

# 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**



## DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

## AUSTIN CHAPARRO

Senior Associate

Lic. #02121723

925.785.4842

[austin@moinc.net](mailto:austin@moinc.net)

## GRANT MESSINGER

Senior Associate

Lic. #02094614

925.719.7080

[grant@moinc.net](mailto:grant@moinc.net)



## PROPERTY OVERVIEW



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



# Industrial Flex Units For Lease

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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

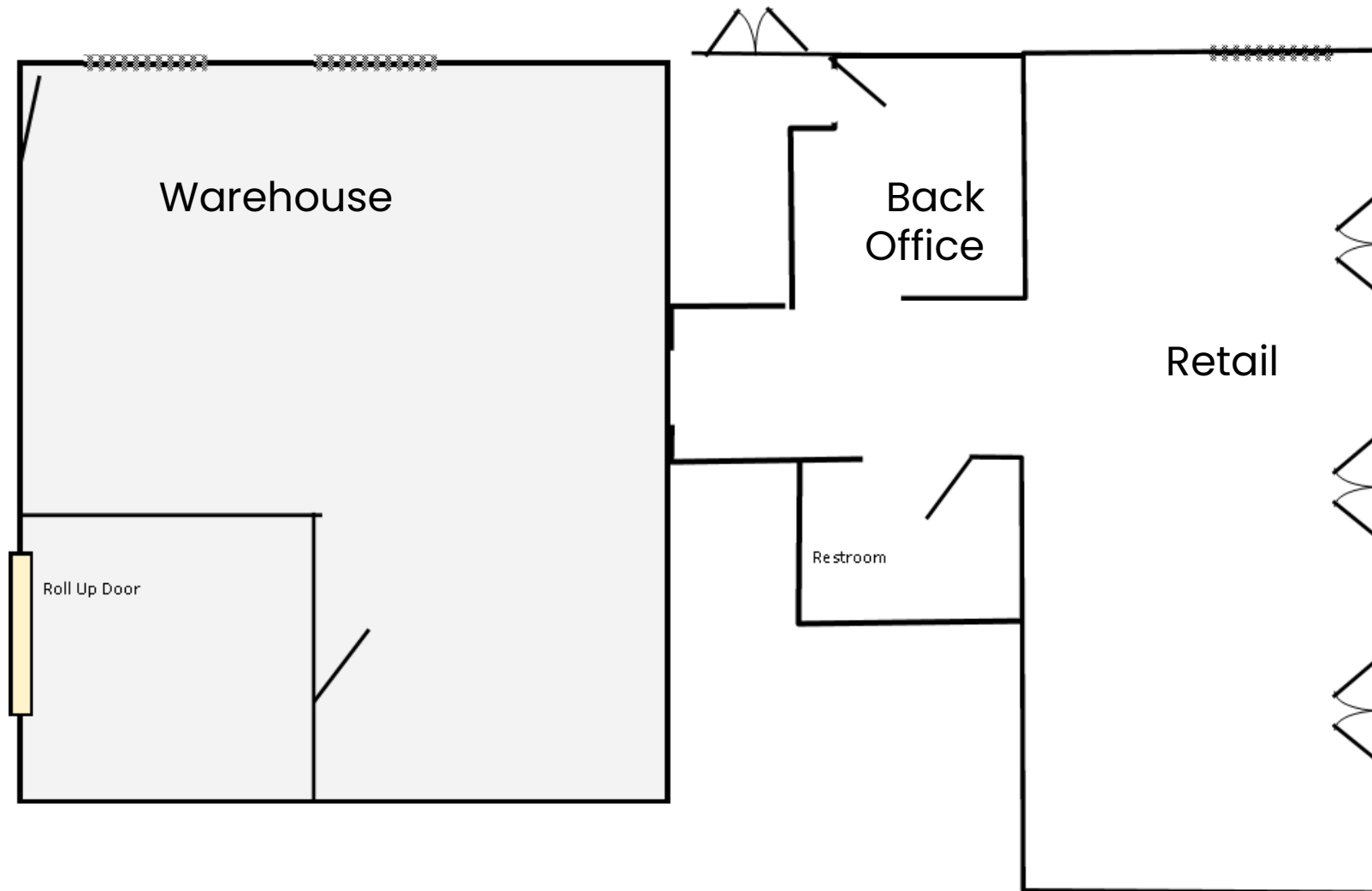
## First Floor Retail Space







Parking Lot



**WINCHESTER BLVD**



## 2<sup>nd</sup> Floor Office Space 1

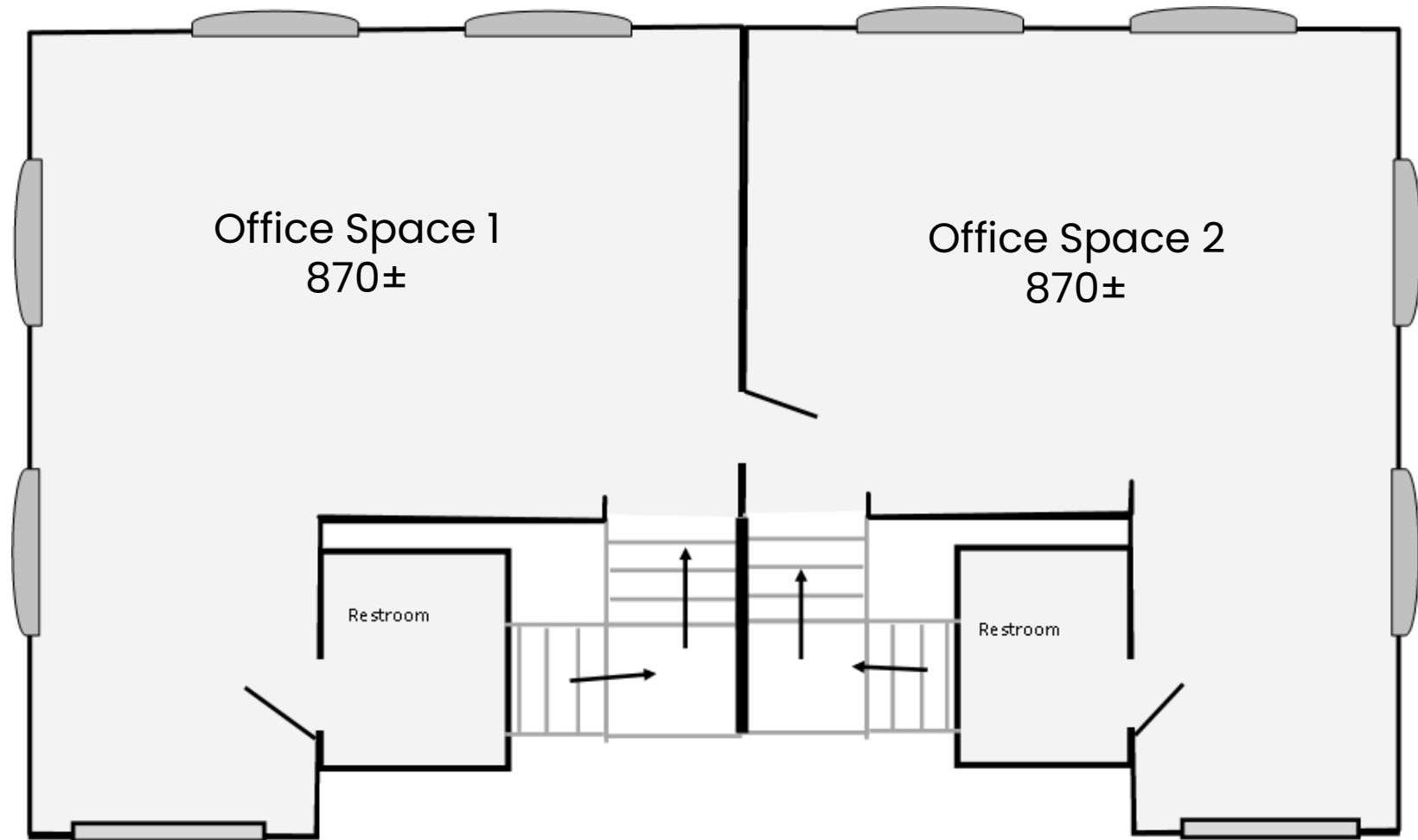




