

902 S Bascom Ave

San Jose, CA 95128



FOR SALE & LEASE

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BellStreet

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BellStreet in compliance with all applicable fair housing and equal opportunity laws.



property information

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For Sale & Lease

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Property Description

Explore a prime commercial opportunity with this impressive 14,700-square-foot industrial building, featuring office and showroom spaces, that offers robust potential for an investor or owner-user. Constructed in 1971, the property's timeless design and solid construction provide a strong foundation for a wide range of business usages. Zoned UV, the building offers versatility and flexibility to suit diverse user needs. Located in the thriving San Jose area, this property is strategically positioned to capture the attention of savvy investors seeking to capitalize on the region's flourishing commercial real estate market. Embrace the potential for growth and success with this standout property in the heart of Silicon Valley.

Offering Summary

Sale Price:	\$4,500,000
Lease Rate:	\$1.80 SF/month (NNN)
Available SF:	14,700 SF
Lot Size:	19,166 SF
Building Size:	14,700 SF

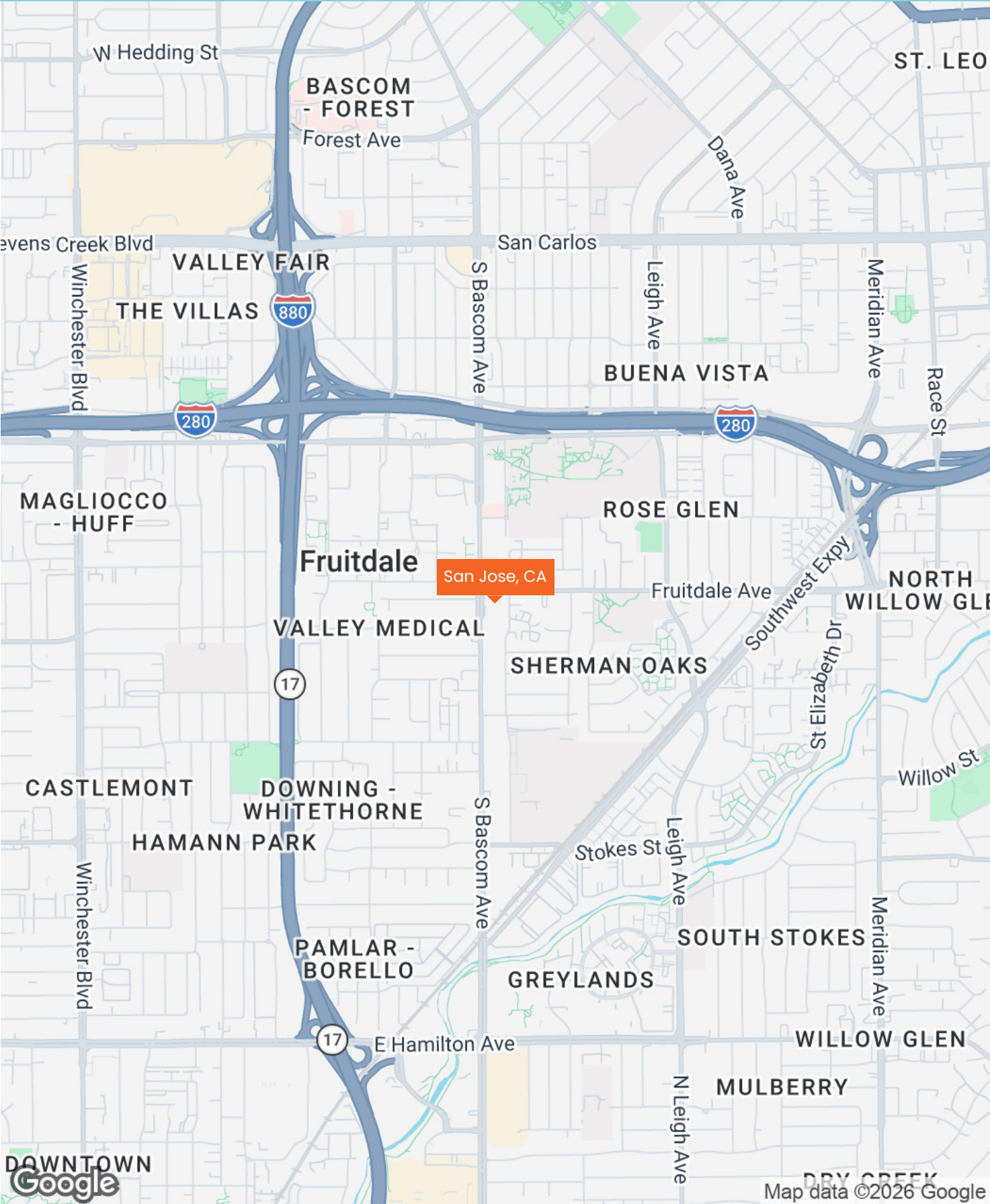
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	860	1,767	12,203
Total Population	2,336	4,639	31,065
Average HH Income	\$132,082	\$144,934	\$164,611



