

FOR SALE

RARE SINGLE STORY FLEX/INDUSTRIAL/RETAIL PROPERTY

757, 759, 805 W SAN CARLOS ST, SAN JOSE, CA 95126

ASKING PRICE: \$3,000,000



Martin A Morici

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LIC: #00990974

Clayton Temple

Senior Director

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**RARE SINGLE STORY FREESTANDING
FLEX/INDUSTRIAL/RETAIL PROPERTY**

- **Rare Single Story Freestanding Flex/Industrial/Retail Property**
- APN(s):
 - APN: 261-39-004 (4,968 SF Building on 4,792 SF Lot)
 - APN: 261-39-005 (3,600 SF Building on 3,485 SF Lot)
 - APN: 261-39-043 (13,068 SF Parking Lot)
- Total Building Size: +/- 8,568 SF
- Extra space in basement which is not included in Total Building Size
- Total Land Size: +/- 21,345 SF
- Year Built: 1920
- Power: TBD (Buyer To Verify)
- Occupancy: Vacant
- Two (2) Grade Level Doors
- Zoning: Transit Residential (Buyer To Verify Zoning & Approved Uses)
- SBA Financing Opportunity
- Location Description: The property is well located in downtown San Jose on a major thoroughfare, San Carlos Street/Stevens Creek Blvd. It is ideally situated in a rapidly transforming neighborhood, surrounded by numerous residential redevelopment projects that are set to significantly boost local activity. There are many restaurants/retail amenities within close proximity, and the property also benefits from immediate access to I-280 and Highway 87.
- Great opportunity for grocery markets, nurseries, art studios, retail sales, fitness facilities, recreational indoor facilities, dry cleaners, laundromats, maintenance and repair shops, personal services, animal grooming/boarding, veterinarian clinics, and offices/medical offices.



