



175 LEWIS ROAD #23, SAN JOSE, CA

Get in touch

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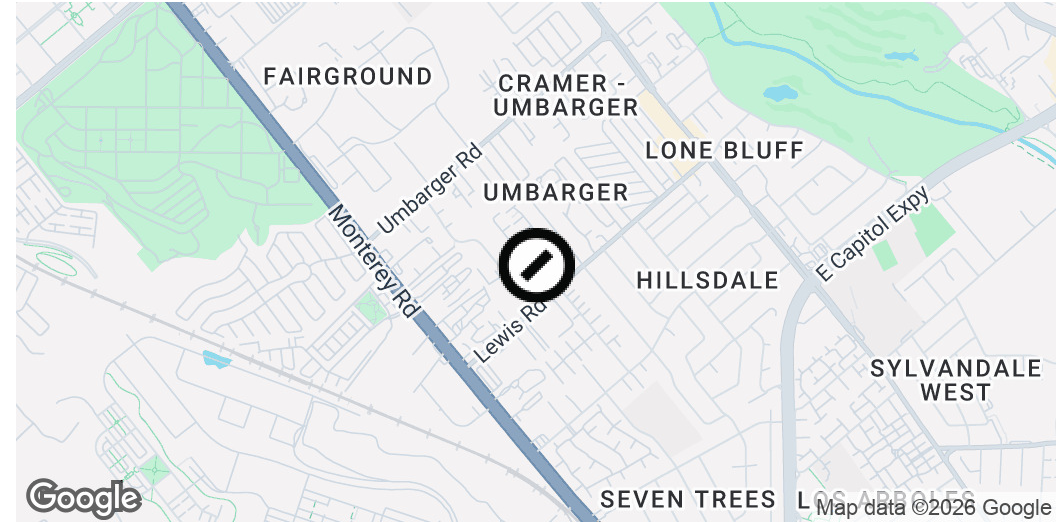
Steve Malech

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CalDRE #01317241

Executive Summary



Offering Summary

Sale Price:	\$2,695,000
Building Size:	6,868 SF
Price / SF:	\$392

Property Overview

175 Lewis Rd presents a prime opportunity for food production and manufacturing owner-users or investors. This 6,868 SF industrial condo offers a versatile layout suitable for a wide range of production, warehousing and logistics operations. Located in San Jose, the property provides strategic access to major transportation routes and essential amenities. Its well-maintained infrastructure and flexible configuration make it an ideal choice for businesses seeking a strong operational foothold in San Jose's thriving industrial market.

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Highlights



Property Highlights

- 6,868 SF Industrial Condo
- Fully improved commercial kitchen with Type I and Type II Hoods
- Walk-in cooler, walk-in freezer, grease interceptor, trench drains, FRP walls, and epoxy flooring
- Significant MEP improvements already in place
- Power: 400 Amps; 3 Phase Power (Buyer Verify)
- One (1) Grade Level Door
- Two (2) Restrooms
- Versatile Layout for Production, Manufacturing and Operations
- Convenient Access to Highways and Transportation Routes
- Well-Maintained Facility and Ready for Immediate Use
- Abundant Onsite Parking
- Zoning: LI (Light Industrial)

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Commercial Kitchen Details



Commercial Kitchen Details

- One (1) Logiudice Forni Spiral Mixer
- One (1) Imperial 36" Gas Range
- Two (2) Atosa / Yindu Stock Pot Stoves
- One (1) CaptiveAire Exhaust Hood (Type I)
- One (1) CaptiveAire Exhaust Hood (Type II)
- One (1) Cool Mfg. Inc. Walk-In Cooler
- One (1) Cool Mfg. Inc. Walk-In Freezer
- One (1) A.O. Smith BTW-100 Water Heater
- One (1) Zurn Grease Interceptor
- Floor Drains
- Trench Drains
- FRP Wall Finish
- Epoxy Flooring

