

1194 Lick Avenue

SAN JOSE, CA 95110

Marcus & Millichap



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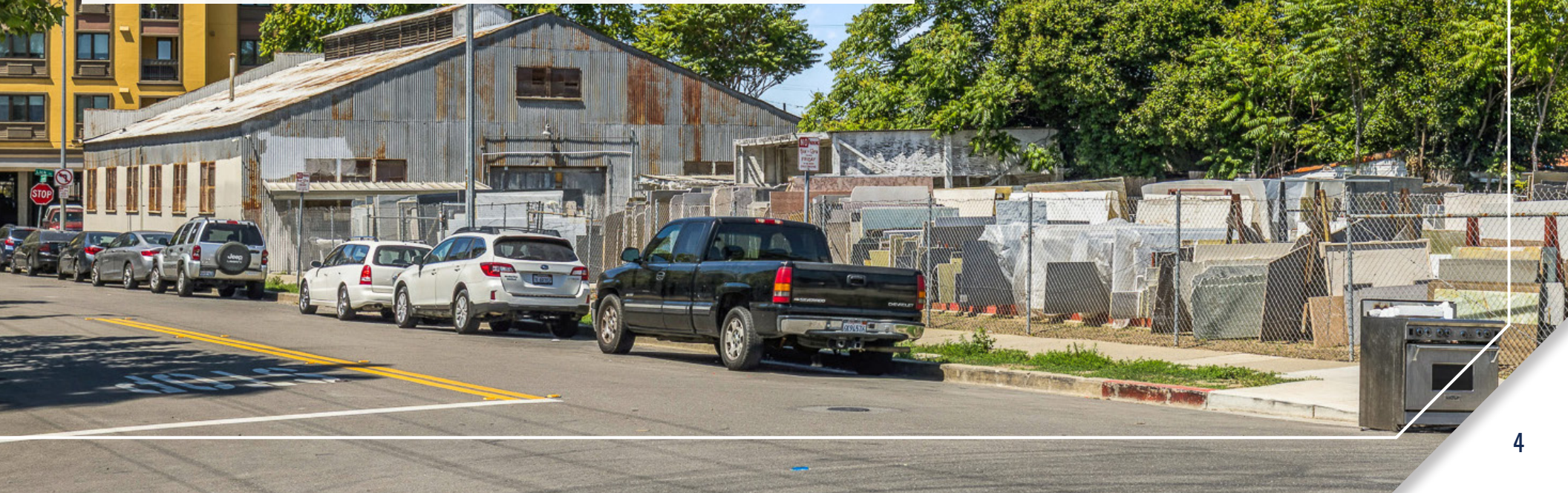
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INVESTMENT HIGHLIGHTS

- Prime Silicon Valley infill industrial land opportunity
- ±4,800 sf industrial building on 0.33 acres
- Excellent access to hwy 87, I-280, hwy 101 & Caltrain
- Flexible owner-user, investment or redevelopment opportunity
- Valuable excess land for yard, parking or future expansion
- Located in a rapidly transforming urban corridor
- Minutes from downtown San Jose and major employment centers
- Long-term appreciation potential driven by scarce industrial land supply



DEVELOPMENT POTENTIAL

The property located at 1194 Lick Avenue, San Jose, California (APN 434-05-078), is zoned Mixed-Use Neighborhood (MUN). This zoning district permits a range of development options, including 100% commercial projects, 100% residential projects, and mixed-use developments.

The parcel encompasses approximately ±14,400 square feet. Under the MUN zoning designation, the maximum residential density is 30 dwelling units per acre. Based on these parameters, the base allowable density supports a 9-unit condominium development.

