

# 2726 & 2752

GOBLE LN, SAN JOSE

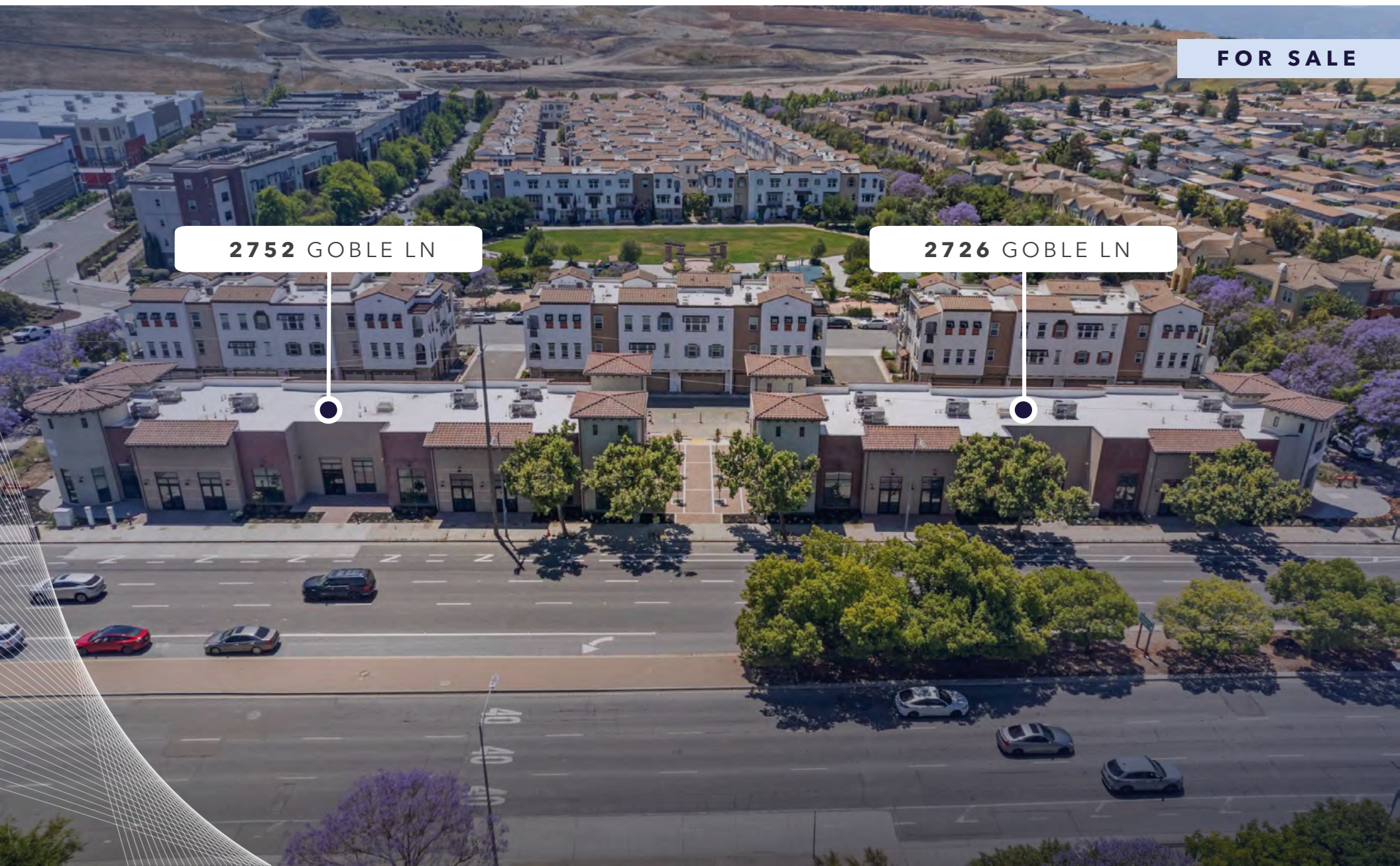
TWO (2) **NEWLY CONSTRUCTED** VACANT  $\pm 7,750$  SF RETAIL/OFFICE BUILDINGS FOR SALE

RARE **OWNER USER/INVESTMENT** OPPORTUNITY - CAN BE PURCHASED INDIVIDUALLY OR TOGETHER AS A PORTFOLIO

FOR SALE

2752 GOBLE LN

2726 GOBLE LN



# EXECUTIVE SUMMARY

**2726 & 2752 Goble Ln** are two newly constructed **±7,750 SF retail/office buildings** in San Jose which can be purchased **individually or together as a portfolio**. They are currently in **cold shell condition** and configured as **multi-tenant properties with six (6) units per building**.

Constructed in **2019**, the buildings feature completed shell construction with **HVAC systems, electrical infrastructure, PG&E service, and rough plumbing already in place**, allowing a future owner flexibility to complete the interiors for a variety of commercial uses.

The properties are ideally suited for an **owner-user or investor** seeking rare newer construction product in San Jose with the flexibility to accommodate **retail, office, veterinary clinic, daycare, fitness, restaurant, and other commercial uses**. Each building was designed with future **unit combination capability**, allowing multiple suites to be easily combined through existing demising wall openings for larger owner-user occupancy requirements.

The layout allows an owner-user to occupy **51% or more of a building** while maintaining additional tenant income or alternatively allows an investor to lease the properties as fully multi-tenant investment assets. At the current asking price, the properties **offer investors the potential- to achieve an estimated 6.87% proforma cap rate** based on a projected \$3.25 SF NNN lease-up rate.

