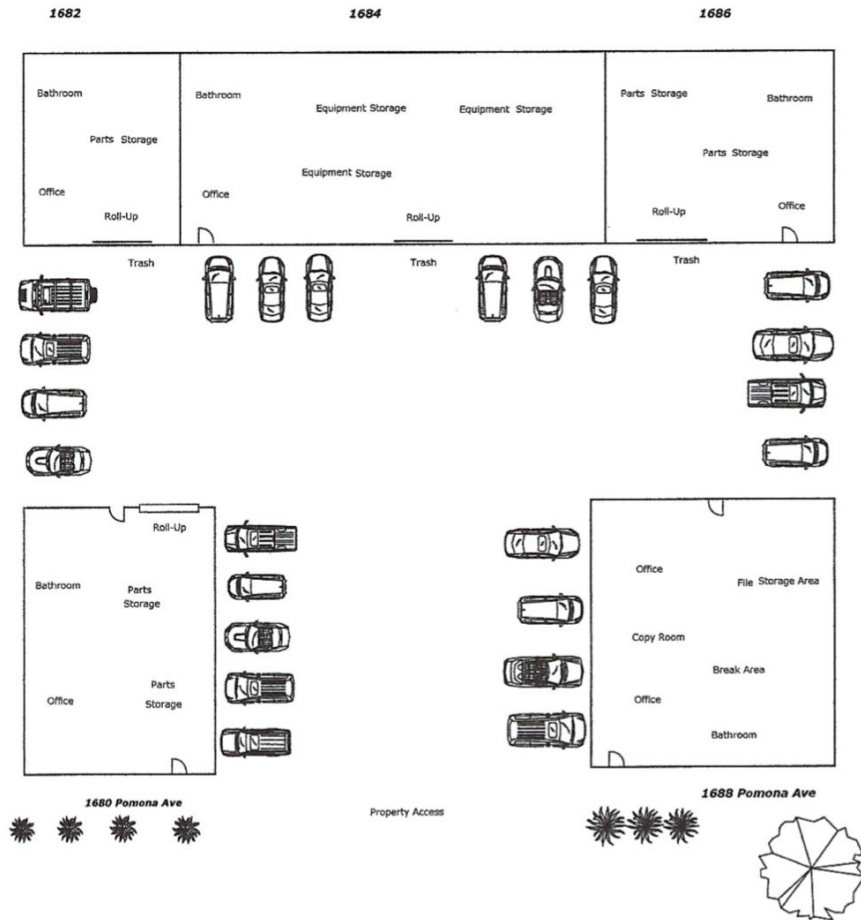
Site Plan

For 1680-1688 Pomona Ave. San Jose

Building Area

- Building #1: 1932 Sq ft (42 × 46 = 1932)
- Building #2: 4620 Sq ft (33 × 140 = 4620)
- Building #3: 1518 Sq ft (33 × 46 = 1518)

