

1190 & 1250 NORMAN AVE
SANTA CLARA

**±30,240 SF MULTI-TENANT INDUSTRIAL NNN LEASED
INVESTMENT OPPORTUNITY**

6.53% CAP RATE - 27 UNITS – 95% LEASED | ±1.53 AC LOT



PROPERTY OVERVIEW

1190 NORMAN AVE



1250 NORMAN AVE



PRICE: \$11,900,000 (\$393 SF)

BUILDING SIZE: ±30,240 SF

CAP RATE: 6.53%

LOT SIZE: ±1.53 AC

OF UNITS: 27

CLEAR HEIGHT: 13'

OCCUPANCY: 95% (2 Vacant ±720 SF Units – Seller to Guarantee Rent for 6 Months @ \$2.50 SF NNN)

YEAR BUILT: 1969

PARKING: 63 Stalls

ZONING & GENERAL PLAN: Low Intensity Office/R&D

±30,240 SF MULTI-TENANT INDUSTRIAL

NNN LEASED INVESTMENT OPPORTUNITY

- ±30,240 SF **Multi-Tenant Industrial** Building on a ±1.53 Acre Lot.
- **27 Units** Ranging from ±720 SF – ±2,880 SF with their Own Roll Up Doors.
- **95% Leased (25 of 27 Units Are Leased)** - 2 Vacant ±720 SF Units Which Seller will Guarantee the Rent for 6 Months @ \$2.50 SF NNN.
- **63 Parking Stalls.**
- **Located on Norman Avenue**, Minutes from Montague Expressway, Lafayette Street, San Tomas Expressway, & Highway 101.

RECESSION PROOF AUTOMOTIVE USES

- **Rare Very Desirable Units** Which are Very Easy to Release due to the Lack of Small Industrial Units on the Market for Lease, Under 3% Vacancy Rate in the Last 10 Years for Auto Repair.
- **Mix of Automotive & Industrial Tenants** Such as Auto Repair, Sign Company, Auto Detailing Companies, Car Wraps, and Warehouse Storage.
- **Scarce Amount of Industrial/Auto Repair** Product in Santa Clara County For Lease.