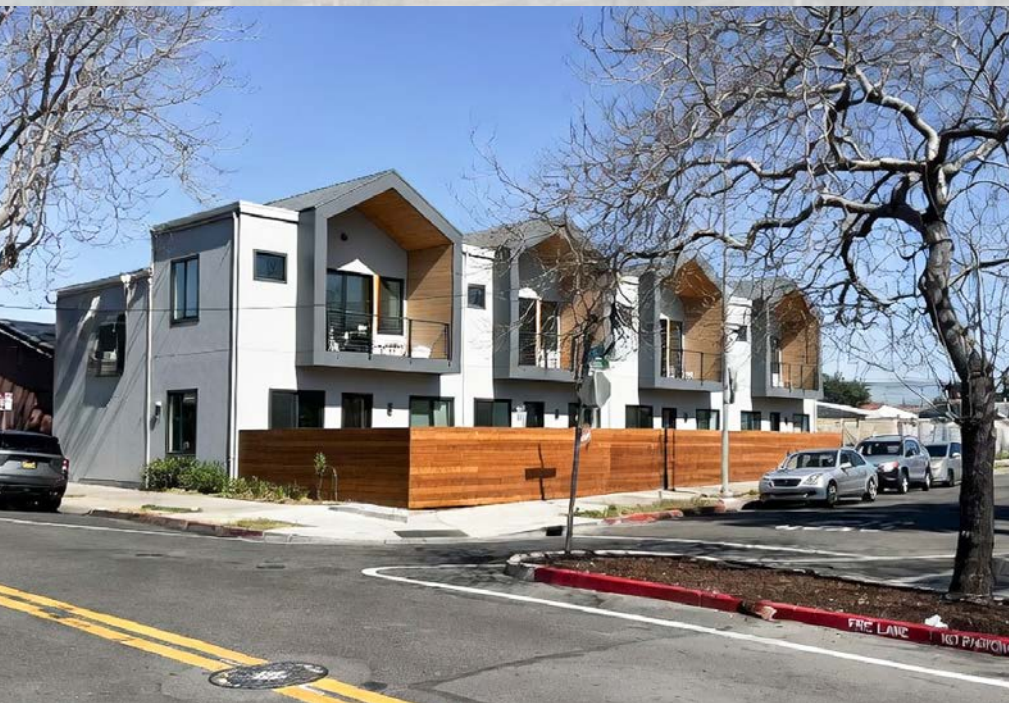
Should the developer elect to utilize California's State Density Bonus Law, the base density is rounded up to 10 units. In accordance with Senate Bills AB 2345 and AB 1287, a density bonus of up to 100% may be available, potentially increasing the total to 20 residential units, subject to meeting the applicable affordability requirements and other eligibility criteria.

Rezoning the property to a Planned Development (PD) district could provide additional flexibility and support higher densities, along with a broader array of development opportunities tailored to project-specific goals.