Total Building Area (Rounded): 8070 Sq ft



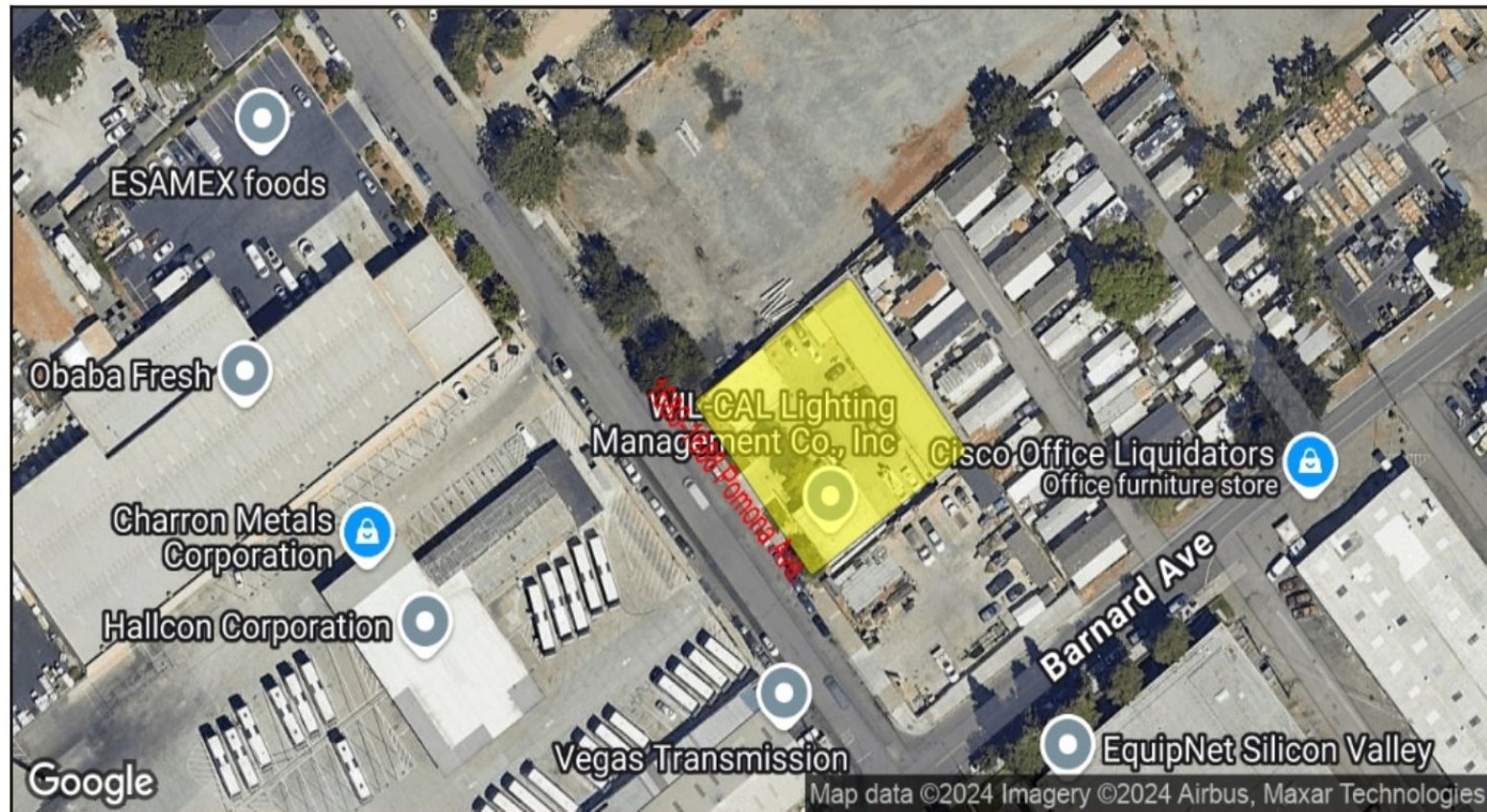
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Aerial Location Map

For 1680-1688 Pomona Ave. San Jose



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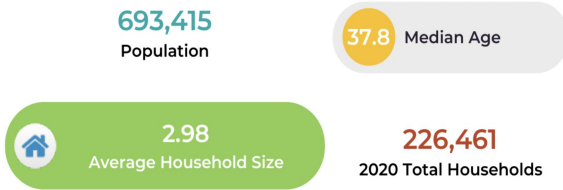
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Demographics

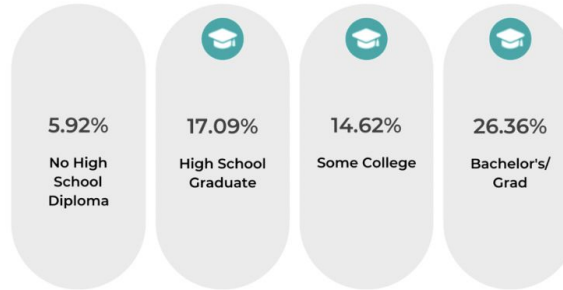
For 1680-1688 Pomona Ave. San Jose

Key Facts: 5 Mile Radius

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME

Households by Income

The largest group : \$200,000+ (29.53%) ■
The smallest group : \$25,000 - \$34,999 (3.82%) ■

Indicator	Value(%)	
< \$15,000	6.25	■
\$15,000 - \$24,999	4.51	■
\$25,000 - \$34,999	3.82	■
\$35,000 - \$49,999	5.54	■
\$50,000 - \$74,999	10.36	■
\$75,000 - \$99,999	10.03	■
\$100,000 - \$149,999	17.25	■
\$150,000 - \$199,999	12.71	■
\$200,000+	29.53	■