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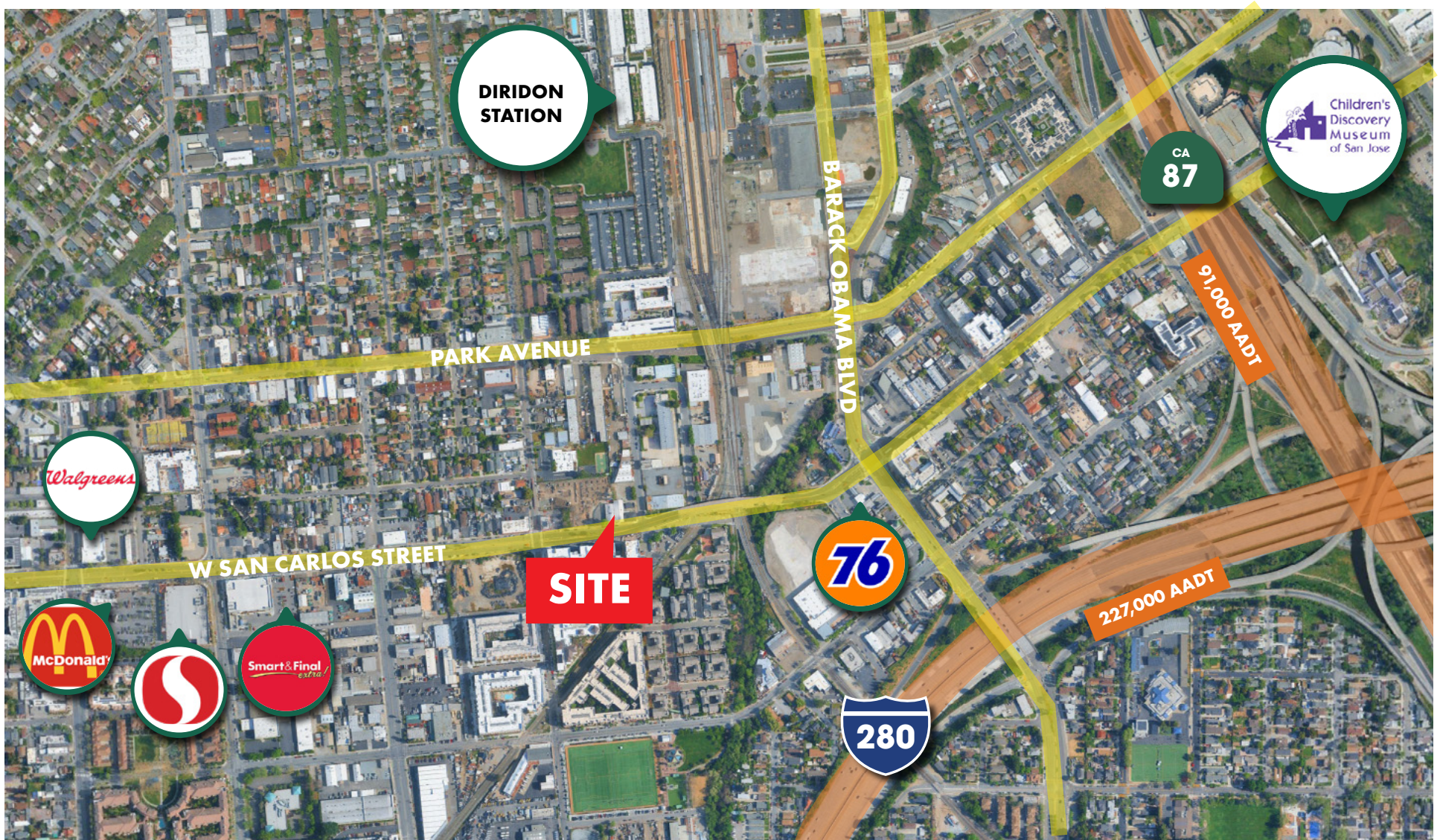
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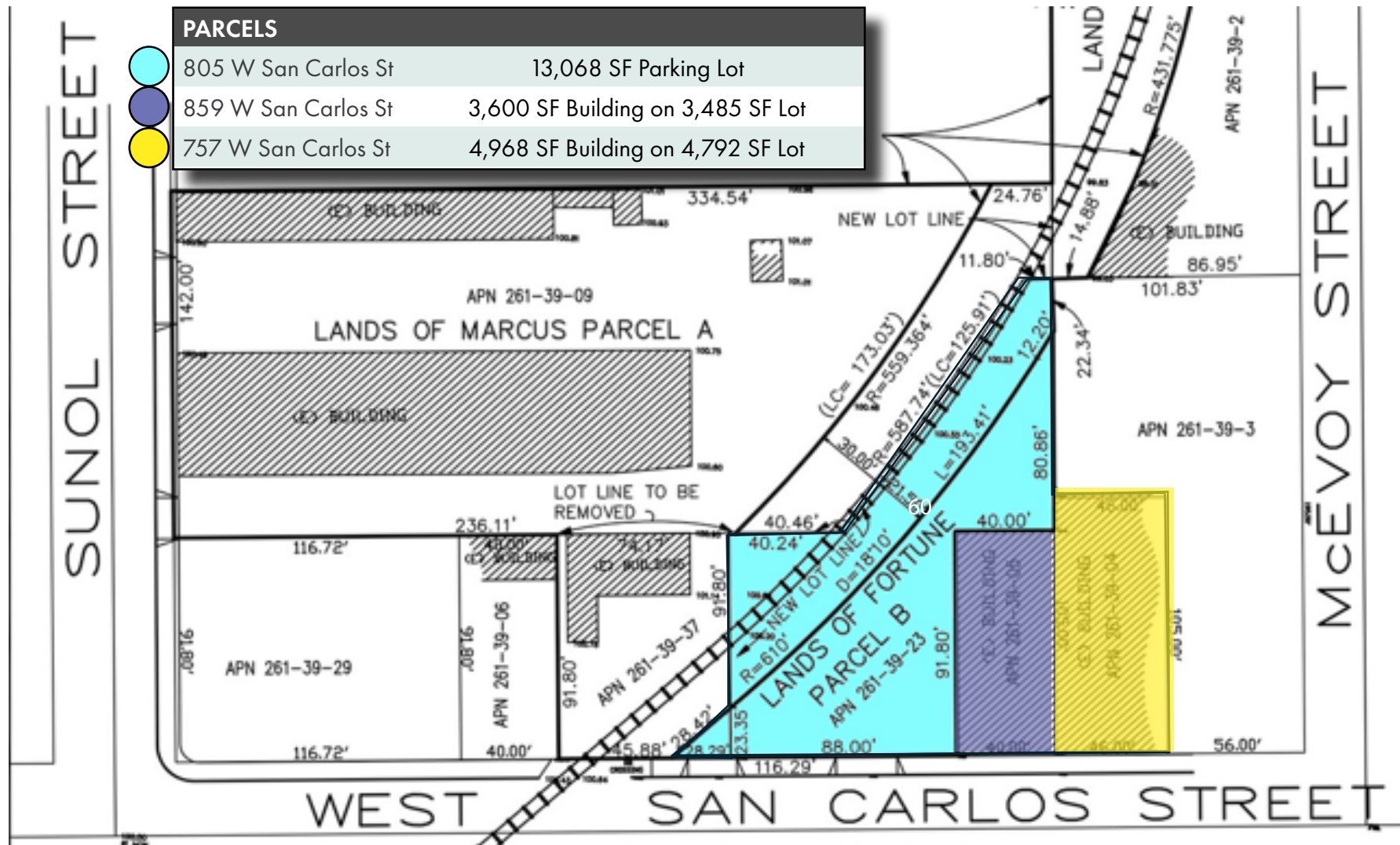
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