location information

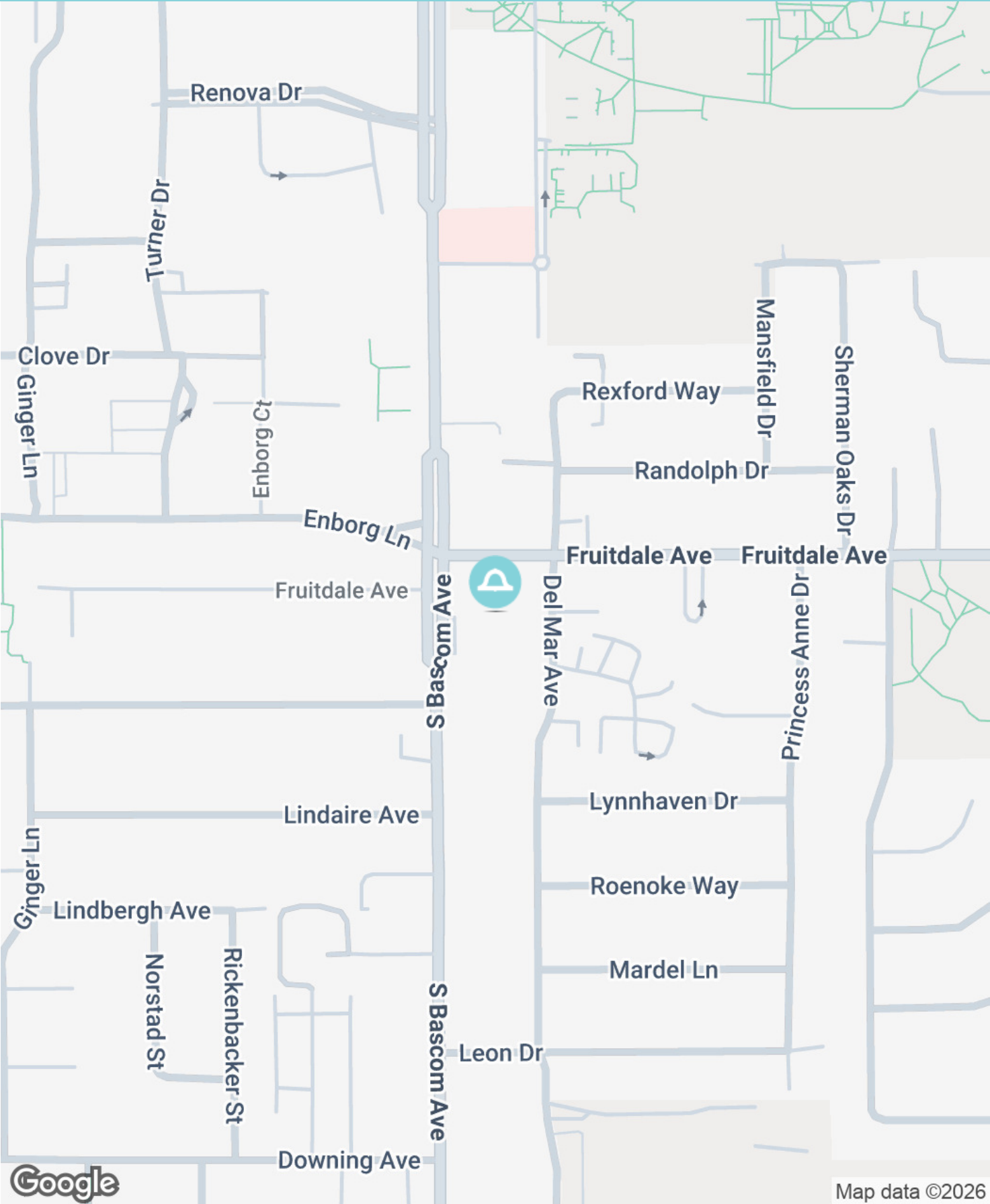
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