## 2 Adjacent Properties For Sale Individually or as a Portfolio

2701 Alum Rock Ave: 8 Unit Apartment Bldg. with 2 Retail Units

2731 Alum Rock Ave: 2 Retail Units

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# 2701 & 2731 Alum Rock Ave, San Jose



## PROPERTY OVERVIEW



ADDRESS: 2701 Alum Rock Ave, San Jose

**PRICE:** \$2,900,000 (7.00% CAP)

PROPERTY TYPE: 8 Unit Apartment Building + 2 Retail Units

**BUILDING SIZE: 4,706 SF** 

**LAND SIZE:** 12,561 SF

PARCEL NUMBER: 484-19-112 and 484-19-029





ADDRESS: 2731 Alum Rock Ave, San Jose

**PRICE:** \$1,950,000 (7.00% CAP)

PROPERTY TYPE: Retail - Leased Investment

**BUILDING SIZE: 2,647 SF** 

**LAND SIZE:** 8,550 SF

**PARCEL NUMBER:** 484-19-001

**# OF TENANTS:** 2

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**2701 Alum Rock Ave:** 8 Unit Apartment Bldg. with 2 Retail Units **2731 Alum Rock Ave:** 2 Retail Units

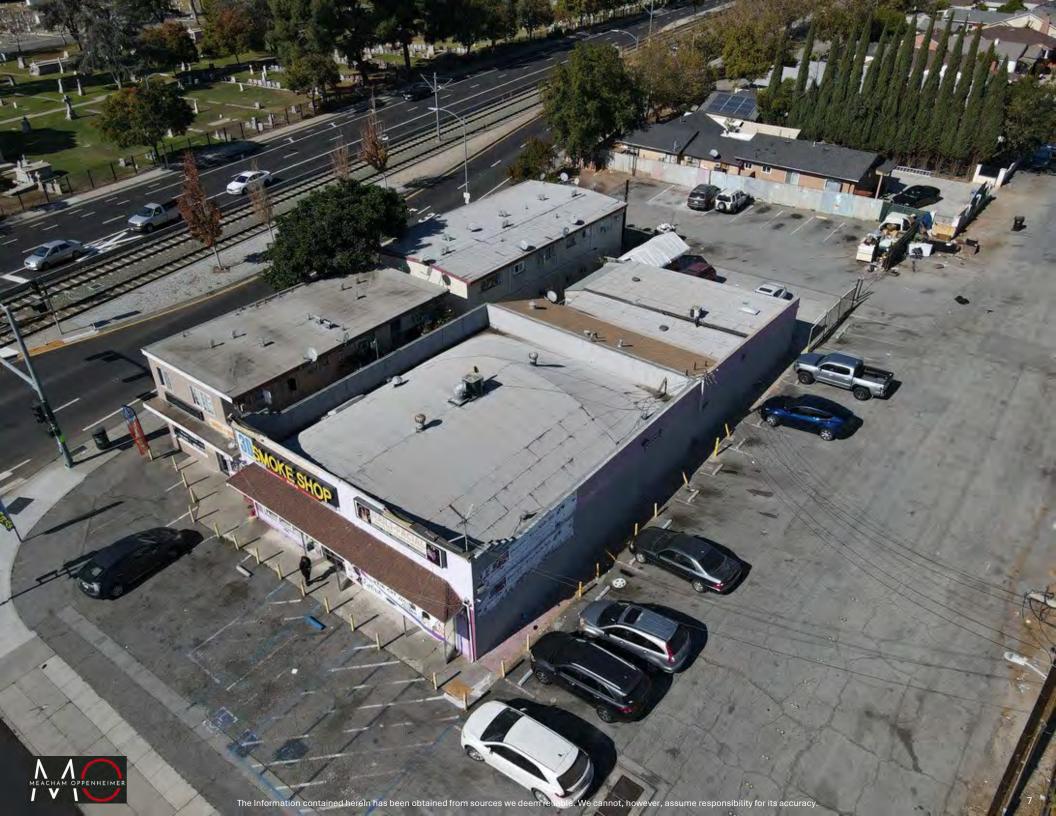
- 2701 Alum Rock is an 8-unit apartment building with 2 retail storefront units for sale. The property has 8 apartments and 4 retail/office units. All 8 apartment units are 1 bed/1 bath and are all 450 square feet. The property is 100% leased.
- 2731 Alum Rock is a 2-unit retail building which includes a smoke shop and a mini mart.
- The property is located on the corner of Alum Rock Avenue and N Capitol Avenue, with easy access to highway 680.
- Strong demographics with household incomes in excess of \$103,000 in a 1-mile radius.

