

# 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:** \$1,100,000

**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

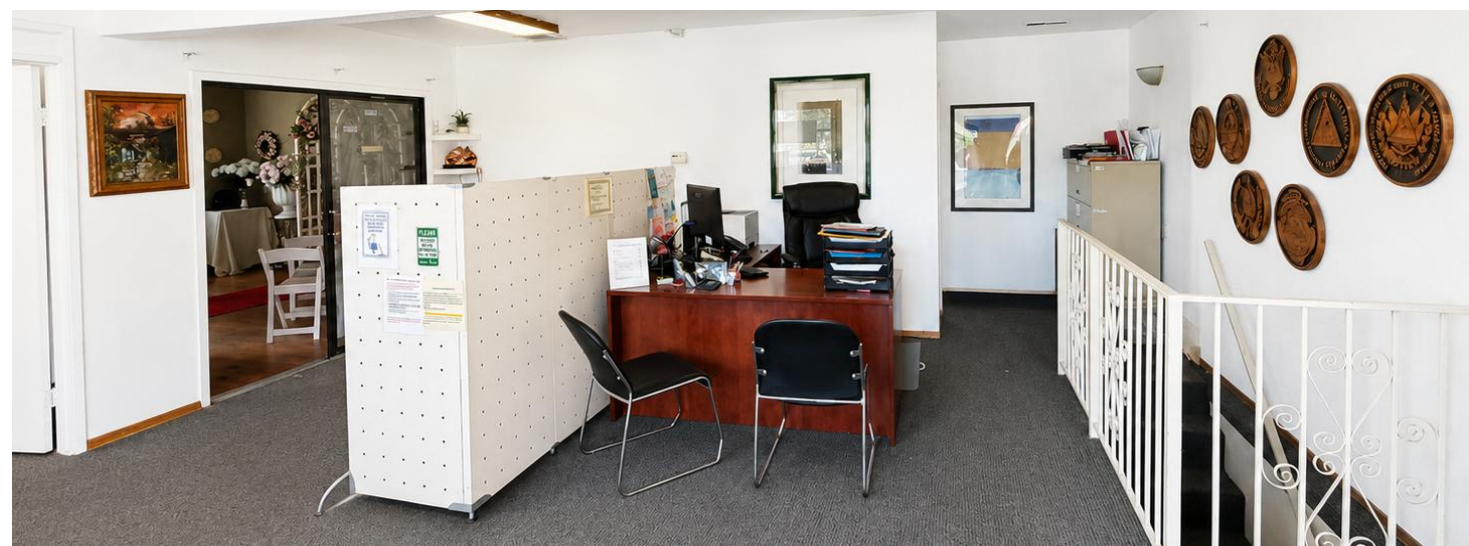
## STRONG VISIBILITY & ACCESS

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

# PHOTOS



# PHOTOS



# PHOTOS





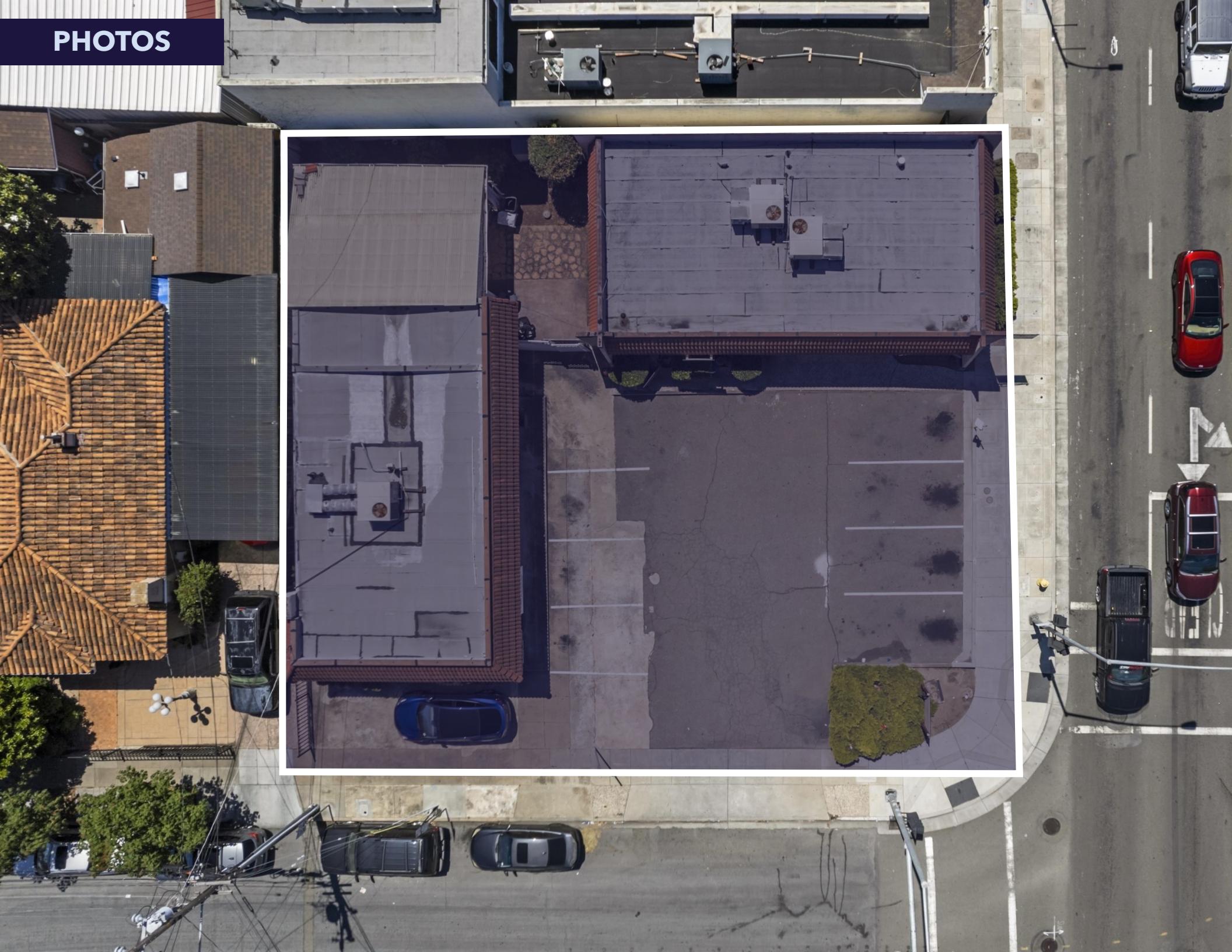
ALUM ROCK AVE

S 34<sup>TH</sup> 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:

**DAVID TAXIN**

Partner

408.966.5919

dtaxin@moinc.net

Lic. #00983163

**JEREMY AWDISHO**

Vice President

650.814.4510

jeremy@moinc.net

Lic. #02064232

