

FUTURE UPSIDE WITH INCOME MIXED-USE REDEVELOPMENT OPPORTUNITY

Near Downtown San Jose

±2.34 Acres with

±24,881 SF (4) Industrial Buildings



226 S. 24th Street & 1165 Peach Court San Jose, CA.

Please Contact Exclusive Agents:

BRIAN COSTELLO

Vice President

+1 408.316.7447

bcostello@ritchiecommercial.com

DRE License No. 01914680

JULIE MERCIK

Vice President

+408.234.1599

jmercik@ritchiecommercial.com

DRE License No. 00851651

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113

DRE # 01209214 | www.ritchiecommercial.com

1 408.971.2700 f1 408.971.1600

COVERED LAND PLAY

±2.34 Acres For Sale ±24,881 SF

(4) Industrial Buildings Near Downtown San Jose

Location Highlights:

- Half Mile to BART at New 28th Street/ Little Portugal Station
- Immediate Proximity & Access to Hwy's 101 & 280/680
- Minutes from Downtown San Jose
- In The Heart of Silicon Valley
- Nearby Bus Rapid Transit Line (BRT)
- 4 Blocks from Santa Clara Street

Property Highlights:

Address	226 S. 24th Street, San Jose, CA - 1.68 Acres 1165 Peach Court, San Jose, CA - 0.66 Acres
County	Santa Clara
Annual Gross Rent	\$294,653
Total Property Size	±2.34 Acres
Parcel Numbers	472-05-023 and 472-05-074
Total Building Size	±24,881 Square Feet
Number of Buildings	Four Industrial Buildings
Number of Tenants	Four Tenants
Percentage Leased	100% Leased; Landlord Has Right to Terminate All Leases with Prior Notice
Zoning	Light Industrial
Specific Plan	The 24th and William Urban Village Plan

Please Contact Exclusive Agents:

BRIAN COSTELLO

Vice President

+1 408.316.7447

bcostello@ritchiecommercial.com

DRE License No. 01914680

JULIE MERCIK

Vice President

+408.234.1599

jmercik@ritchiecommercial.com

DRE License No. 00851651

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE