

1124

OLD BAYSHORE HWY, SAN JOSE

FOR SALE



AUTO REPAIR/HEAVY INDUSTRIAL BUILDING
±8,934 SF | ±0.52 AC FENCED LOT | HEAVY INDUSTRIAL ZONING

OWNER USER/INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

1124 Old Bayshore Hwy is an **±8,934 SF auto repair/ industrial building** on a **±0.52-acre lot**, currently configured as a **three-unit multi-tenant property**. The property is ideally suited for an auto repair/industrial **owner-user**, with all units occupied by automotive tenants featuring quality interior improvements.

The property allows an owner-user to potentially **occupy up to 100% of the building by the end of 2027** while collecting approx. **\$14,735/mo. in gross rental income** in the interim.

Suite 30 is leased **month-to-month**, while Suites 10 & 20 **expire on December 31, 2027**, with **one (1) option for an additional 1-5 years at fair market rent not to exceed 10% above the prior year's rent**.

Suites 10 & 20 feature a contractual rent increase beginning **January 1, 2027**, increasing rent from **\$11,235/month to \$13,257/month**.

Constructed in **2003**, the building features **16' clear height, 3 grade-level doors**, and a **fully fenced yard with drive-through capability**.

Zoned **Heavy Industrial (HI)**, the property supports a wide range of industrial and automotive uses with immediate access to **US Route 101 and Interstate 880**.



INVESTMENT OVERVIEW

PRICE: \$3,100,000 (\$346 SF)

OF ROLL UP DOORS: 3 (14' Grade Level Doors)

BUILDING CLEAR HEIGHT: 16'

APN: 237-07-089

BUILDING SIZE: ±8,934 SF

LOT SIZE: ±0.52 AC

ZONING & GENERAL PLAN: HI - Heavy Industrial

INVESTMENT HIGHLIGHTS



INDUSTRIAL/AUTO REPAIR BUILDING

- 1124 Old Bayshore Hwy is an **±8,934 SF industrial building** on a **±0.52-acre lot** in San Jose, configured as a **three-unit multi-tenant asset** in a highly desirable industrial location.

RARE OWNER-USER OPPORTUNITY

- Ideal for an **owner-user auto repair or automotive business**, a highly **supply-constrained use** with very limited availability in San Jose.

STRONG IN-PLACE INCOME

- Fully leased at **\$14,735/month (gross)**
- Suite 30: **Month-to-month (immediate flexibility)**
- Suites 10 & 20: **Lease expiration December 2027**
→ Potential for owner-user occupancy by end of 2027
- Suites 10 & 20 rent increases from \$11,235/mo. to **\$13,257/mo. beginning 01/01/2027.**

FUNCTIONAL INDUSTRIAL BUILDING

- **16' clear height**
- **3 grade-level doors (14')**
- Built in **2003** (original ownership)

SECURED YARD + DUAL ACCESS

- **±0.52-acre fully fenced lot** with **drive-through capability** and access from both **Old Bayshore Hwy & N 13th St.**

HEAVY INDUSTRIAL ZONING (HI)

- Supports a wide range of industrial uses including **automotive, warehouse & distribution, contractor yard, R&D, and manufacturing.**

PRIME LOCATION & ACCESS

- Immediate access to US Route 101 and Interstate 880 with **visibility from Highway 101** in a **high-demand San Jose industrial submarket.**
- Industrial buildings of this size, condition, and zoning **rarely come to market**, offering strong **owner-user and investment potential.**