## 2<sup>nd</sup> Floor Office Space 2







Drawings are not exact/Not to scale



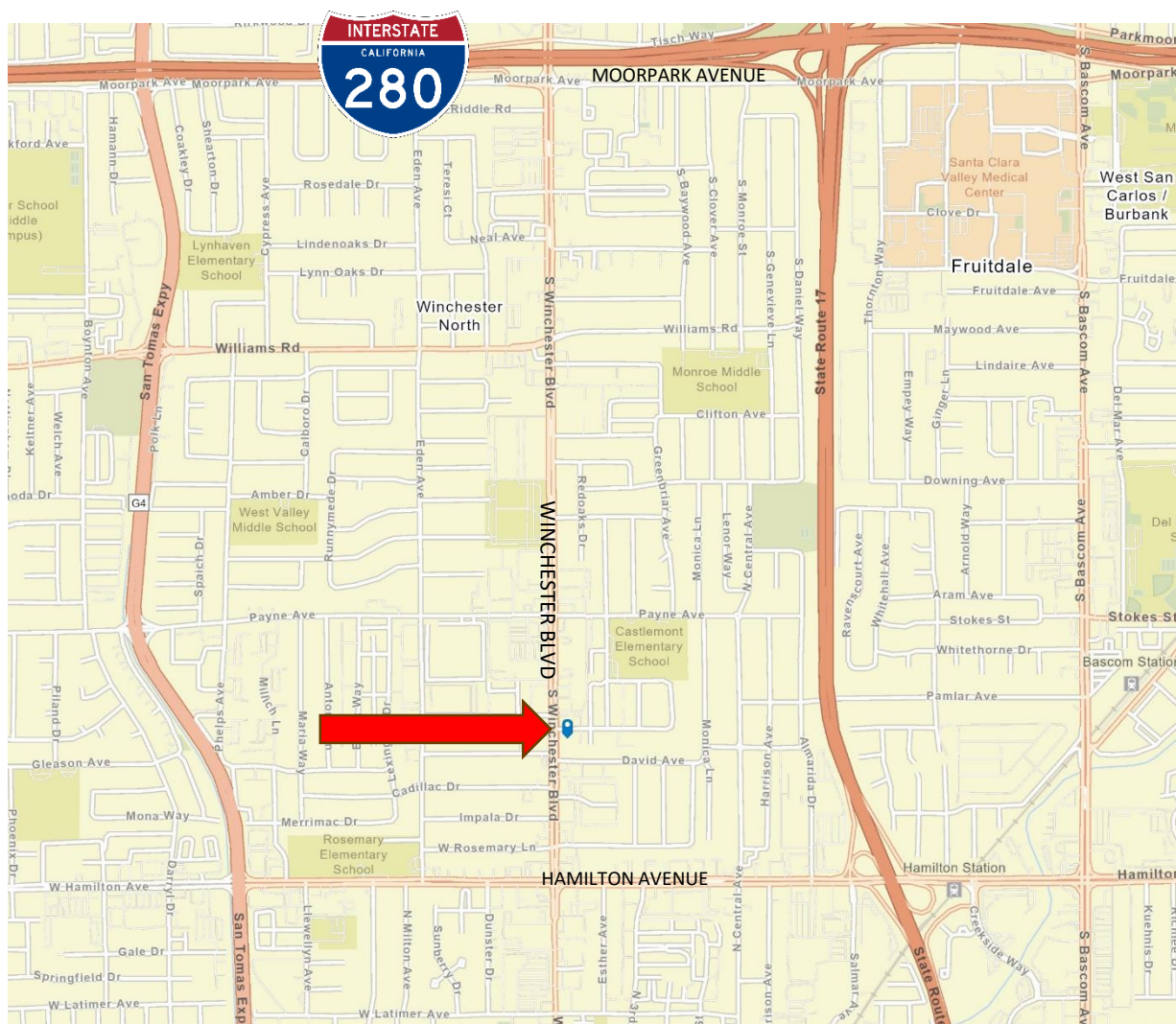


**Each Office Space has a  
Private Restroom**





Monument Signage on  
Winchester Blvd.







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



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grant@moinc.net

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
www.moinc.net

