



123 E ALMA AVE
SAN JOSE

**RARE 23,666± SF INDUSTRIAL BUILDING FOR SALE IN SPARTAN
BUSINESS CENTER – OWNER/USER-INVESTMENT OPPORTUNITY**
HEAVY INDUSTRIAL | 1,200 AMPS | 5 ROLL UP DOORS | SPRINKLERED

PROPERTY OVERVIEW



PRICE: \$6,950,000 (\$293 SF)

CLEAR HEIGHT: 17'

BUILDING SIZE: 23,666± SF

OF ROLL UP DOORS: 5

LOT SIZE: 43,092± SF | 0.99± AC

POWER: 1,200 AMPS 120/208V, 3 Phase

PARKING: 40± Spaces

ZONING & GENERAL PLAN: HI – Heavy Industrial

YEAR BUILT: 1981

APN: 477-06-046

23,666± SF MULTI-TENANT INDUSTRIAL BUILDING

- 23,666± SF **Multi-Tenant Industrial** Building on a 0.99± Acre Lot.
- **Currently Divided as 3 Units** (9,550± SF, 4,765± SF, 9,353± SF)
- **9,353± SF Available Immediate** and the Remaining 14,313± SF Available by End of 2025.
- **Power:** 1,200 AMPS 120/208V, 3 Phase
- **17'** Clear Height.
- **Sprinklered** Building.
- **Heavy Industrial** Zoning & General Plan Designation.
- **5** Grade Level Roll Up Doors.
- **40** Parking Spaces
- Located on E Alma Ave **Between First Street & South 7th Street.**
- **Easy Access** to Highway 280 & 87.





