RARE ±1,500 SF INDUSTRIAL BUILDING FOR SALE

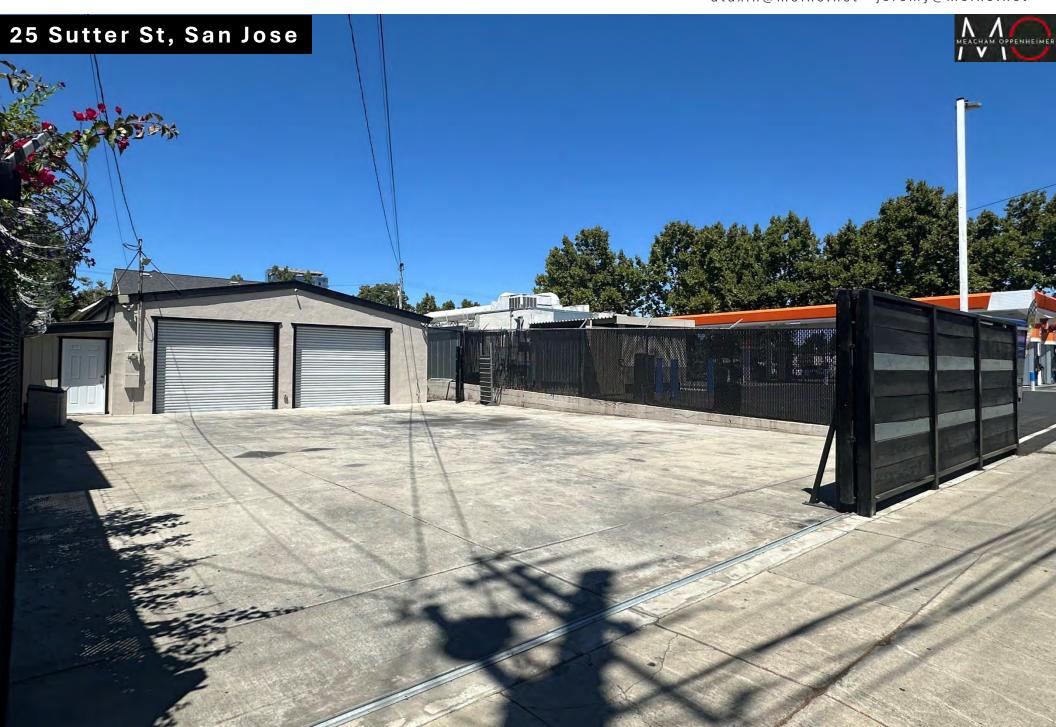
Newly Renovated | 2 Roll Up Doors | Large Gated Yard

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OFFERING PRICE: \$945,000 **BUILDING AREA:** ± 1,500 SF

Property Type: Industrial Warehouse LAND AREA: ± 4,356 SF

YEAR BUILT/RENOVATED: 1954/2022 PARCEL NUMBER (APN): 264-36-104

ZONING: RM - Multiple Residence District **GENERAL PLAN:** RN - Residential Neighborhood

RARE 1,500 SF INDUSTRIAL BUILDING FOR SALE

NEWLY RENOVATED BUILDING WITH 2 ROLL UP DOORS AND A LARGE GATED YARD

- Rare owner user opportunity to acquire a ±1,500 square foot industrial warehouse building.
- The property will be delivered vacant at close of escrow.
- 2 Roll Up Doors
- Large Gated Front Yard Space.
- 10-12 Foot Clear Height
- Fully renovated building.
- Located near the corner of 1st Street and Sutter Street, minutes from Downtown San Jose.

