



1891 W SAN CARLOS ST | SAN JOSE, CA

RARE VALUE ADD MIXED-USE INVESTMENT/OWNER USER OPPORTUNITY

Two Commercial Storefronts | **Four Residential** Apartments | **±6,934 SF Two Story** Mixed-Use Building with Rear Parking Lot

EXECUTIVE SUMMARY

1891 W. San Carlos Street presents a rare opportunity to acquire a **value-add mixed-use investment** on **W. San Carlos Street in San Jose**. Offered at **\$1,645,000**, or approximately **\$237 per square foot**, the property consists of a **±6,934 SF two-story mixed-use building** situated on a **±6,331 SF parcel**, featuring **two ground-floor commercial storefronts**, **four second-floor residential apartment units**, and **rear on-site parking**.

This offering is ideal for a **value-add investor** seeking to acquire a mixed-use property at an attractive price with significant upside. The asking price provides an attractive basis for a buyer to renovate, lease, and increase the property's long-term value.

All tenants currently occupy the property on a month-to-month basis with no written leases in place. As a result, there may be an opportunity to deliver all four residential apartment units and both ground-floor commercial storefronts vacant at the close of escrow, subject to agreement with the existing occupants.

An **owner-user** also has the opportunity to occupy **one or both of the ground-floor commercial storefronts** while generating rental income from the **four residential apartment units above**, helping offset ownership and financing costs.

The property is located within **San Jose's MUC (Mixed Use Commercial) Zoning District** and **MUC General Plan designation** and is situated within the **W. San Carlos Street (West) Urban Village Plan**.



INVESTMENT OVERVIEW

PRICE: \$1,645,000 (\$237 SF)

BUILDING SIZE: ±6,934 SF

LOT SIZE: ±6,331 SF

YEAR BUILT: 1925

STORIES: 2

OF UNITS: 6 (2 Ground Floor Commercial & 4 Residential Units)

APN: 274-16-053

ZONING & GENERAL PLAN: MUC - Mixed Use Commercial (Urban Village: W. San Carlos St - West)

INVESTMENT HIGHLIGHTS



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The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

ATTRACTIVELY PRICED VALUE-ADD OPPORTUNITY

- Offered at **\$1,645,000 (\$237/SF)**.
- Opportunity to acquire a **mixed-use property at an attractive price with significant value-add potential**.

FLEXIBLE MIXED-USE PROPERTY

- **±6,934 SF** two-story mixed-use building.
- **Two separate ground-floor commercial storefronts**.
- **Four second-floor residential apartment units**.
- **Rear on-site parking lot** serving the residential units.
- Situated on a **±6,331 SF** parcel.

VALUE-ADD UPSIDE

- **All tenants currently occupy the property on a month-to-month basis with no written leases in place.**
- Potential opportunity to deliver the units vacant, subject to an agreement with the existing occupants.
- Opportunity to renovate units and lease at **current market rents**.

OWNER-USER OPPORTUNITY

- Occupy **one or both commercial storefronts**.
- Rental income from the **four apartment units** can help offset ownership costs.
- Ideal opportunity for businesses seeking an **investment while occupying the 2-ground floor commercial spaces**.

PRIME SAN JOSE LOCATION

- Frontage along **W. San Carlos Street**.
- Located within **San Jose's MUC (Mixed Use Commercial) Zoning District**.
- Located within the **W. San Carlos Street (West) Urban Village Plan**.
- Excellent access to Downtown San Jose, Santana Row, Valley Fair, and major transportation corridors.