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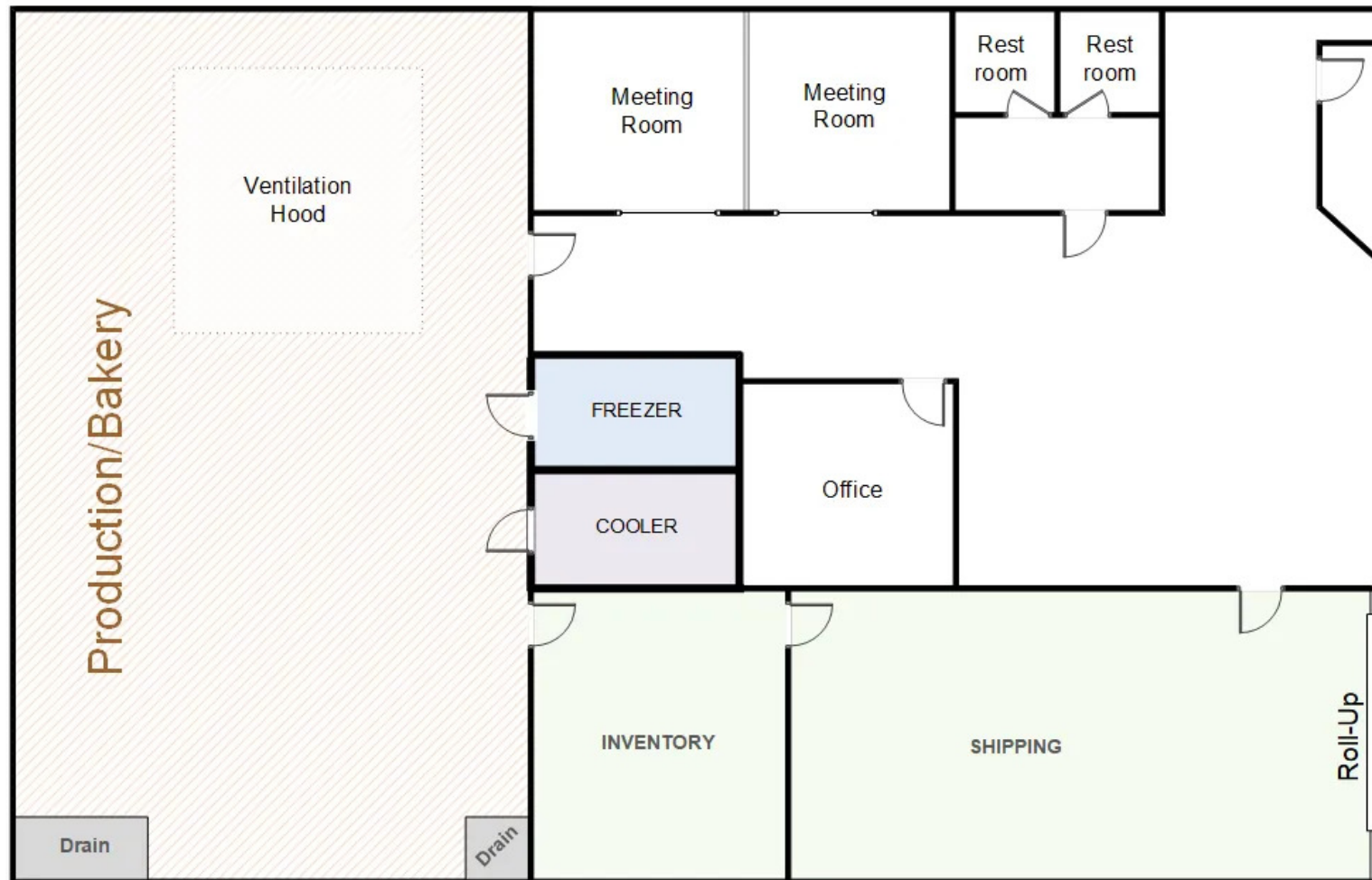
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Floor Plans