Each property features **twenty-two (22) parking spaces**. Brand new commercial construction of this quality is **extremely rare in San Jose**, particularly for buyers seeking newer product without the time and uncertainty associated with ground-up development.



## INVESTMENT OVERVIEW

**PRICE:** \$4,400,000 (\$567 SF) \* Per Building

**LEASE RATE:** \$3.25 SF NNN

**BUILDING SIZE:** ±7,750 SF \* Per Building

**LOT SIZE:** ±17,008 SF \* Per Building

**APN:** 456-39-001 & 456-39-002

**ZONING:** A (PD) - Planned Development

**GENERAL PLAN:** CIC - Combined Industrial/Commercial

# INVESTMENT HIGHLIGHTS



2726 & 2752 GOBLE LN | SAN JOSE, CA

## RARE NEW CONSTRUCTION OPPORTUNITY

- **2726 & 2752 Goble Ln** consist of two newly constructed **±7,750 SF multi-tenant buildings** that may be purchased **individually or together** as a portfolio.
- Extremely rare opportunity to acquire **newer construction commercial product in San Jose**.

## OWNER-USER OR INVESTMENT POTENTIAL

- Configured as **six (6) suites per building** with flexible multi-tenant layout.
- Estimated **6.87% proforma cap rate** based on a projected \$3.25 SF NNN lease-up rate at our current asking price.
- Demising walls include planned openings allowing **easy combination of suites** for larger owner-user occupancy.
- Ideal for an **owner-user seeking to occupy 51% or more** of a building while maintaining additional rental income potential.

## COLD SHELL INFRASTRUCTURE IN PLACE

- **HVAC systems installed** throughout both buildings, **Electrical infrastructure and PG&E service installed, Rough plumbing completed** for future restroom improvements.

## FLEXIBLE COMMERCIAL USES

- Suitable for **retail, office, veterinary clinic, daycare, fitness, restaurant, and a wide variety of commercial uses.**

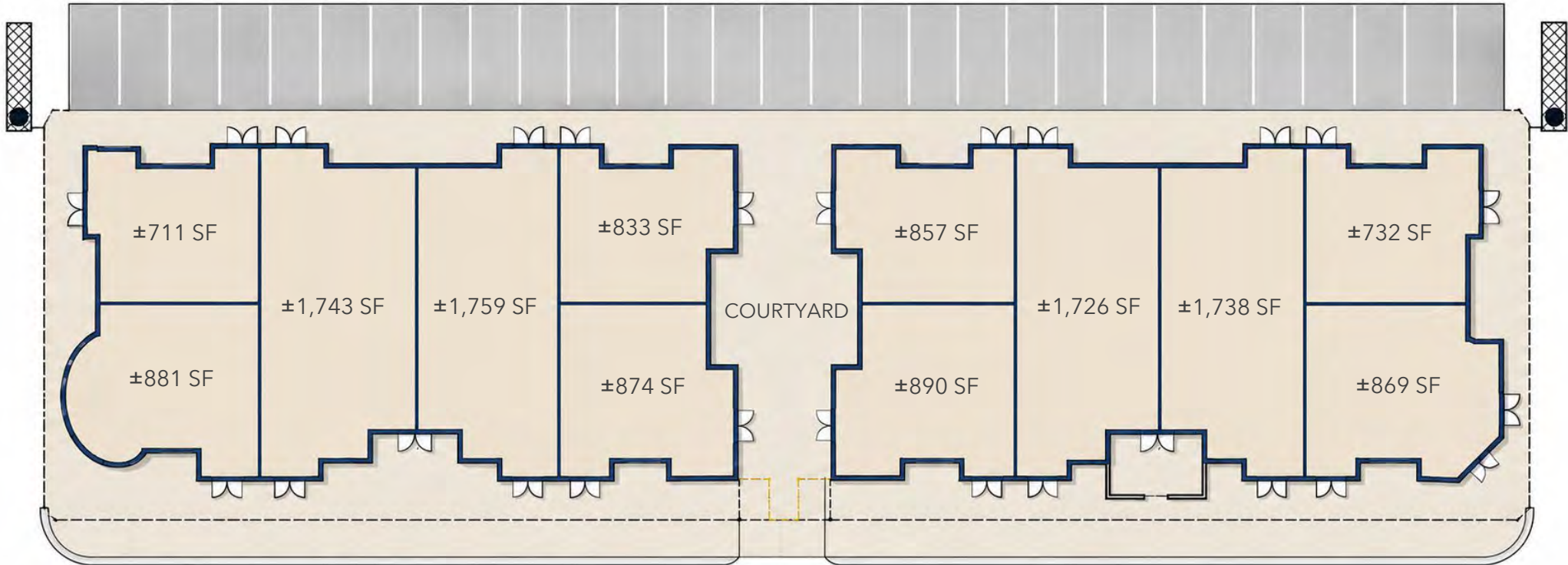
## PARKING + ACCESS

- Each property features **twenty-two (22) parking spaces.**
- Units front both **Monterey Rd and Goble Ln** with strong visibility and access.

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# SITE PLAN

TWO (2) ±7,750 SF BUILDINGS | SIX (6) UNITS PER BUILDING



\* Unit square footages shown on the floor plan are approximate measurements and should be independently verified by Buyer.

# PHOTOS



# PHOTOS





2752 GOBLE LN

2726 GOBLE LN

# PHOTOS



MONTEREY RD

UMBARGER RD

GOBLE LN

2726 GOBLE LN

2752 GOBLE LN

MONTECITO VISTA DR



# 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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