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Demographics

For 1680-1688 Pomona Ave. San Jose

Community Profile: 5 Mile Radius

Community Profile		693,415 Population Total	-0.31% Population Growth	2.98 Average HH Size	37.8 Median Age
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86.9
Diversity Index

\$122,848
Median HH Income

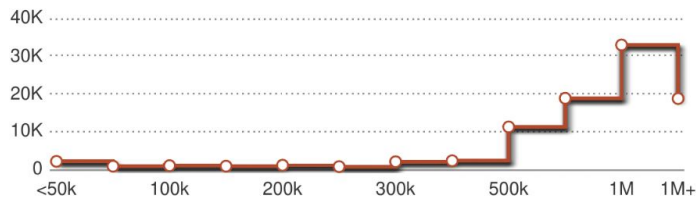
\$1,219,043
Median Home Value

19.48%
Under 18

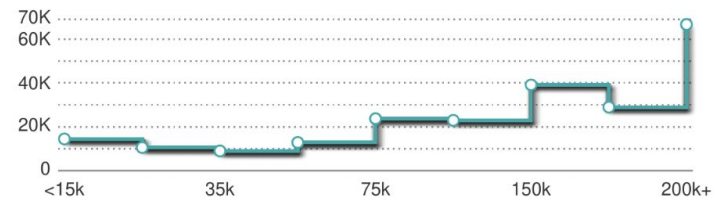
66.53%
Ages 18 to 65

13.99%
Aged 66+

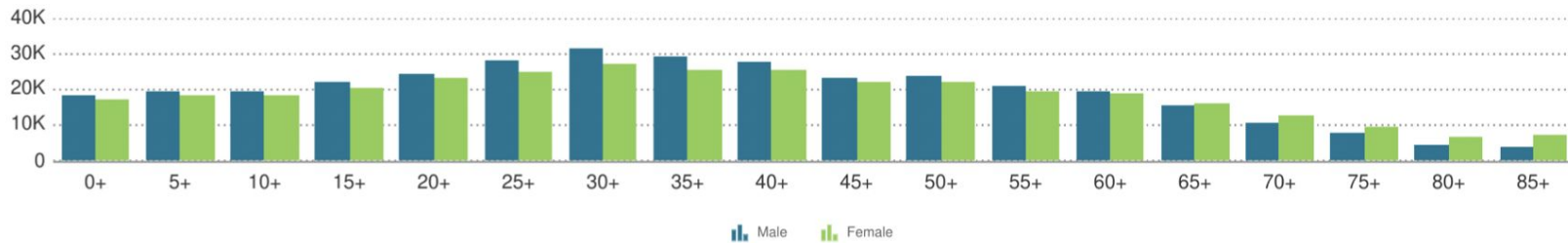
HOME VALUE



HOUSEHOLD INCOME



AGE PROFILE: 5 YEAR INCREMENTS



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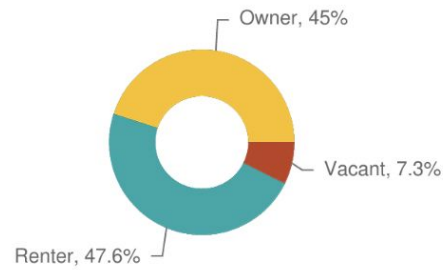
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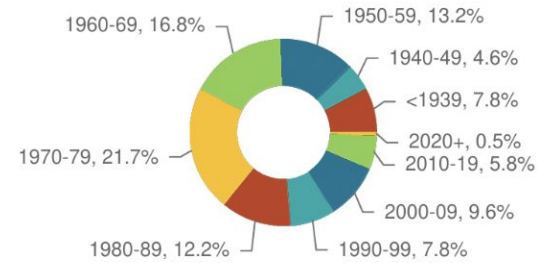
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Community Profile: 5 Mile Radius