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Site Plans



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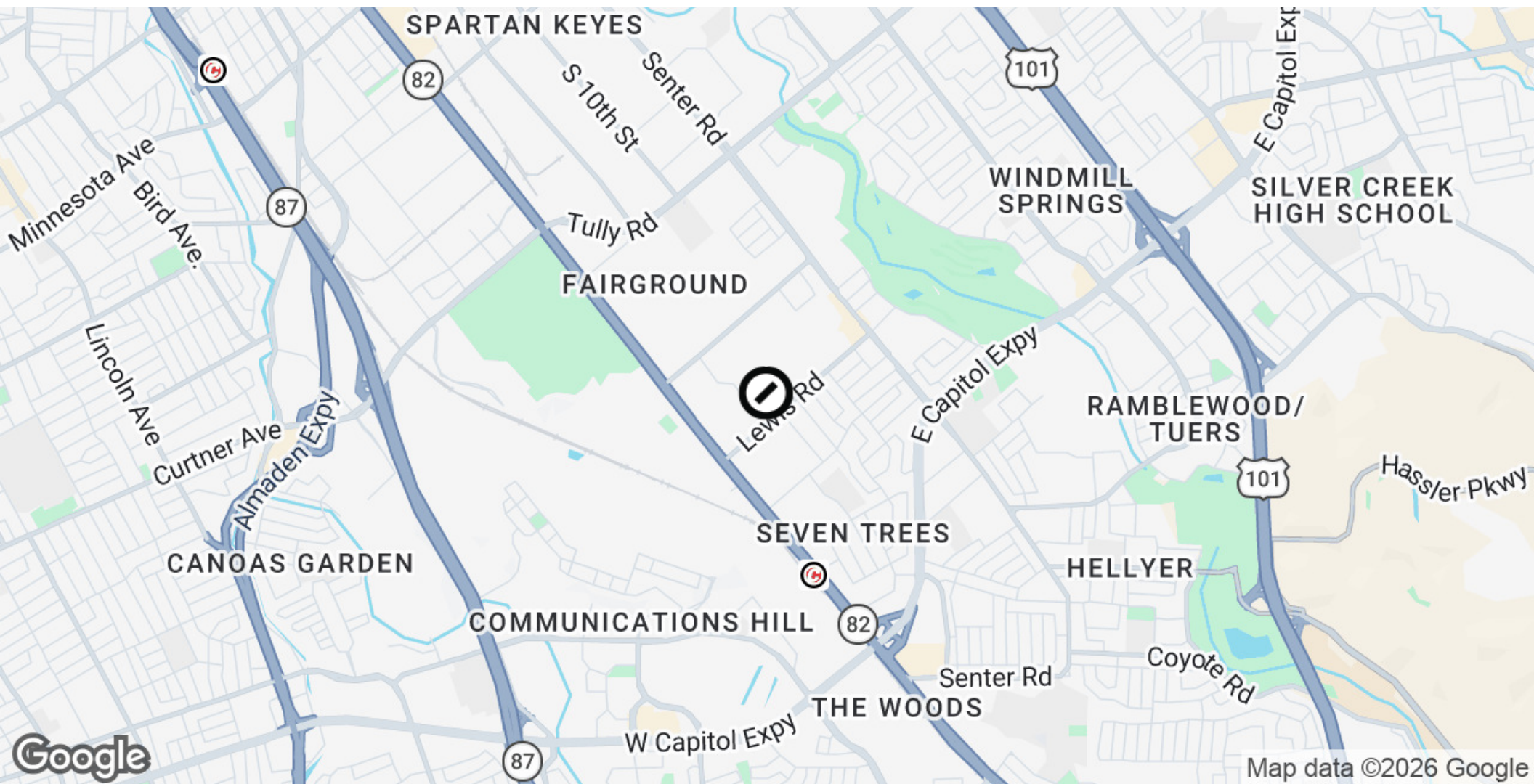
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Location Map