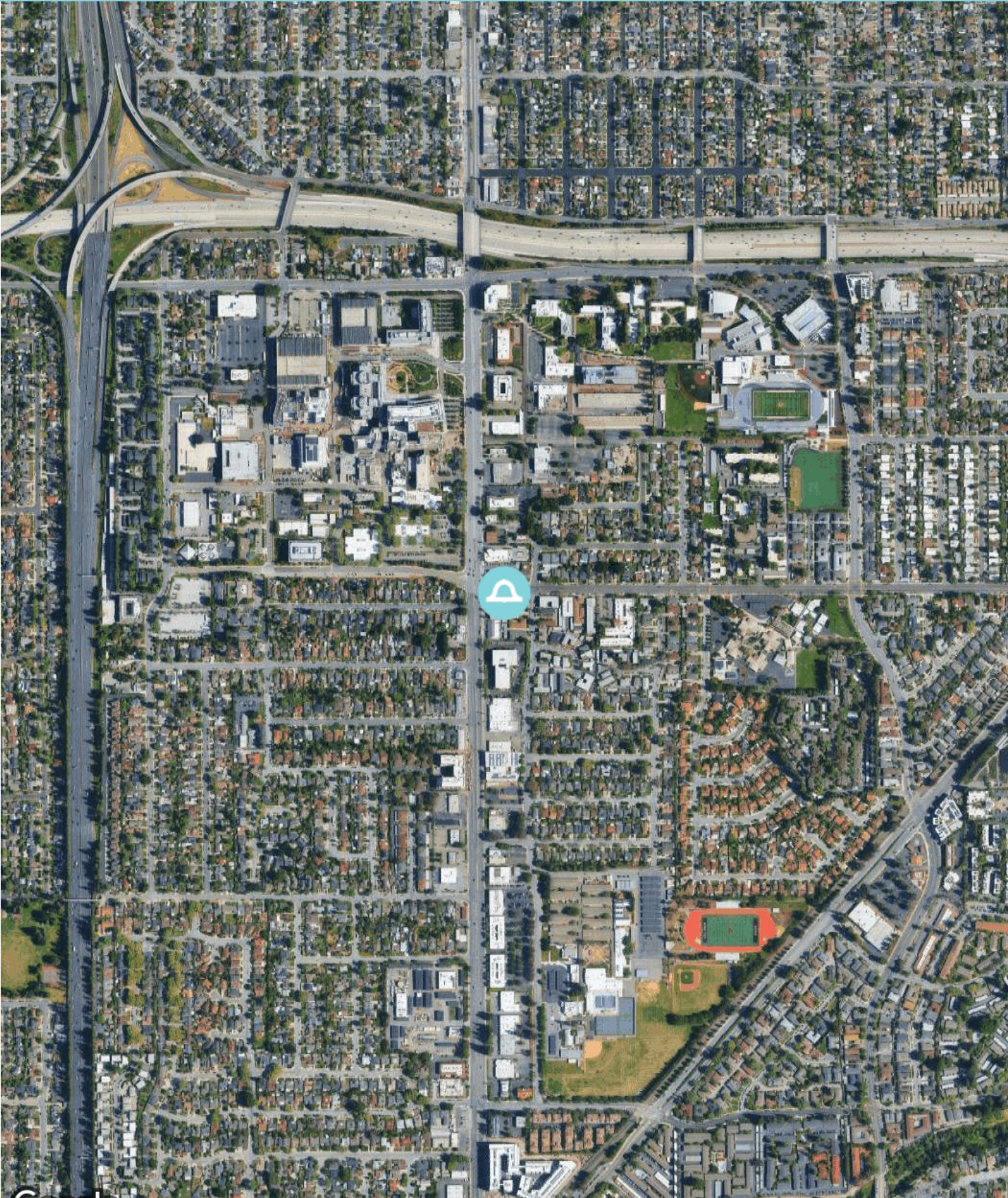
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Google