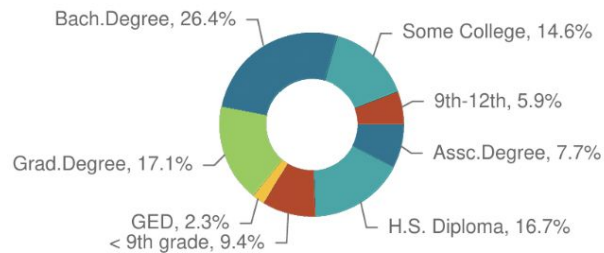
HOME OWNERSHIP



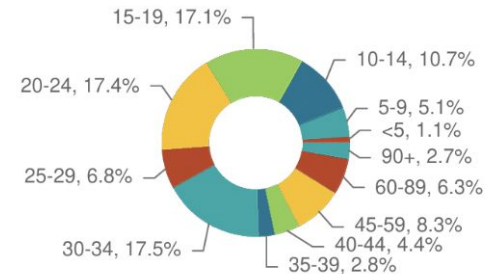
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



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Demographics

For 1680-1688 Pomona Ave. San Jose

Population Trends: 5 Mile Radius

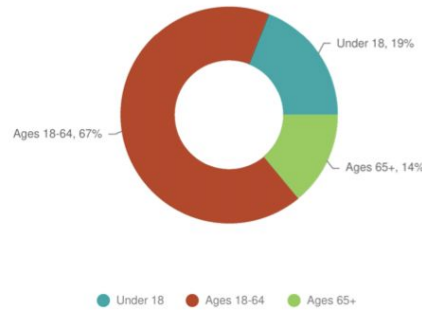
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

693,415 Population	227,324 Households	37.8 Median Age
2.98 Avg Size Household	\$122,848 Median Household Income	\$1,219,043 Median Home Value
137 Wealth Index	41 Housing Affordability	86.9 Diversity Index

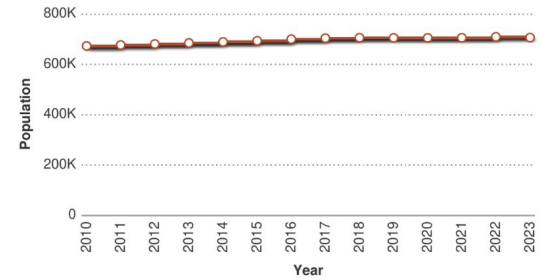
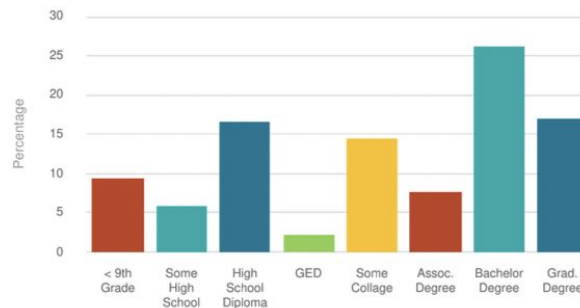
POPULATION BY GENERATION

3.79% Greatest Gen: Born 1945/Earlier	15.79% Baby Boomer: Born 1946 to 1964	20.69% Generation X: Born 1965 to 1980
28.94% Millennial: Born 1981 to 1998	22.28% Generation Z: Born 1999 to 2016	8.51% Alpha: Born 2017 to Present

POPULATION BY AGE



POPULATION BY EDUCATION



DAYTIME POPULATION

652,375 2024 Total Daytime Population	323,353 2024 Daytime Pop: Residents
329,022 2024 Daytime Pop: Workers	8,308 2024 Daytime Pop Density

HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate -0.31%	2024-2029 Forecasted Growth Rate 0.21%	Household Population 686,934
		Population Density 8,949

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ABOUT OUR COMMERCIAL & INVESTMENT GROUP

Corcoran Icon Properties is a 100 percent locally-owned and 100 percent locally-managed real estate brokerage in Northern California. Comprised of eight firms that joined together in partnership, Corcoran Icon Properties is an independently-owned and operated affiliate of Corcoran Group, LLC. With 26 office locations across 10 counties, its 800+ professional licensed associates are well-positioned to serve loyal clientele throughout the San Francisco Bay Area, Silicon Valley, East Bay, Wine Country, Sierra Foothills and Humboldt County.

Our commercial and investment group is comprised of experienced, long-standing professionals in the investment and commercial real estate space.

Our Commercial & Investment Services Include:

- Multi-Unit Investments
- Office
- Industrial
- Retail Sales & Leasing
- Land Sales & Development
- Vineyards & Wineries
- Valuations
- Mixed-Use Development
- Business Opportunities
- Consulting Services

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