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Area Map

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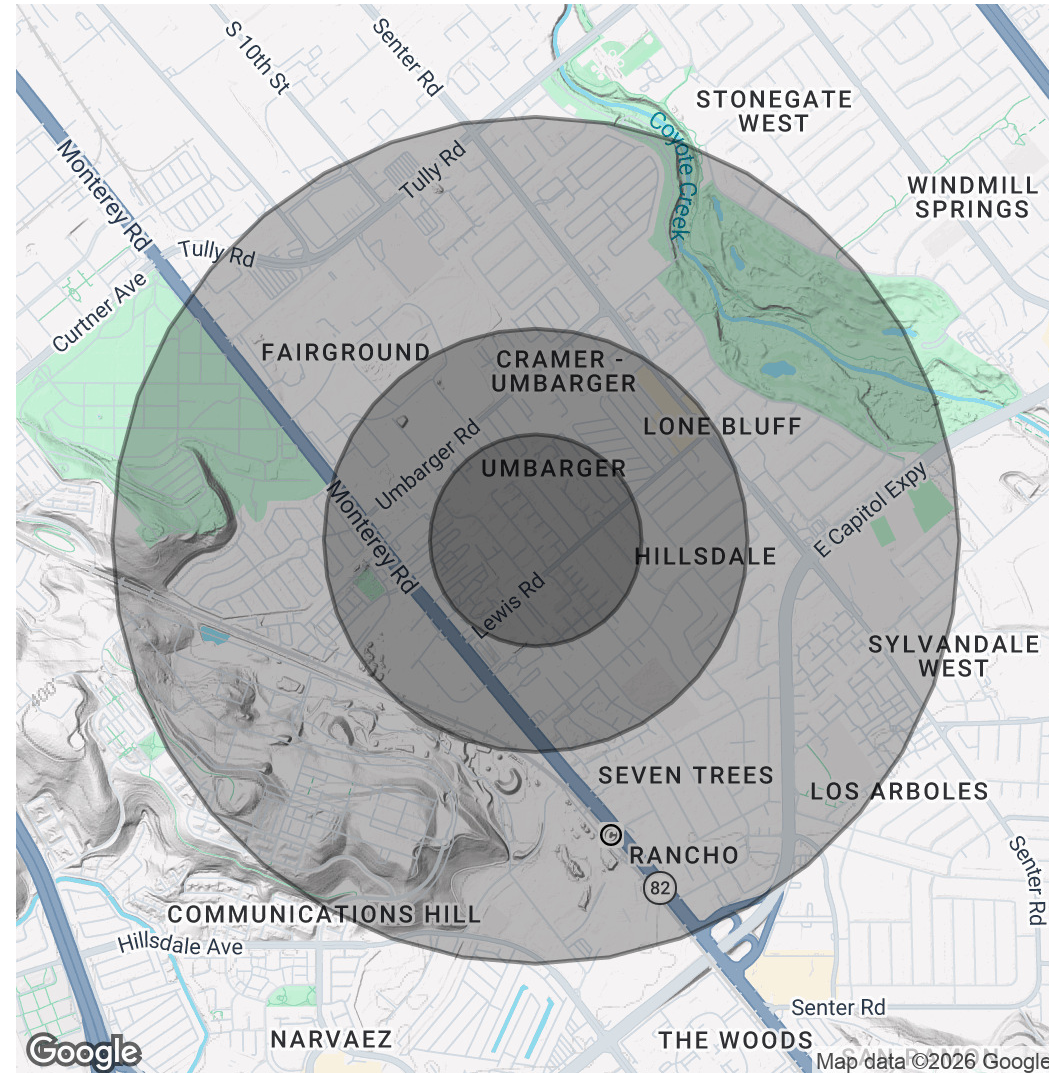
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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,723	11,009	29,755
Average Age	35.9	35.5	35.5
Average Age (Male)	32.3	33.2	35.3
Average Age (Female)	40.5	38.6	36.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,013	2,979	8,567
# of Persons per HH	3.7	3.7	3.5
Average HH Income	\$114,515	\$121,556	\$130,743
Average House Value	\$332,200	\$478,452	\$645,258

2023 American Community Survey (ACS)



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Additional Photos



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