

# Industrial Flex Units For Lease

Freestanding Industrial Bldg. W/Roll Up Door  
And 2<sup>nd</sup> Floor Office Spaces



**1410 S Winchester Blvd,  
San Jose, CA**



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### 1410 S Winchester Blvd, San Jose

**Rental Rate:** \$2.50 PSF  
Plus NNN

**1<sup>st</sup> Floor Retail/Warehouse:** 1,960± SF  
**Private Office #1:** 870± SF  
**Private Office #2:** 870± SF

**Zoning:** C1

**# of Parking Spaces:** 27 Surface Stalls

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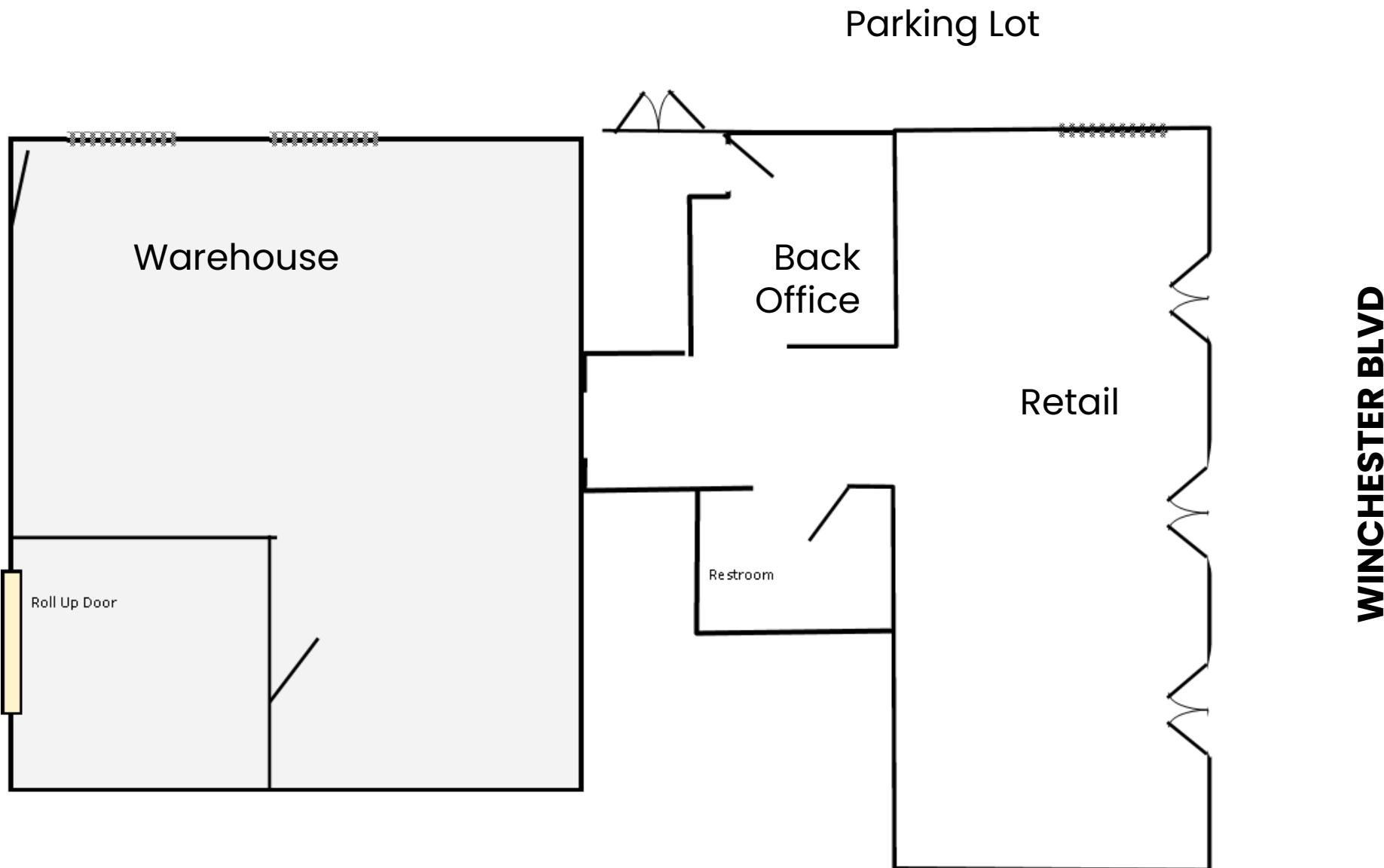
- 13,566 ± SF Freestanding Industrial Flex Building.
- Rent is \$2.50 PSF Plus NNN.
- 1<sup>st</sup> Floor is an Industrial Flex Space with Retail frontage and a Warehouse in the back.
- Roll-up door in warehouse.
- 2<sup>nd</sup> Floor Office spaces can be combined. Each office is 870± SF, with stairway access from one side of the building.
- Restrooms in each Office space
- HVAC & heating in office portion of the building.
- Excellent signage opportunity on front of building.
- Zoning: (C1) Commercial
- Strong demographics with average household incomes of \$147,807 in a 2-mile radius.
- Dense Residential and Daytime Population with a 5-mile population of approximately 595,896.
- High Traffic location with over 31,885 vehicles per day along S Winchester Blvd.
- Prominent monument and building signage