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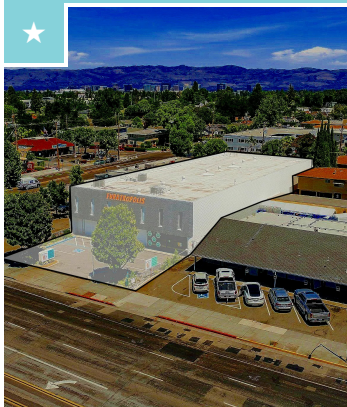
An aerial photograph of a city street. In the foreground, a dark-colored car is partially visible on the left. A wide, paved road with white lane markings runs horizontally across the bottom. Above the road is a sidewalk and a parking lot. Two large, leafy trees are positioned on either side of the parking lot. In the center, a large, two-story brick building with a flat roof and several windows is visible. The building has a sign that reads "FURRIKROPOLIS" and a graphic of paw prints. Behind the brick building, there are other commercial buildings and more trees. In the far background, a range of rolling hills or mountains is visible under a clear sky.

sale comparables

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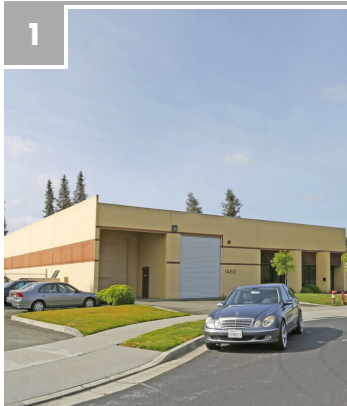
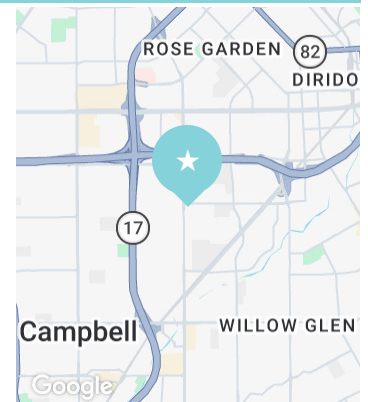