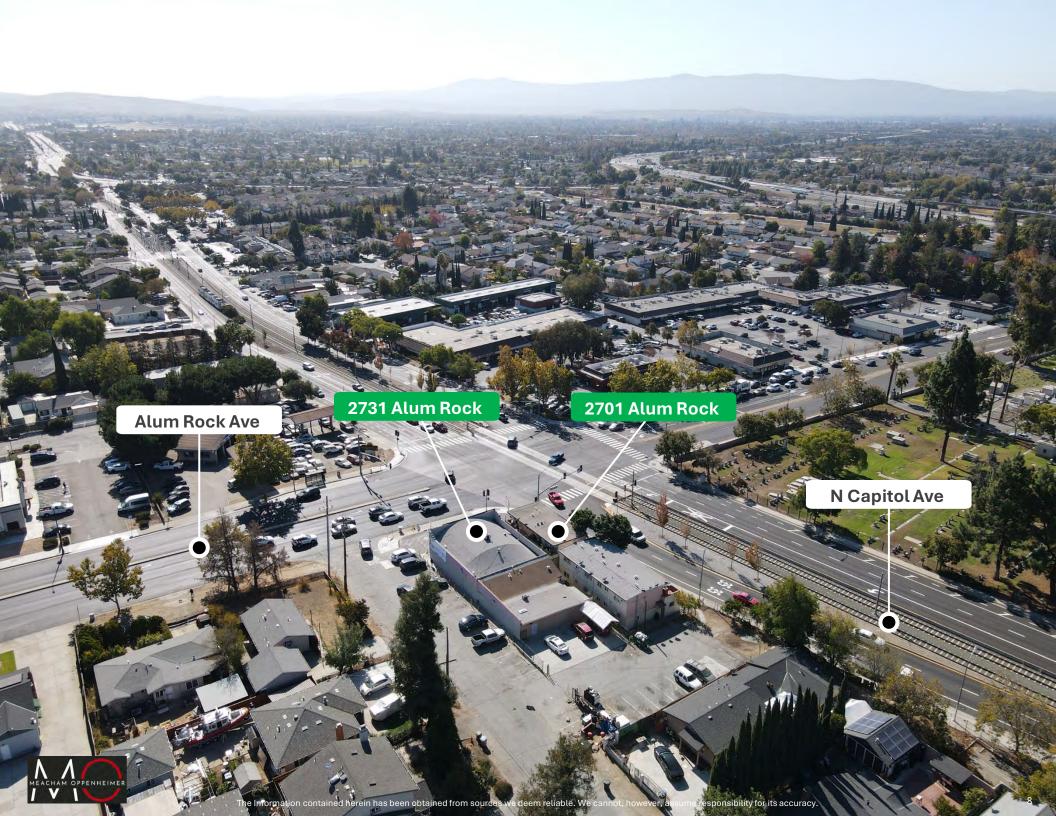






















| 2024 SUMMARY                  | 1-MILE    | 5-MILE    | 10-MILE   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 35,917    | 471,597   | 1,246,644 |
| Households                    | 9,518     | 138,874   | 412,770   |
| Average Household Size        | 3.5       | 3.2       | 2.9       |
| Owner Occupied Housing Units  | 3,869     | 67,515    | 201,803   |
| Renter Occupied Housing Units | 5,118     | 65,520    | 194,872   |
| Median Age                    | 37.8      | 38.1      | 38.5      |
| Median Household Income       | \$82,257  | \$114,953 | \$133,311 |
| Average Household Income      | \$107,537 | \$144,599 | \$161,290 |



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