PHOTOS



PHOTOS

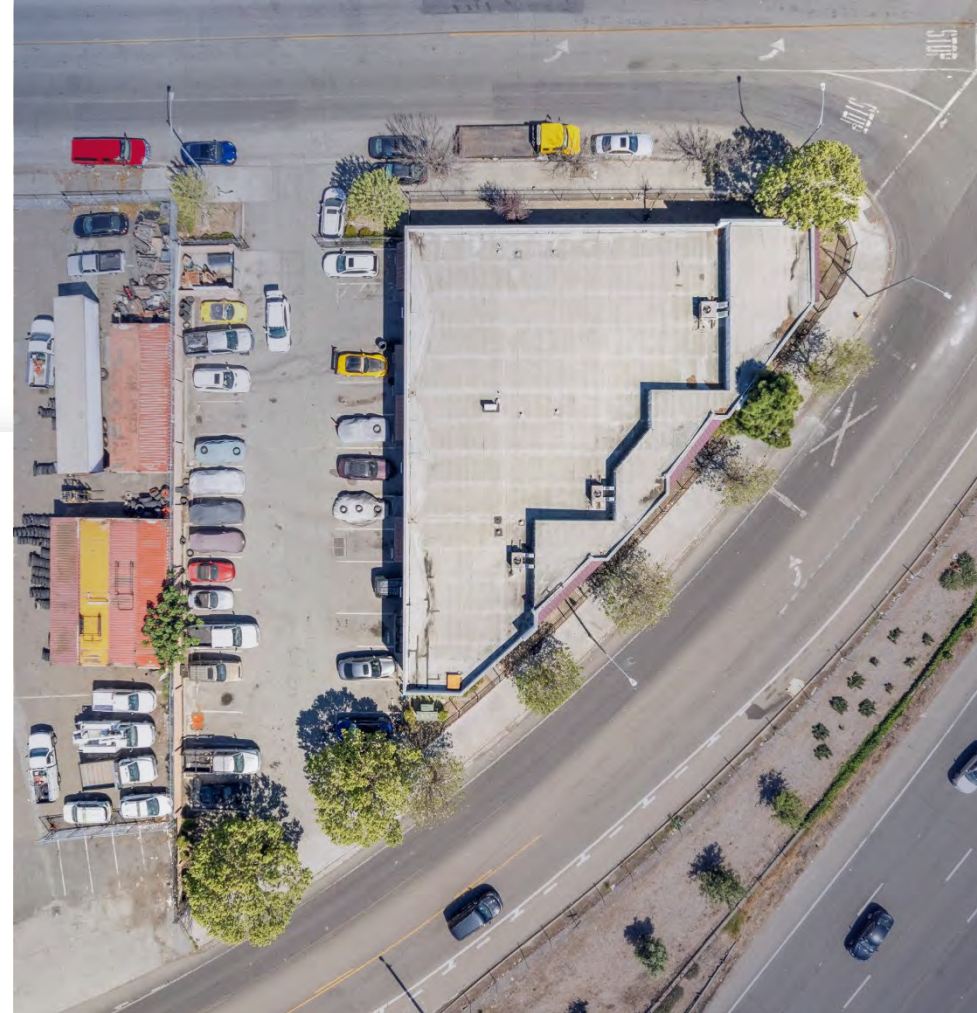