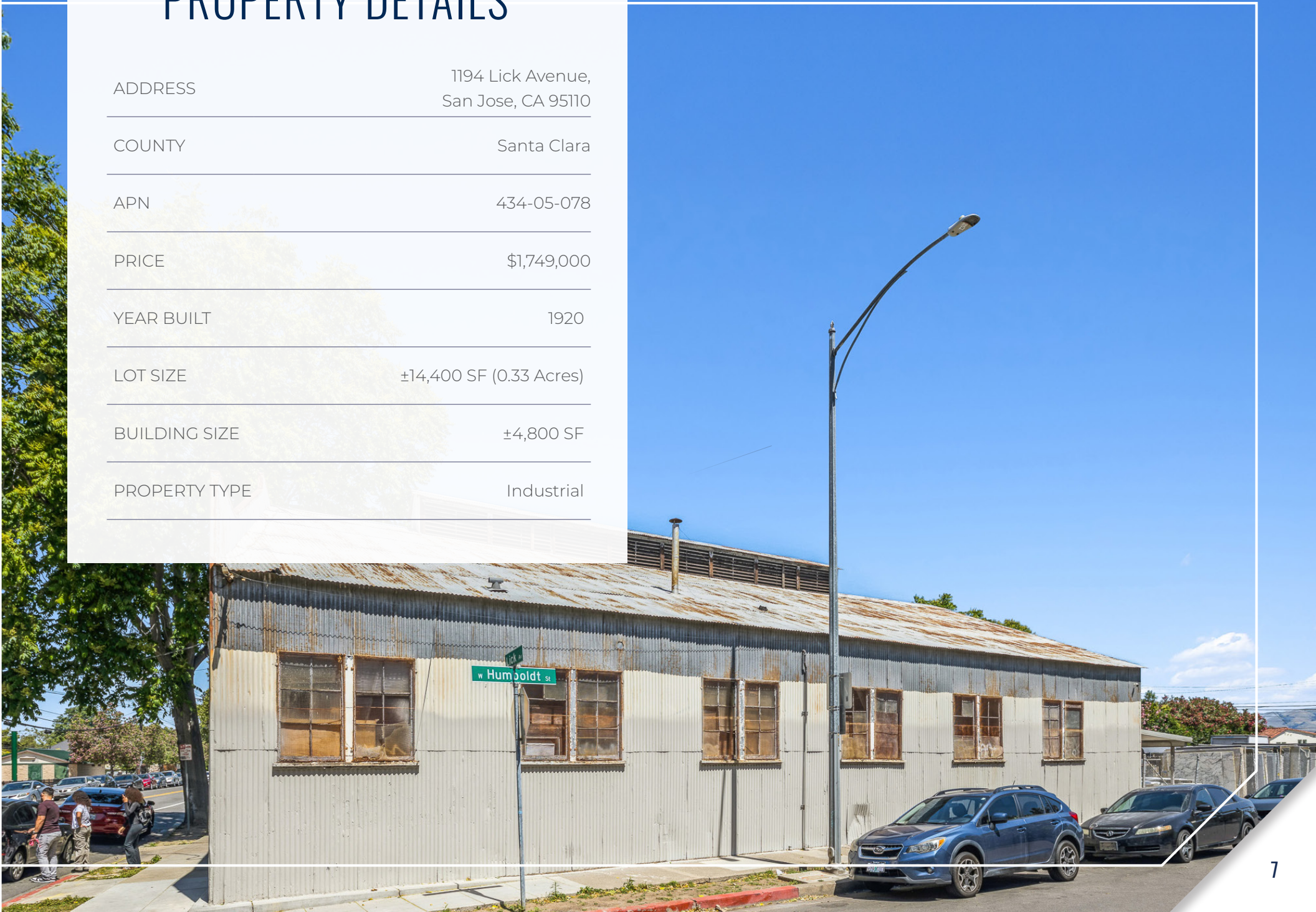
For detailed information regarding allowable uses, development standards, and the entitlement process, we recommend contacting the City of San José Planning and Building Division directly. They can provide site-specific guidance and assist with next steps, such as a pre-application consultation.

CONCEPT DRAWINGS



PROPERTY DETAILS

ADDRESS	1194 Lick Avenue, San Jose, CA 95110
COUNTY	Santa Clara
APN	434-05-078
PRICE	\$1,749,000
YEAR BUILT	1920
LOT SIZE	±14,400 SF (0.33 Acres)
BUILDING SIZE	±4,800 SF
PROPERTY TYPE	Industrial



PROPERTY PHOTOS



RETAIL MAP



EMPLOYER MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Snaazy Map 2026

MARKET OVERVIEW

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

METRO HIGHLIGHTS



TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



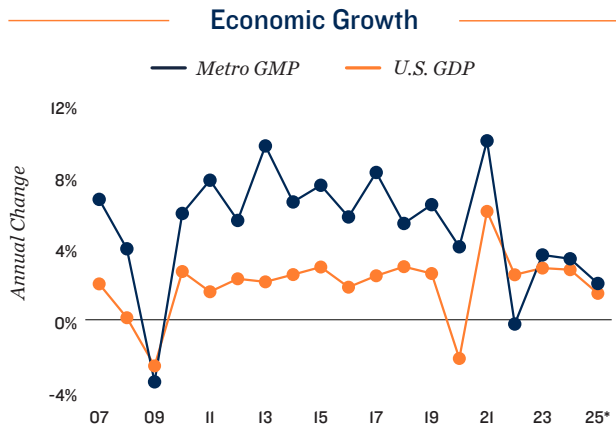
HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.



