

# Rare 2,660± SF Retail Building For Sale

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Near Hwy 280, Willow Glen & Downtown San Jose

601 Bird Ave, San Jose



# PROPERTY OVERVIEW



<b>OFFERING PRICE:</b> \$2,600,000	<b>BUILDING AREA:</b> 2,660± SF
<b>Zoning:</b> Commercial Pedestrian	<b>LAND AREA:</b> 0.16± AC
<b>YEAR BUILT:</b> 1951	<b>PARCEL NUMBER (APN):</b> 264-43-014

# Retail Building For Sale

Near Hwy 280, Willow Glen & Downtown San Jose

- Exceptional property located on one of San Jose's key north-south thoroughfares - Bird Avenue - with excellent visibility & strong traffic exposure.
- 2,660± SF Retail Building on a generous 6,908± SF lot - ideal for investors looking for flexible commercial space.
- On-site Parking - 7 exclusive stalls plus street parking.
- Zoned CP (Commercial Pedestrian) - allows multiple uses and supports a broad mix of commercial and pedestrian-oriented activity (retail, services, office, etc.).
- Prominent Bird Avenue frontage with direct access to surrounding residential neighborhoods and nearby arterials - enhancing walk-in and drive-by traffic.
- Established commercial area in the heart of the San Jose/Willow Glen corridor-surrounded by dense housing, local amenities, dining & services.
- Strong local demographics with stable population & household growth supporting retail demand.
- Close proximity to San Jose International Airport (SJC), CA-82, CA-87 & I-280.
- Prime location only 1 Mile from SAP Center, Home Of Sharks Games & Major Events.

## INVESTMENT SUMMARY:



**Offering Price:** \$2,600,000

**Lease Type:** NNN-(2026 estimate is \$19,237)

**Tenant:** Mexico Bakery

**Lease Commencement Date:** February 1<sup>st</sup>, 2026

**Lease Expiration Date:** January 31<sup>st</sup>, 2033

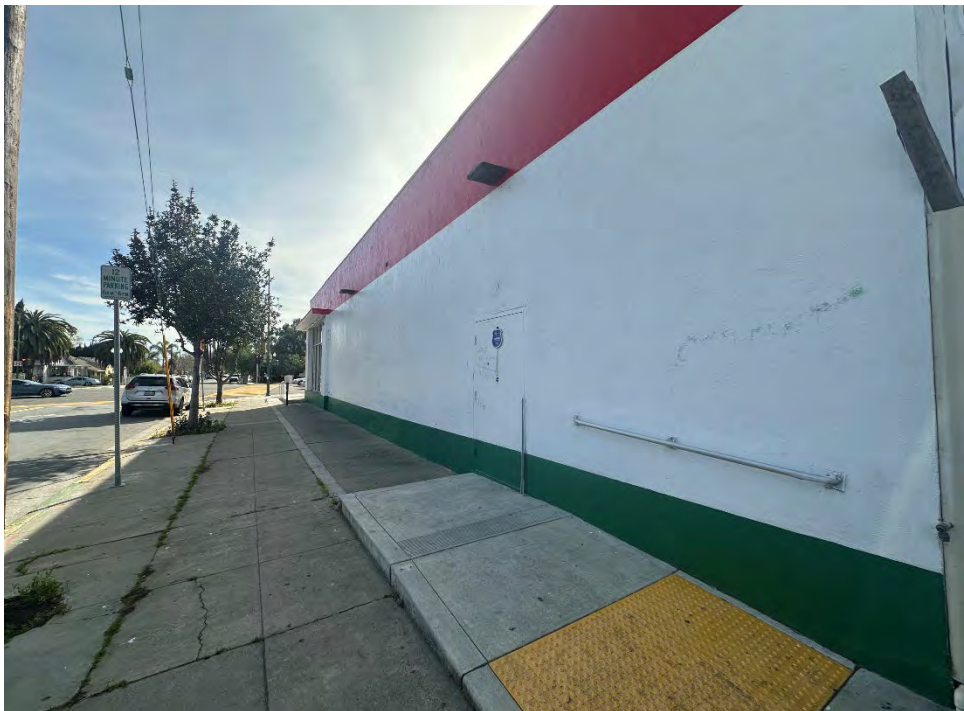
**Option:** One(1) Five (5) year option @ Fair Market Value

Lease Year	Monthly Rent	Annual Rent
Feb. 2026-Jan. 2027	\$6,555.00	\$78,660.00
Feb. 2027-Jan. 2028	\$6,751.00	\$81,012.00
Feb. 2028-Jan. 2029	\$8,000.00	\$96,000.00
Feb. 2029-Jan. 2030	\$8,240.00	\$98,880.00
Feb. 2030-Jan. 2031	\$8,487.00	\$101,844.00
Feb. 2031-Jan. 2032	\$8,741.00	\$104,892.00
Feb. 2032-Jan. 2033	\$9,003.00	\$108,036.00