PHOTOS



PHOTOS



S BASCOM AVE

STEVENS CREEK BLVD

W SAN CARLOS ST

BROOKLYN AVE

SUBJECT PROPERTY

PHOTOS



ABRAHAM LINCOLN
HIGH



SAN JOSE
DOWNTOWN

W SAN CARLOS ST

SUBJECT PROPERTY



PHOTOS



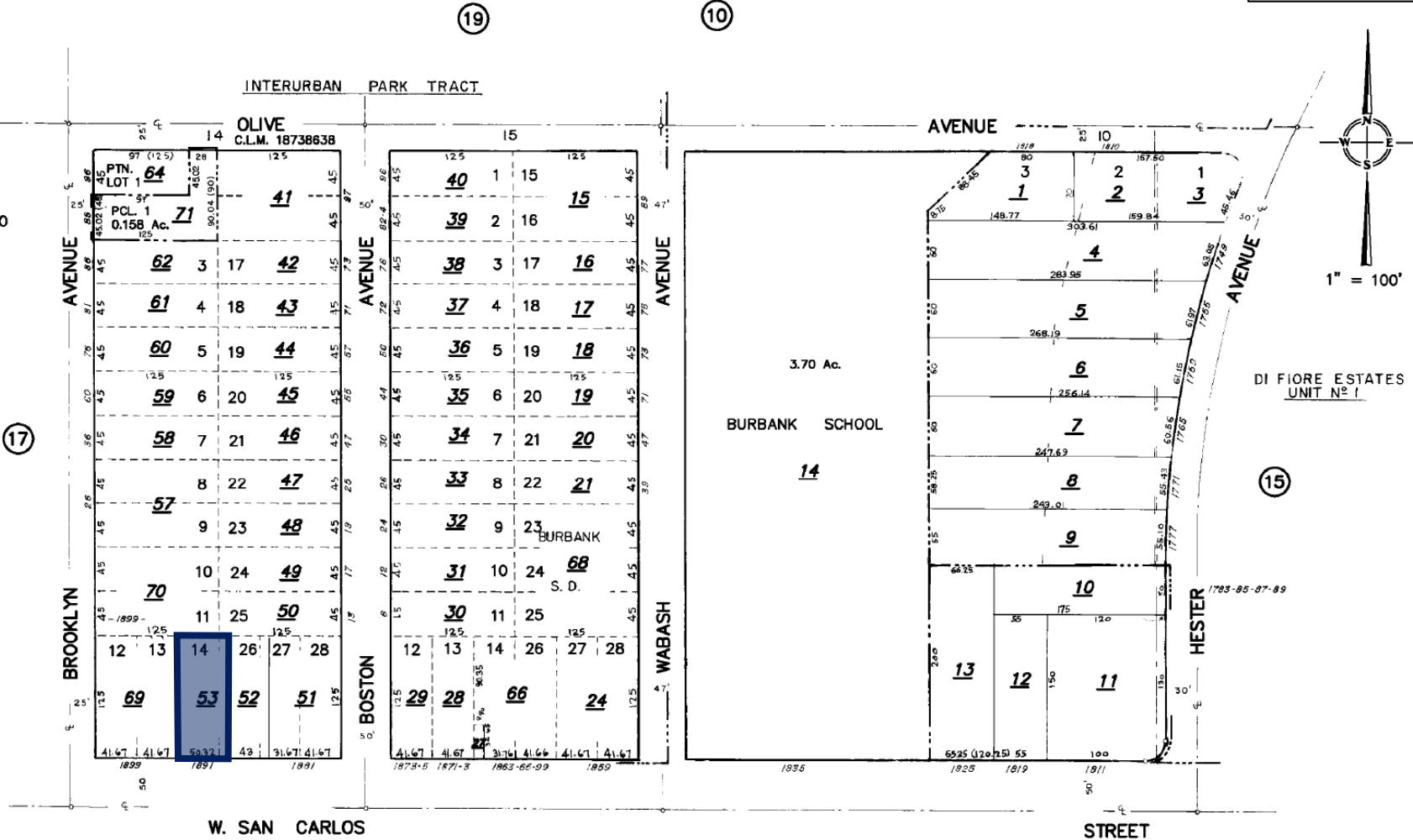
PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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P.M. 626-M-10



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TRA DET. MAP 1060

LAWRENCE E. STONE - ASSESSOR

Cadastral map for assessment purposes only.

Compiled under R. & T. Code, Sec. 327.

Effective Roll Year 2014-2015

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	25,909	631,004	1,622,095
Households	9,900	225,490	548,536
Average Household Size	2.6	2.7	2.8
Owner Occupied Housing Units	4,057	102,683	292,956
Renter Occupied Housing Units	6,047	128,376	267,892
Median Age	39.5	38.7	39.4
Median Household Income	\$131,924	\$137,139	\$158,649
Average Household Income	\$165,225	\$166,834	\$180,340

1891

W SAN CARLOS ST, SAN JOSE

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