ECONOMY

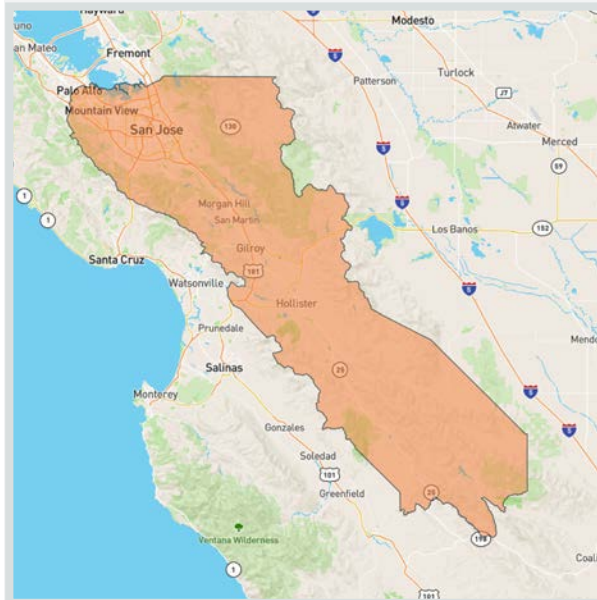
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



* Forecast

MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



SHARE OF 2025 TOTAL EMPLOYMENT

- 11% MANUFACTURING
- 11% TRADE, TRANSPORTATION AND UTILITIES
- 8% GOVERNMENT
- 16% EDUCATION AND HEALTH SERVICES
- 3% FINANCIAL ACTIVITIES
- 26% PROFESSIONAL AND BUSINESS SERVICES
- 5% CONSTRUCTION
- 8% LEISURE AND HOSPITALITY
- 10% INFORMATION
- 2% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California's wine country, made famous by Sonoma and Napa counties.

SPORTS

Football | **NFL** | San Francisco 49ers
 Hockey | **NHL** | San Jose Sharks
 Soccer | **MLS** | San Jose Earthquakes



EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College

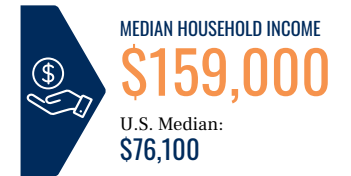
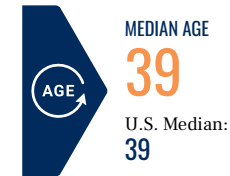
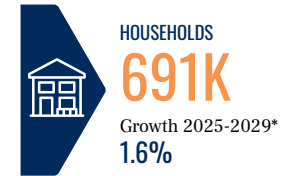
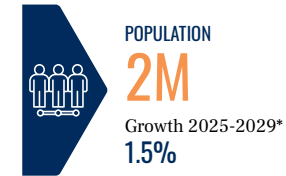


ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
 - Silicon Valley Symphony
 - San Jose Museum of Art
 - The Tech Interactive

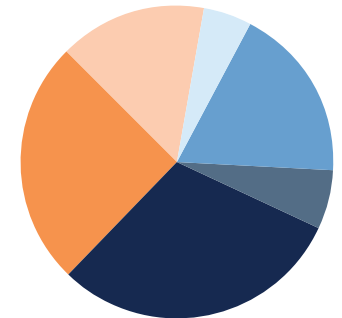
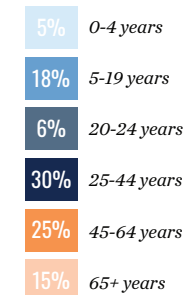


QUICK FACTS



* Forecast

2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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