

1648

ALUM ROCK AVE, SAN JOSE

DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

FOR SALE



MULTI-TENANT OFFICE/RETAIL BUILDING FOR SALE
CORNER LOT WITH LARGE DEDICATED PARKING LOT

OWNER USER/INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

1648 Alum Rock Ave presents a rare opportunity to acquire a multi-tenant corner commercial property with dedicated on-site parking in the heart of San Jose’s Alum Rock / Little Portugal district. The property consists of **two separate single-story commercial buildings** situated on an approximately **±7,200 SF parcel** with excellent corner visibility and flexible **Urban Village (“UV”) zoning**, allowing for a wide range of retail, office, medical office, and service-oriented uses.

The property is currently configured as **four (4) suites** and offers excellent flexibility for both investors and owner-users. **All existing tenants are currently on month-to-month leases**, creating a unique opportunity for a buyer to occupy one or both buildings while maintaining supplemental rental income from the remaining suites. The property may also be ideal for an SBA buyer seeking to occupy **51% or more of the property**.

Small freestanding commercial buildings with dedicated parking are extremely difficult to find in this portion of San Jose, particularly with flexible zoning and multiple suite configurations. The property’s **corner location, strong visibility, dedicated parking, and Urban Village designation** make it well-positioned for long-term owner-user or investment potential.

Public records indicate the building area is approximately **±1,175 SF**. However, based on aerial measurements and broker observations, the combined size of the two existing structures appears to be substantially larger, estimated at approximately **±2,000 SF combined**. Broker has not independently verified the actual building square footage. Buyer is advised to independently verify all property details, including but not limited to square footage, zoning, and allowable uses.



INVESTMENT OVERVIEW

PRICE: \$1,060,000

BUILDING SIZE: ±1,175 SF (Per Public Records)

* ±2,000 SF (Per Aerial Measurements – Buyer to Verify)

LOT SIZE: ±7,200 SF

YEAR BUILT: 1979

APN: 481-15-098

ZONING: UV – Urban Village

GENERAL PLAN: Alum Rock Urban Village (Little Portugal)

INVESTMENT HIGHLIGHTS



RARE SMALL FREESTANDING COMMERCIAL ASSET

- Two separate commercial buildings situated on one parcel
- Rare corner-lot property with dedicated on-site parking
- Approximately $\pm 7,200$ SF parcel in a dense infill San Jose location

BUILDING SIZE DISCLOSURE

- Public records reflect approximately $\pm 1,175$ SF
- Aerial measurements and broker observations indicate combined improvements appear closer to approximately $\pm 2,000$ SF **combined**
- Buyer to independently verify actual building square footage and all property details

OWNER-USER OR INVESTMENT OPPORTUNITY

- Configured as four (4) suites with flexible occupancy options
- All current tenants are on month-to-month leases
- Ideal opportunity for an owner-user to occupy one or both buildings

FLEXIBLE URBAN VILLAGE ZONING

- Zoned **UV (Urban Village)** within the Alum Rock / Little Portugal Urban Village Plan
- Allows for retail, office, medical office, and service commercial uses

STRONG VISIBILITY & ACCESS

- Excellent street frontage and signage exposure
- Dedicated parking lot serving both buildings
- Convenient access to surrounding residential and commercial neighborhoods

PHOTOS



PHOTOS



PHOTOS



PHOTOS



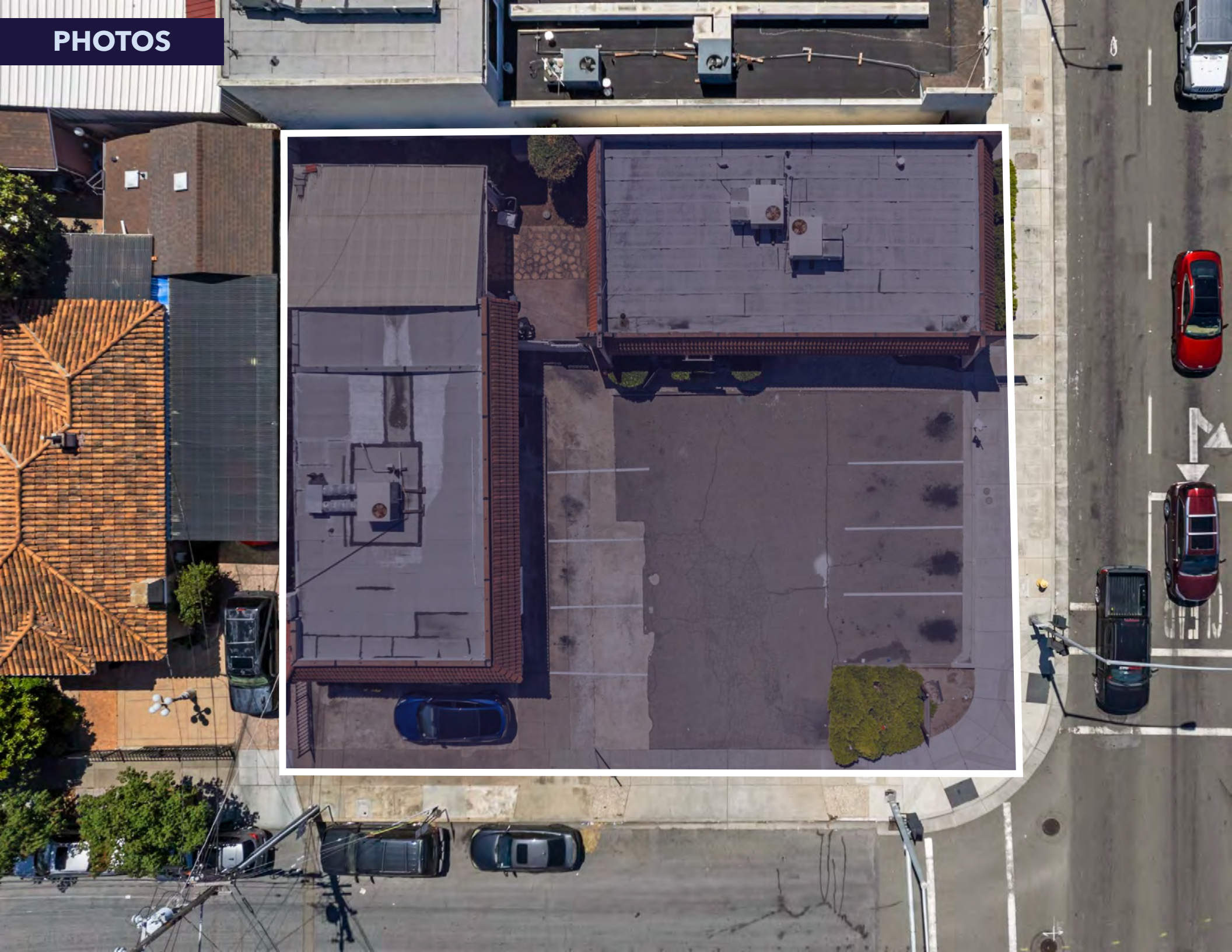
ALUM ROCK AVE

S 34TH ST

SUBJECT PROPERTY



PHOTOS



DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	40,149	581,819	1,449,685
Households	11,085	179,217	484,530
Average Household Size	3.4	3	2.9
Owner Occupied Housing Units	3,979	89,432	255,760
Renter Occupied Housing Units	7,226	93,501	239,356
Median Age	36.8	38.2	39.1
Median Household Income	\$82,258	\$125,053	\$151,337
Average Household Income	\$115,380	\$156,082	\$175,906

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FOR MORE INFORMATION, CONTACT:

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