# First Floor Retail Space



# First Floor Warehouse



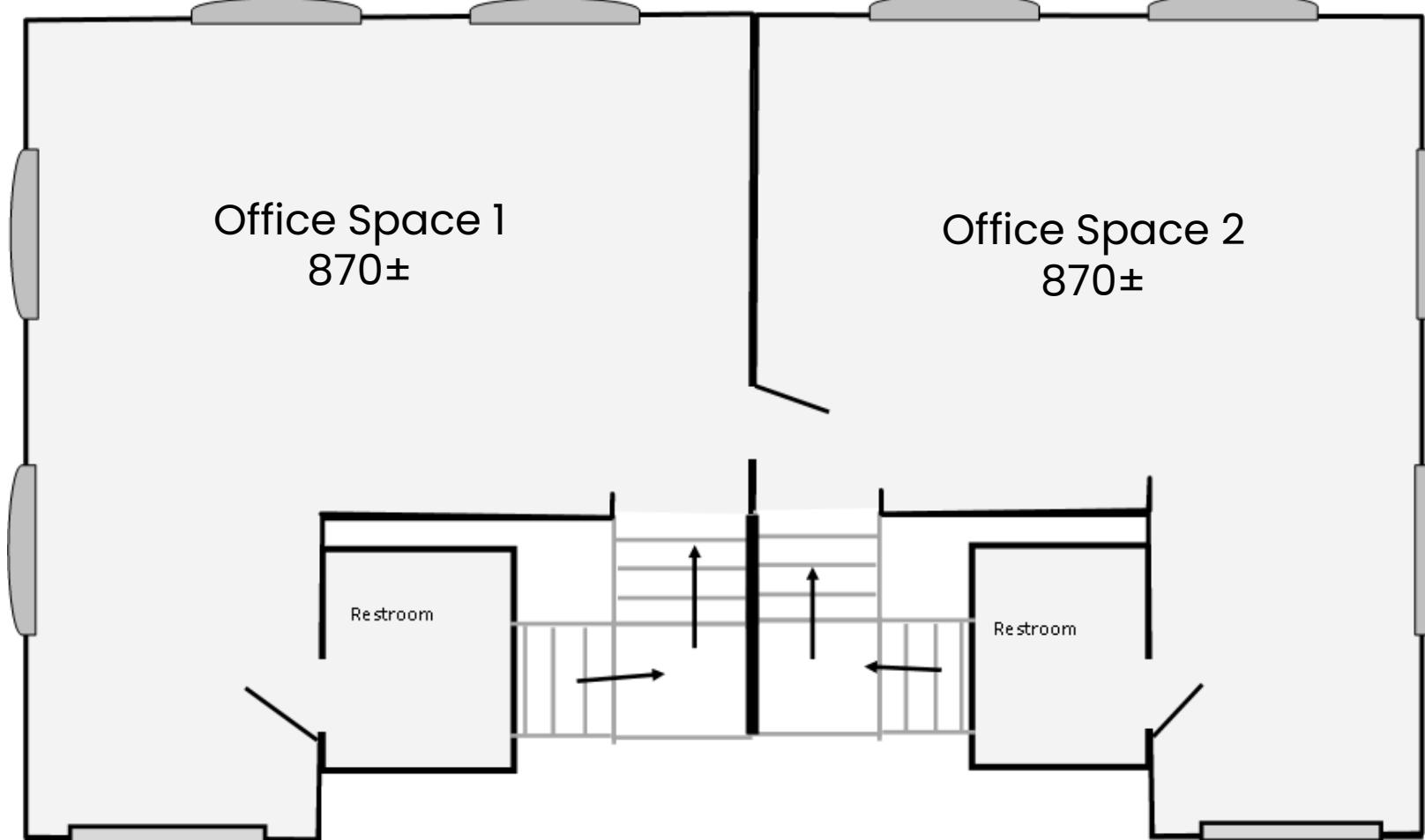


## 2nd Floor Office Space 1



## 2nd Floor Office Space 2

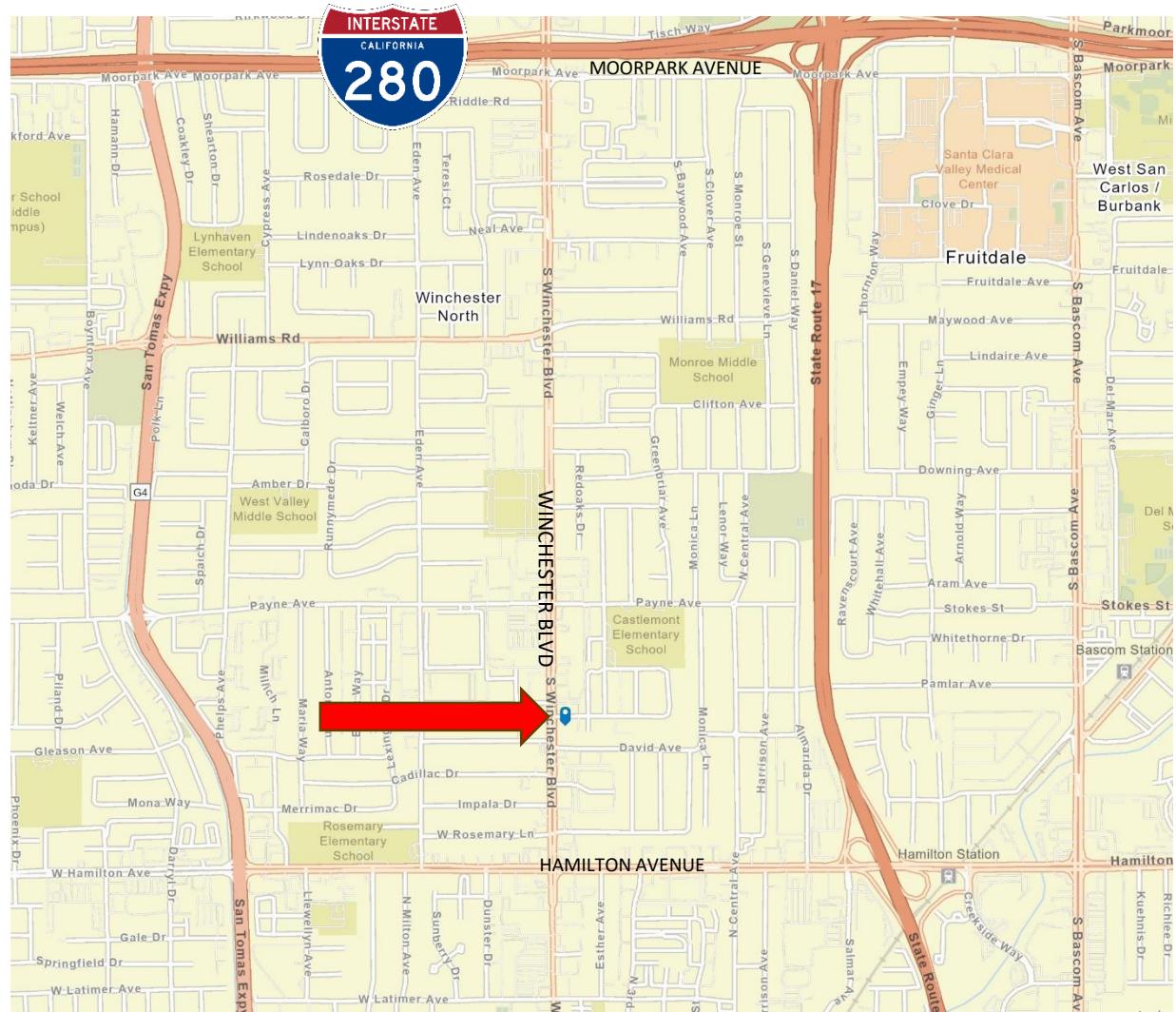




Drawings are not exact/Not to scale



**Each Office Space has a  
Private Restroom**



# Private Parking Lot



2025 SUMMARY	1-MILE	3-MILE	5-MILE
<b>Population</b>	30,261	243,544	595,927
<b>Households</b>	11,497	93,287	221,014
<b>Average Household Size</b>	2.59	2.58	2.63
<b>Owner Occupied Housing Units</b>	4,811	43,308	106,898
<b>Renter Occupied Housing Units</b>	6,686	49,979	114,116
<b>Median Age</b>	39.2	39.3	38.7
<b>Median Household Income</b>	\$126,324	\$150,959	\$155,994
<b>Average Household Income</b>	\$172,926	\$201,746	\$209,850

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