# PHOTOS



# PHOTOS



# DEMOGRAPHICS

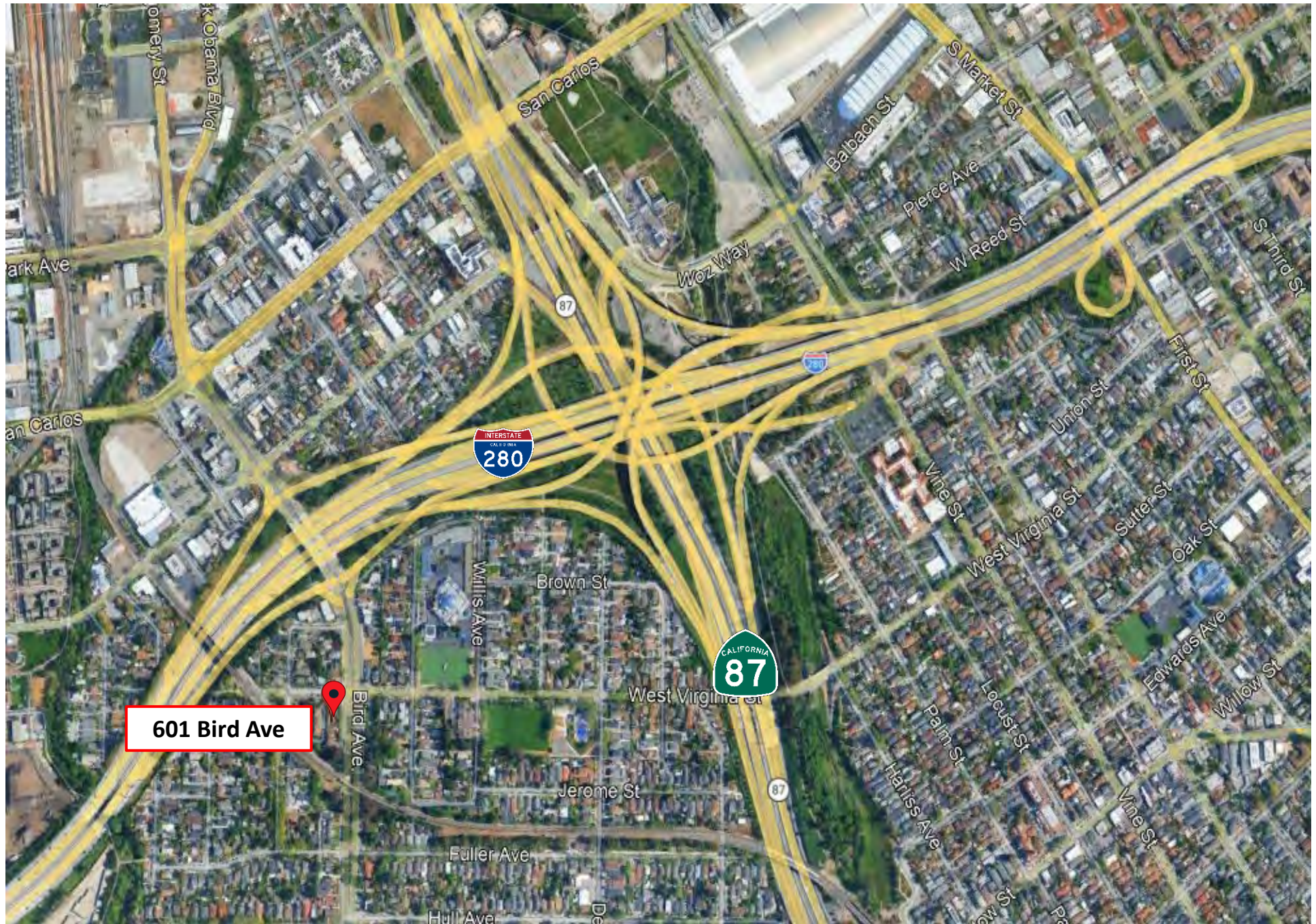


<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	32,132	250,970	694,556
<b>Households</b>	13,004	93,200	239,871
<b>Average Household Size</b>	2.37	2.54	2.81
<b>Owner Occupied Housing Units</b>	3,929	35,056	107,348
<b>Renter Occupied Housing Units</b>	9,075	58,144	132,523
<b>Median Age</b>	36.8	36.9	37.9
<b>Median Household Income</b>	\$141,143	\$121,122	\$130,134
<b>Average Household Income</b>	\$187,676	\$180,253	\$183,730



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