902 S Bascom Ave

San Jose, CA 95128

Subject Property

Price: \$4,500,000 Bldg Size: 14,700 SF
Lot Size: 19,166 SF Year Built: 1971

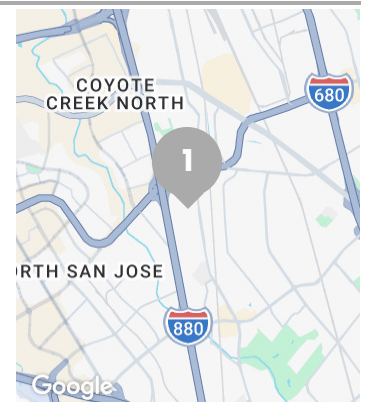


1462 Seareel Ln

1462 Seareel Ln, San Jose, CA 95131

Sold 8/31/2023

Price: \$4,185,500 Bldg Size: 10,633 SF
Lot Size: 25,700 SF Year Built: 1982

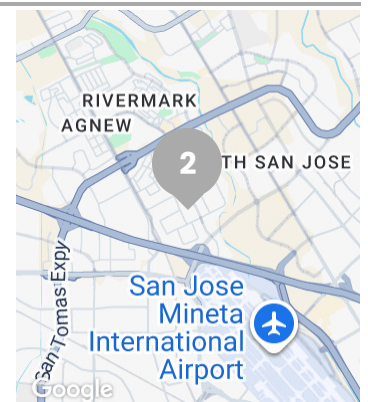


480 Perry Ct

480 Perry Ct, Santa Clara, CA 95054

Sold 4/29/2025

Price: \$3,500,000 Bldg Size: 10,170 SF
Lot Size: 20,360 SF Year Built: 1978

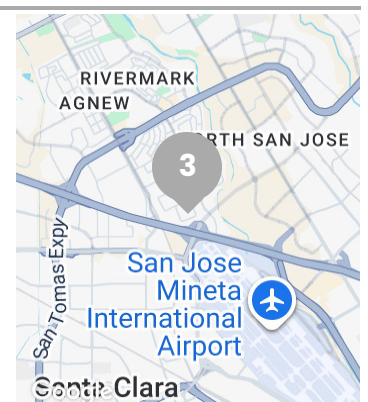


482 Sapena Ct

482 Sapena Ct, Santa Clara, CA 95054

Sold 7/26/2024

Price: \$3,400,000 Bldg Size: 12,270 SF
Lot Size: 26,123 SF Year Built: 1980



For Sale & Lease

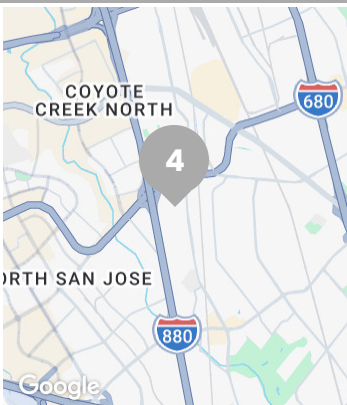
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1460 Atteberry Ln
1460 Atteberry Ln, San Jose, CA 95131