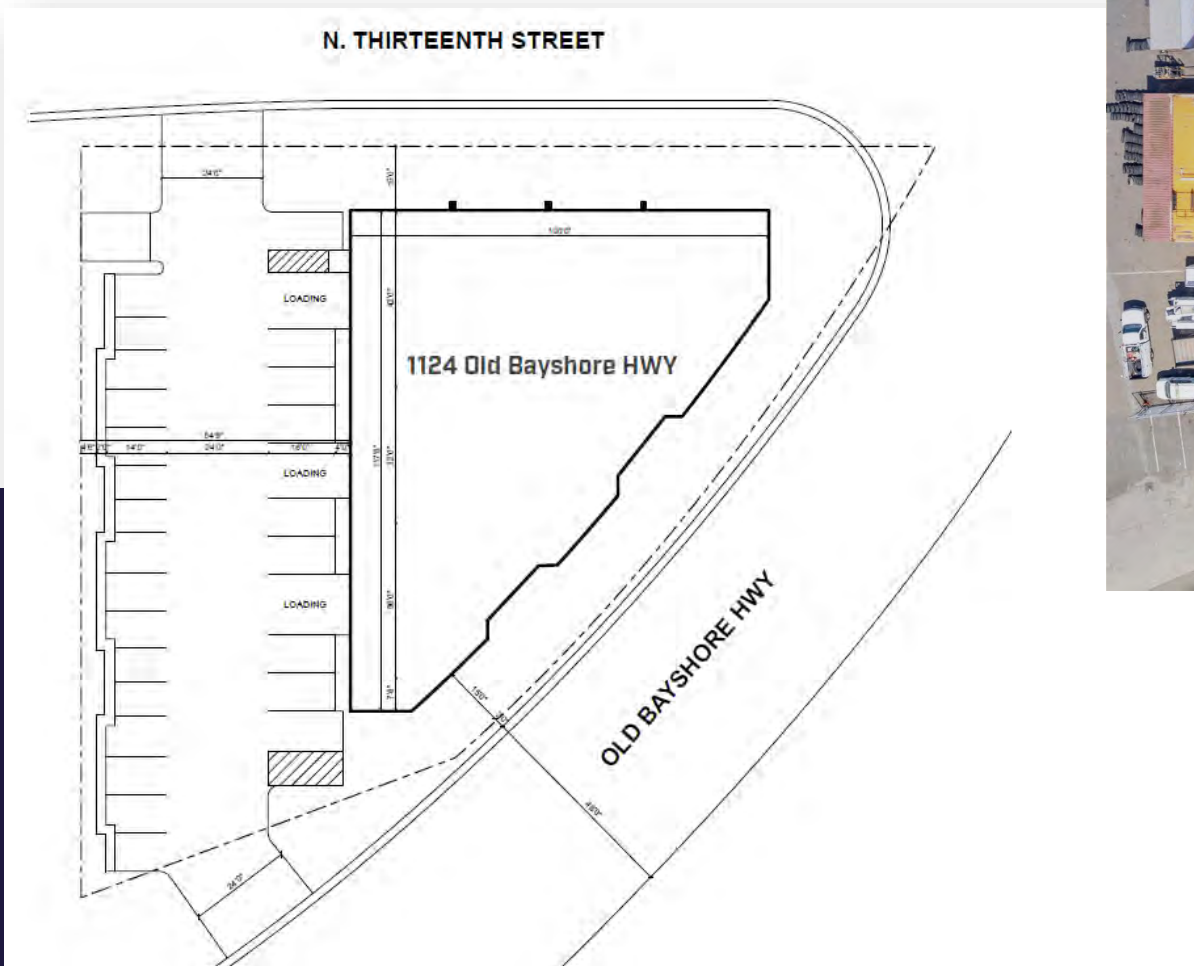