EXTERIOR
PHOTOS





EXTERIOR
PHOTOS





EXTERIOR
PHOTOS



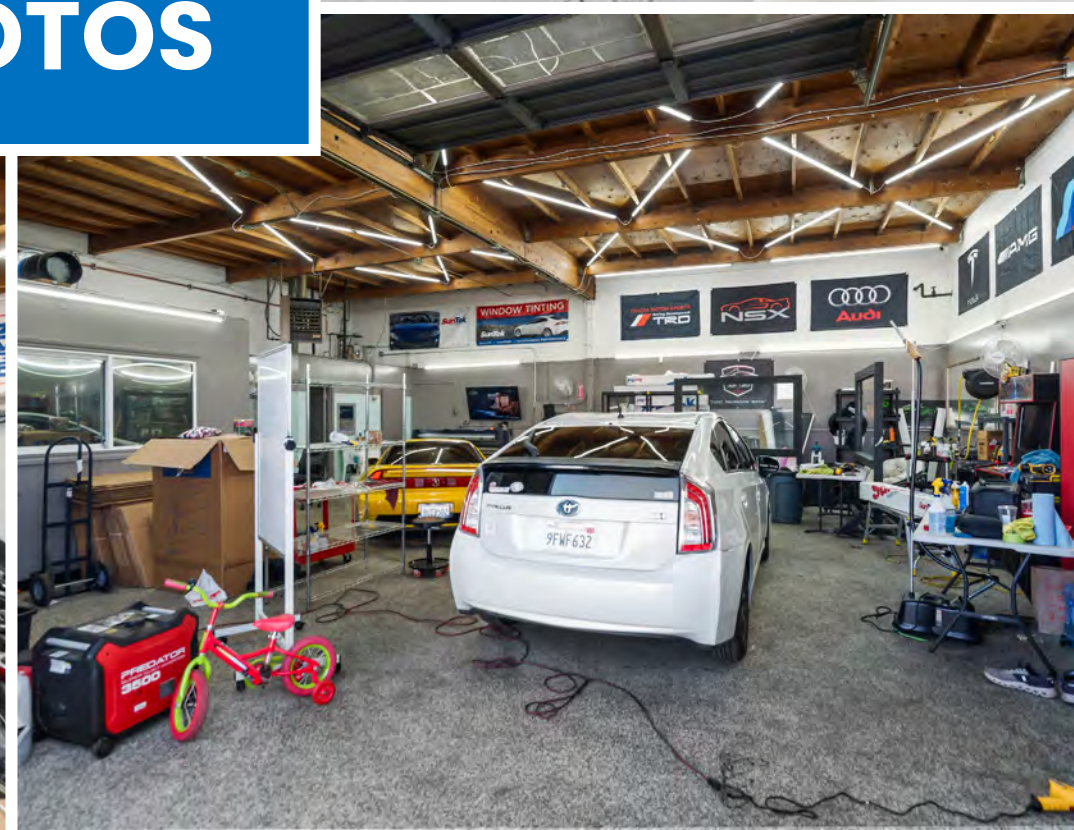
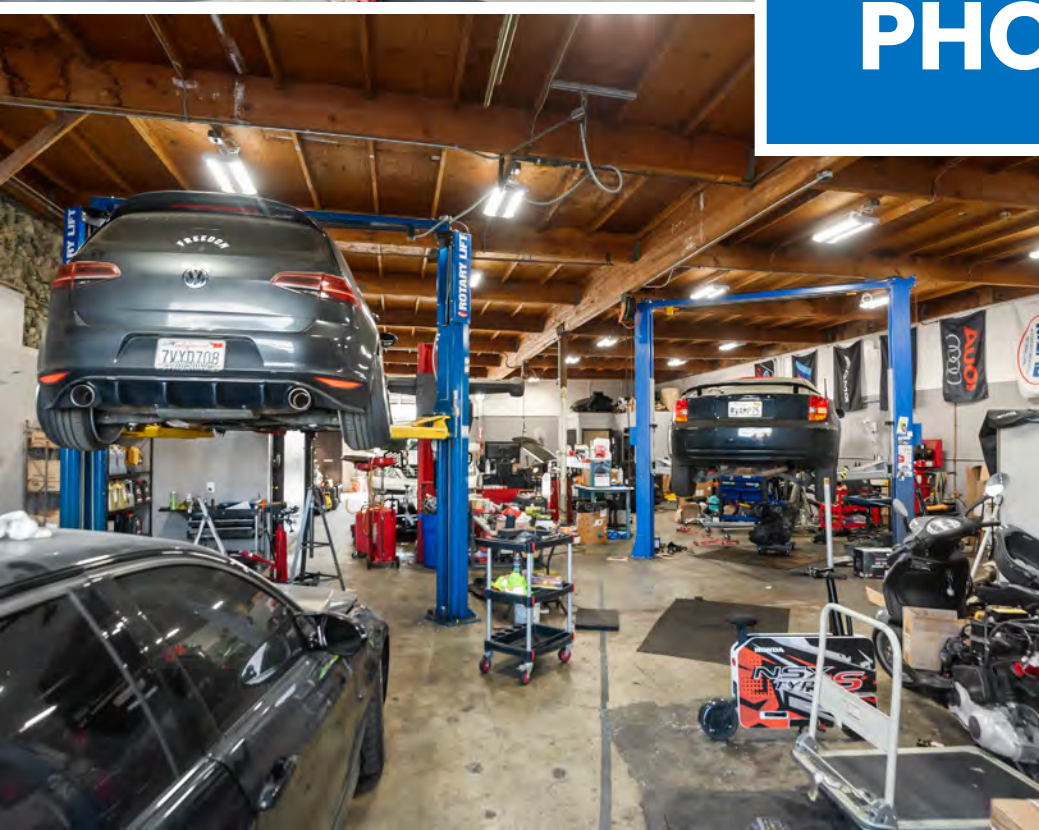