EXTERIOR
PHOTOS





EXTERIOR
PHOTOS





INTERIOR
PHOTOS





INTERIOR
PHOTOS



SUITE 30

Size: 9,353± SF

Lease Expiration: Month-to-Month

SUITE 20

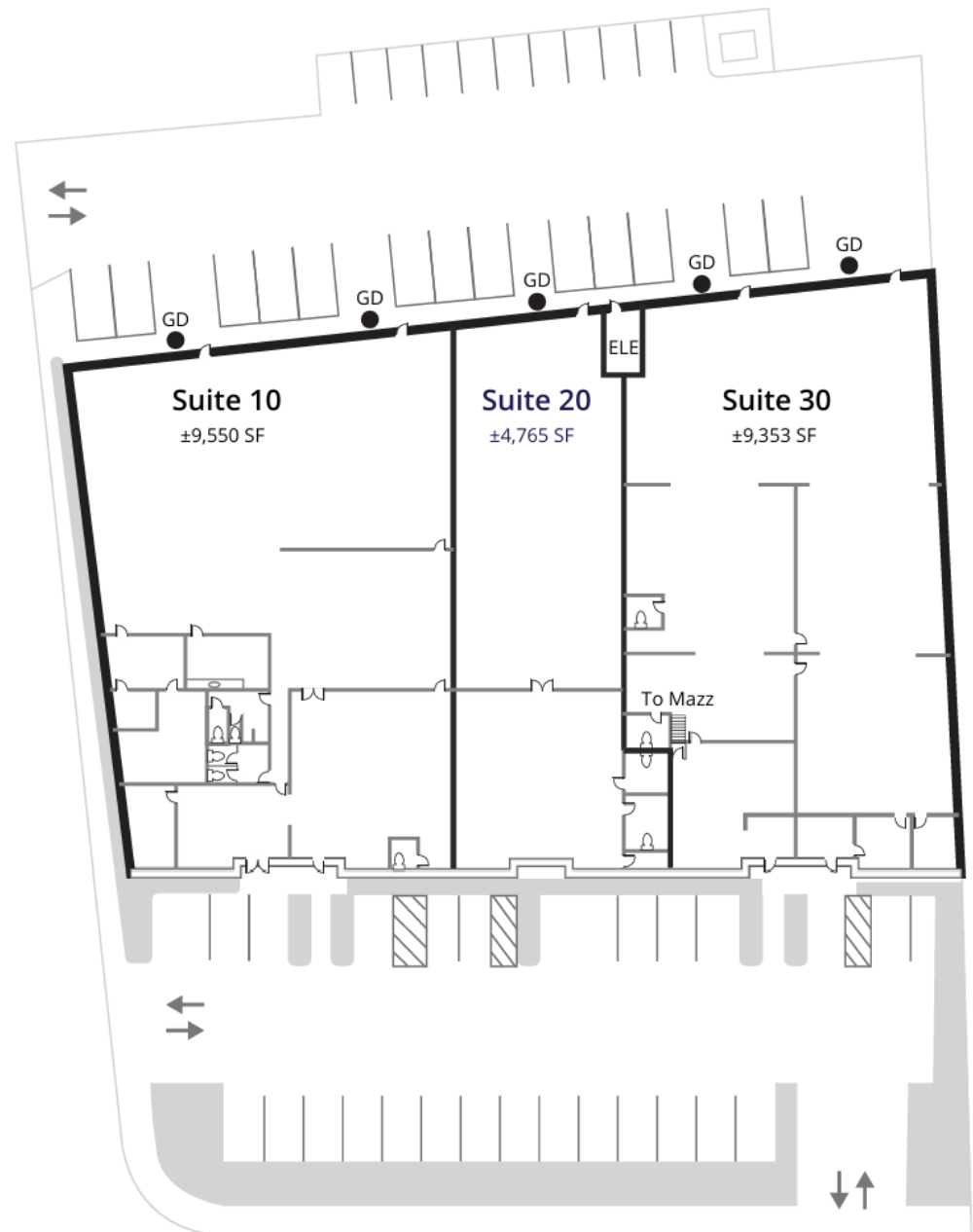
Size: 4,765± SF

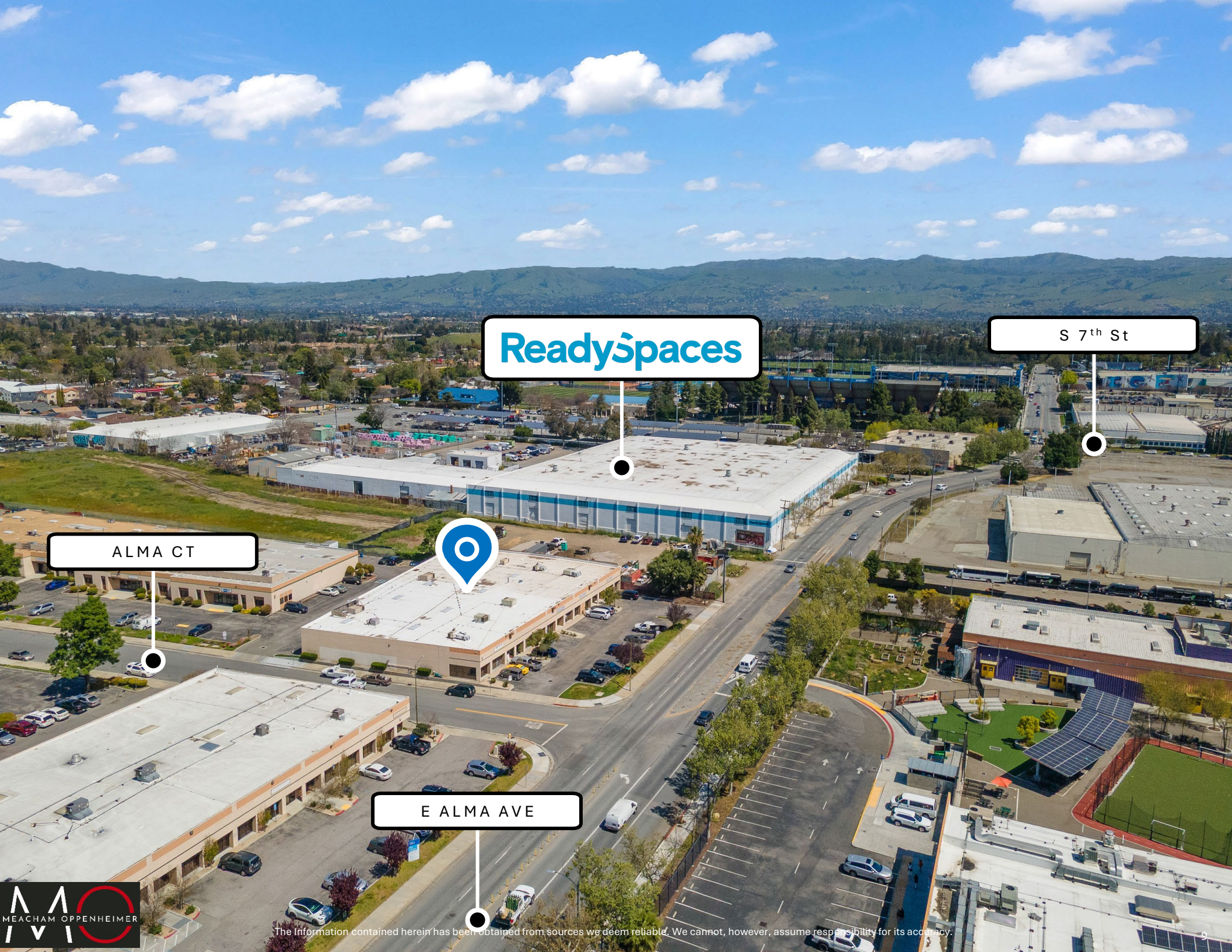
Lease Expiration: Oct 2025

SUITE 10

Size: 9,500± SF

Lease Expiration: Jan 2026





ReadySpaces

S 7th St

ALMA CT



E ALMA AVE



First St

ALMA CT

E ALMA AVE

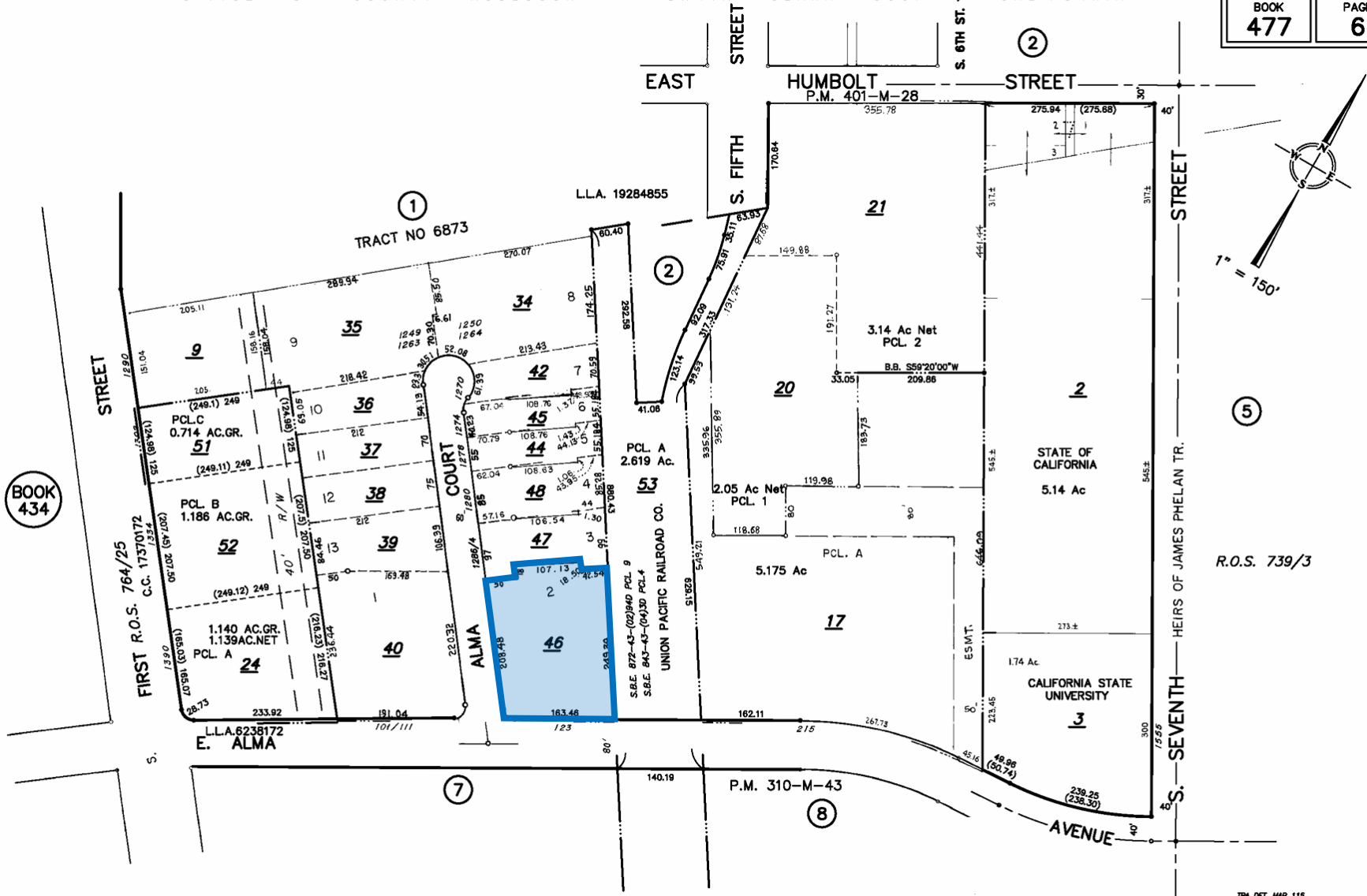


PARCEL MAP



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 477 PAGE 6



TRA DET. MAP 115
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

DEMOGRAPHICS

2025 SUMMARY

1-MILE

5-MILE

10-MILE

Population

25,574

662,203

1,453,996

Households

8,574

212,748

487,143

Average Household Size

2.8

2.9

2.9

Owner Occupied Housing Units

2,074

98,652

244,285

Renter Occupied Housing Units

6,199

105,576

223,663

Median Age

34.8

38.3

39

Median Household Income

\$73,635

\$112,589

\$141,049

Average Household Income

\$104,333

\$143,995

\$167,897

1 2 3 E ALMA AVE
SAN JOSE



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