RENT ROLL

<u>Suite</u>	<u>SF</u>	<u>Rent</u>	<u>Lease Comm.</u>	<u>Lease Exp.</u>	<u>Inc Amt</u>	<u>Inc. Date</u>	<u>Options</u>
10 & 20	±4,619 SF & ±2,575 SF	\$11,235 MG	01/01/2026	12/31/2027	Increases to \$13,257/mo.	01/01/27	One (1) Option for additional 1-5 Years @ FMV not to exceed 10% above prior year's rent.
30	±1,740 SF	\$3,500 Gross	04/01/2004	Month-to-Month	5%	Every April	N/A
TOTAL	±8,934 SF	\$14,735/mo.					

**Public records reflect the building size as ±8,772 SF, while the rent roll totals approximately ±8,934 SF; buyer to verify.*

SITE PLAN



FLOOR PLAN

SUITE 10

SIZE: ±4,619 SF

LED: December 31st, 2027

SUITE 20

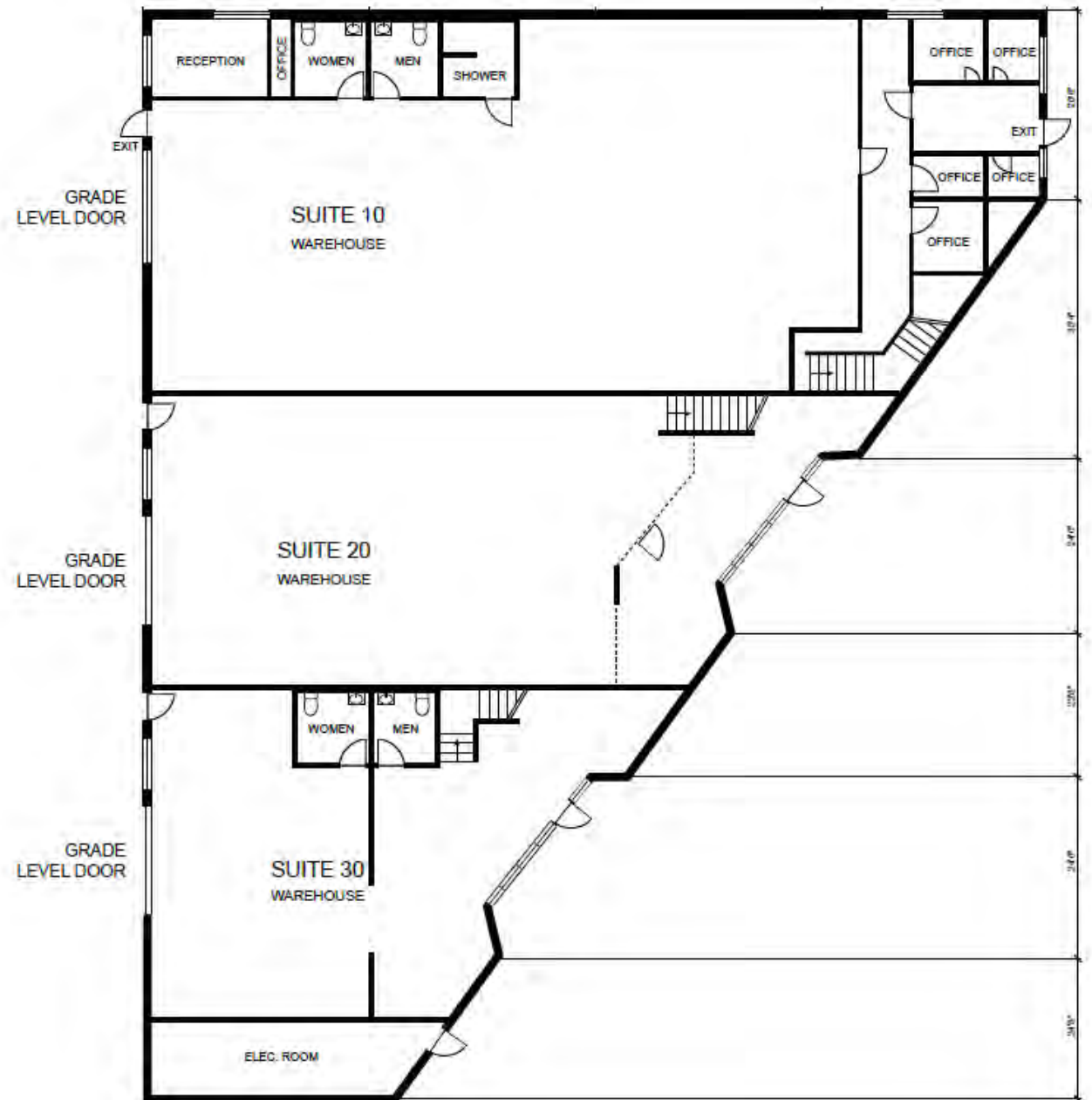
SIZE: ±2,575 SF

LED: December 31st, 2027

SUITE 30

SIZE: ±1,740 SF

LED: Month-to-Month



PHOTOS

OLD BAYSHORE HWY

N 13TH ST





N 10TH ST

OLD BAYSHORE HWY

N 13TH ST



SUBJECT PROPERTY



OAKLAND RD

COMMERCIAL ST



SUBJECT PROPERTY

OLD BAYSHORE HWY

N 13TH ST



PHOTOS



DEMOGRAPHICS

2026 SUMMARY

1-MILE

5-MILE

10-MILE

Population

20,425

616,683

1,547,737

Households

7,524

205,460

521,602

Average Household Size

2.6

2.8

2.8

Owner Occupied Housing Units

3,116

89,672

273,558

Renter Occupied Housing Units

4,617

120,667

259,709

Median Age

38.1

37.7

39.2

Median Household Income

\$120,926

\$136,874

\$155,169

Average Household Income

\$154,580

\$164,652

\$178,216

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OLD BAYSHORE HWY, SAN JOSE

FOR MORE INFORMATION, CONTACT:

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