EXTERIOR
PHOTOS





INTERIOR
PHOTOS



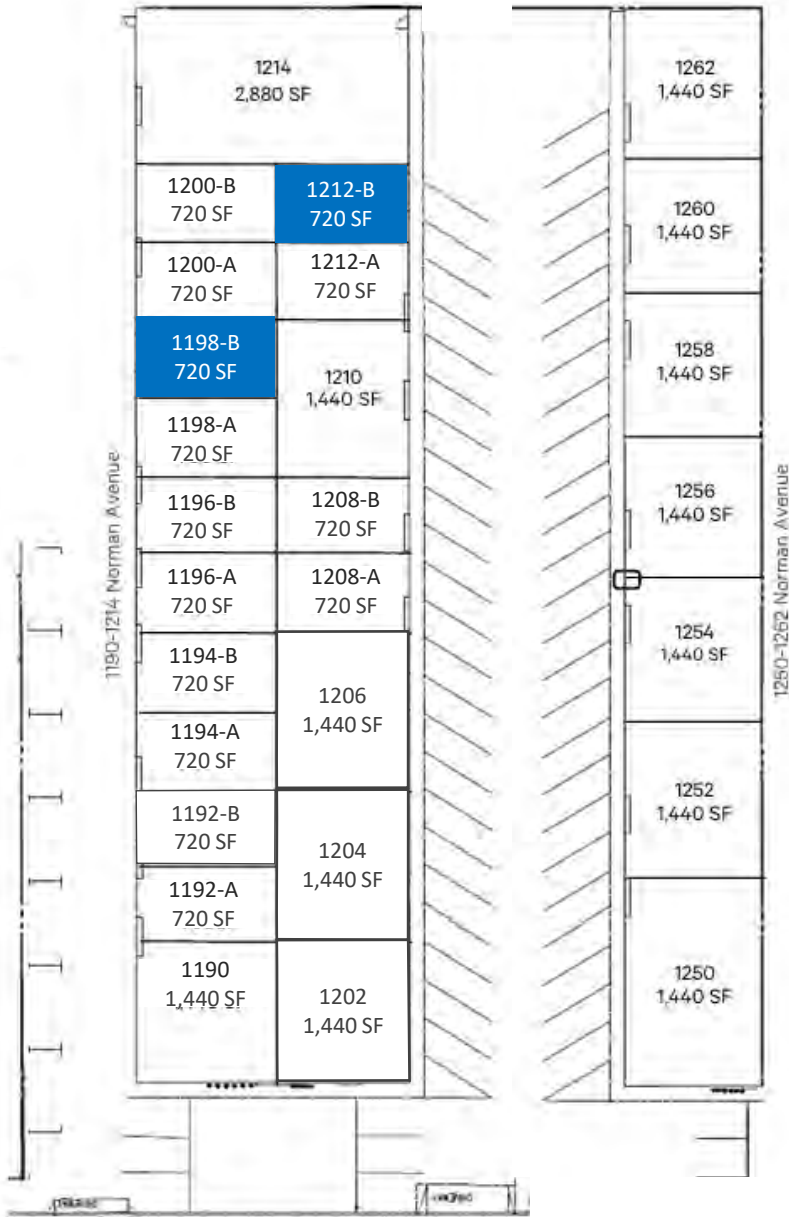


INTERIOR
PHOTOS



SITE PLAN & VACANT UNITS

- **2 VACANT UNITS (±720 SF & ±720 SF)** – SELLER TO GUARANTEE RENT FOR 6 MONTHS @ \$2.50 SF NNN
- **NEWLY RENOVATED UNITS** – EXTREMELY DESIRABLE & EASY TO RE-LEASE.



UNITS IN BLUE ARE VACANT



Lafayette St

Bassett St

Norman Ave





Norman Ave

Bassett St

AERIAL PHOTO



2025 SUMMARY

1-MILE

5-MILE

10-MILE

Population

14,724

455,987

1,453,420

Households

5,092

169,365

498,869

Average Household Size

2.7

2.6

2.8

Owner Occupied Housing Units

1,881

64,939

238,186

Renter Occupied Housing Units

3,056

98,957

242,573

Median Age

36.2

36.7

38.7

Median Household Income

\$173,786

\$152,084

\$145,677

Average Household Income

\$187,439

\$175,066

\$171,485

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SANTA CLARA



DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net