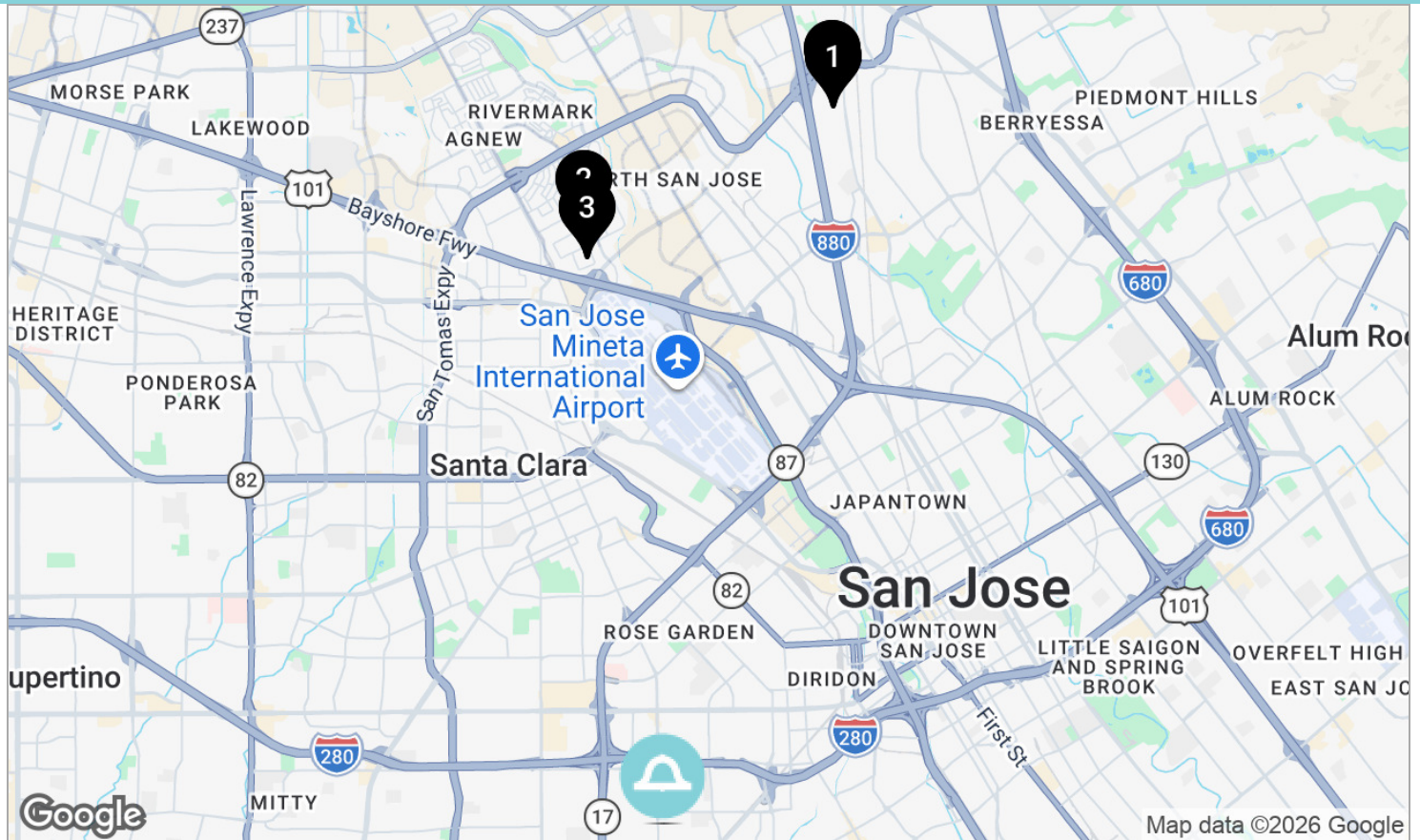
Sold 9/25/2023

Price:	\$5,000,000	Bldg Size:	10,775 SF
Lot Size:	28,750 SF	Year Built:	1979



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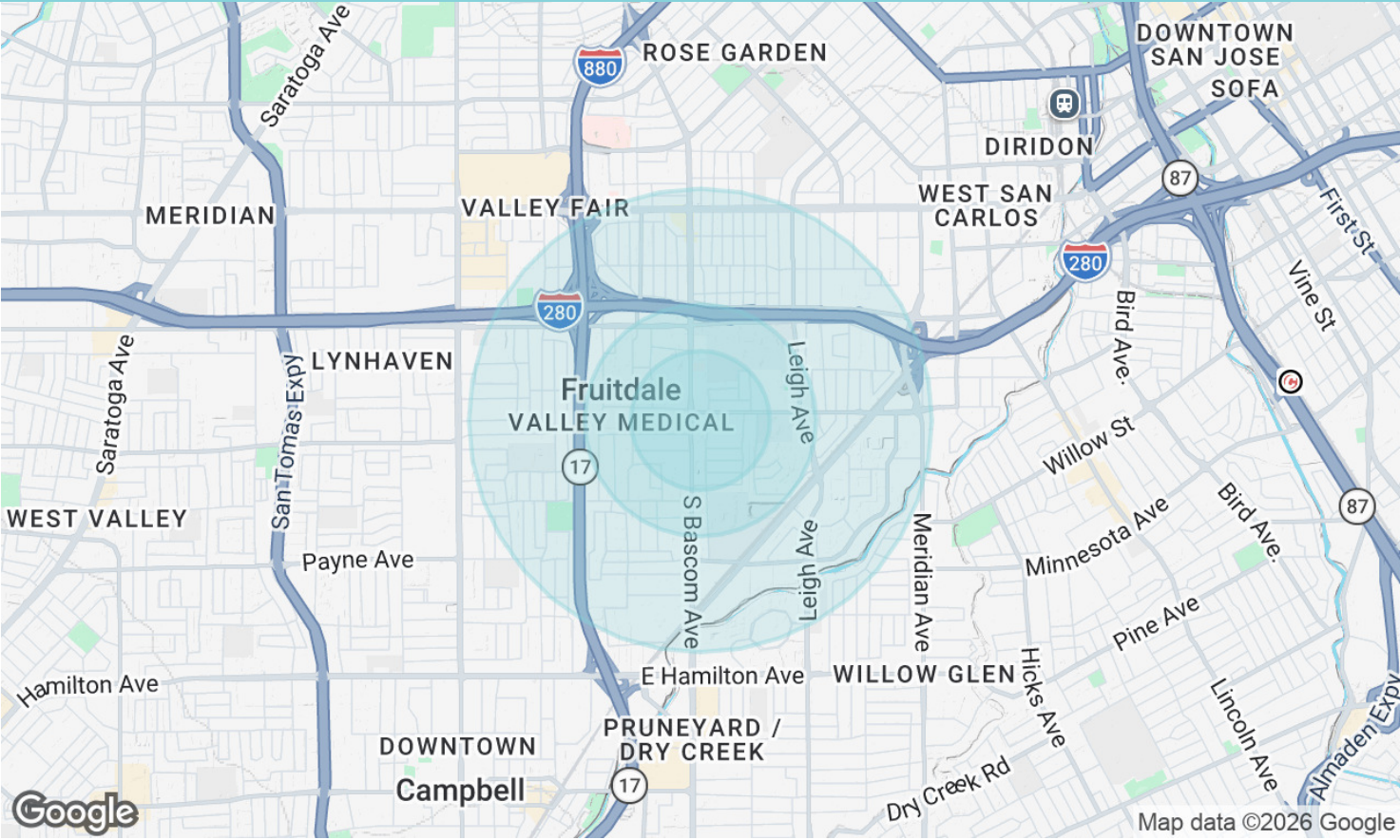
	Name/Address	Price	Bldg Size	Lot Size	Year Built	Price/SF	Deal Status
★	902 S Bascom Ave San Jose, CA	\$4,500,000	14,700 SF	19,166 SF	1971	\$306.12	Subject Property
1	1462 Seareel Ln 1462 Seareel Ln San Jose, CA	\$4,185,500	10,633 SF	25,700 SF	1982	\$393.63	Sold 8/31/2023
2	480 Perry Ct 480 Perry Ct Santa Clara, CA	\$3,500,000	10,170 SF	20,360 SF	1978	\$344.15	Sold 4/29/2025
3	482 Sapena Ct 482 Sapena Ct Santa Clara, CA	\$3,400,000	12,270 SF	26,123 SF	1980	\$277.10	Sold 7/26/2024
4	1460 Atteberry Ln 1460 Atteberry Ln San Jose, CA	\$5,000,000	10,775 SF	28,750 SF	1979	\$464.04	Sold 9/25/2023
Averages		\$4,021,375	10,962 SF	25,233 SF	1979	\$369.73	



demographics

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,336	4,639	31,065
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	860	1,767	12,203
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$132,082	\$144,934	\$164,611
Average House Value	\$1,399,386	\$1,330,851	\$1,186,574

2020 American Community Survey (ACS)



advisor bios

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Amit Urban

Director

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CalDRE #01998926

Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

Amit is a licensed Real Estate Broker in CA and holds a Series 22,63, and 82.

Education

University of California, Los Angeles (UCLA)
John Hopkins School of Advanced International Studies (SAIS)
Real Estate Financial Modeling Certification
CCIM Courses

Memberships

Silicon Valley Association of Realtors
Peninsula Estate Planning Council

BellStreet

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