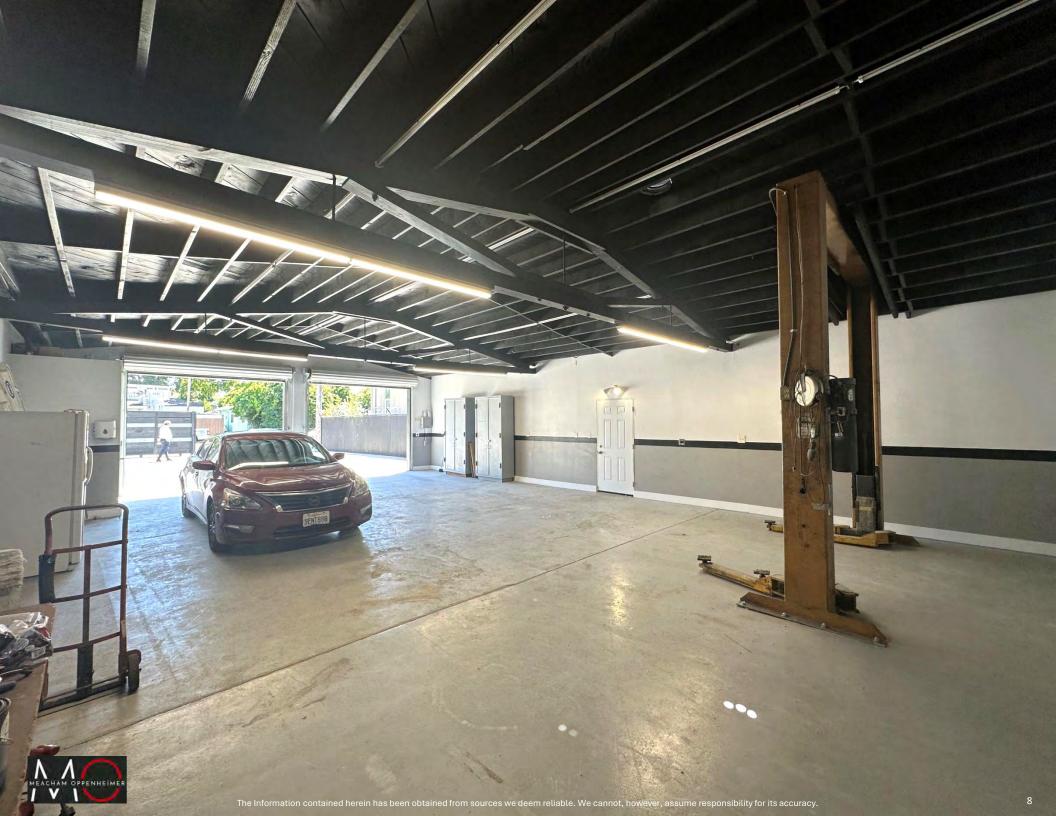


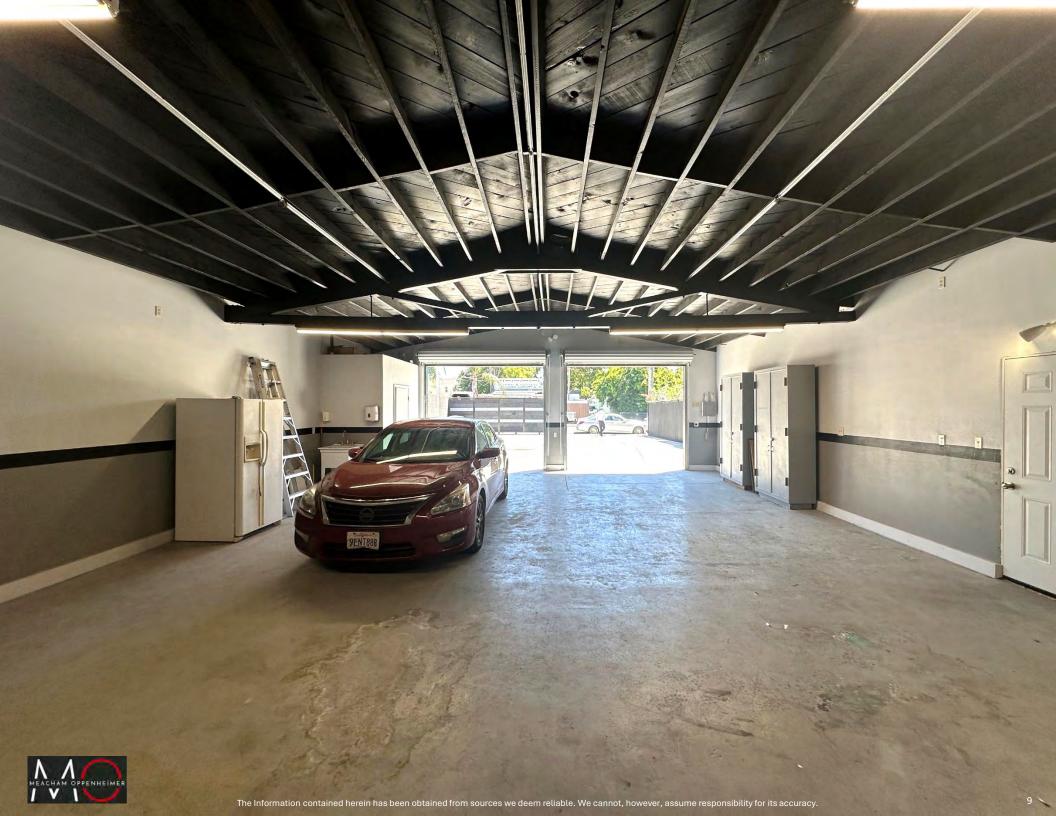






















| 2024 SUMMARY | 1-MILE | 5-MILE | 10-MILE |
|-------------------------------|-----------|-----------|-----------|
| Population | 41,212 | 682,316 | 1,493,333 |
| Households | 13,118 | 219,546 | 497,750 |
| Average Household Size | 2.7 | 3 | 2.9 |
| Owner Occupied Housing Units | 3,696 | 104,484 | 269,868 |
| Renter Occupied Housing Units | 9,002 | 106,706 | 208,177 |
| Median Age | 34.2 | 37.4 | 38.8 |
| Median Household Income | \$82,913 | \$113,072 | \$141,599 |
| Average Household Income | \$116,469 | \$144,506 | \$168,238 |



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