

# FOR SALE

## RARE SINGLE STORY FLEX/INDUSTRIAL/RETAIL PROPERTY

### 757, 759, 805 W SAN CARLOS ST, SAN JOSE, CA 95126

**ASKING PRICE: \$3,000,000**



**Martin A Morici**

Senior Director | Office, R&D Industrial

408.207.8906

[marty.morici@tricommercial.com](mailto:marty.morici@tricommercial.com)

LIC: #00990974

**Clayton Temple**

Senior Director

925.296.3311

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

LIC: #02006440

**FOR LEASE (NOV. '26) - CONTACT BROKER**

# FOR SALE

**RARE SINGLE STORY FREESTANDING  
FLEX/INDUSTRIAL/RETAIL PROPERTY**

- **Rare Single Story Freestanding Flex/Industrial/Retail Property**
- APN(s):
  - APN: 261-39-004 (4,968 SF Building on 4,792 SF Lot)
  - APN: 261-39-005 (3,600 SF Building on 3,485 SF Lot)
  - APN: 261-39-043 (13,068 SF Parking Lot)
- Total Building Size: +/- 8,568 SF
- Extra space in basement which is not included in Total Building Size
- Total Land Size: +/- 21,345 SF
- Year Built: 1920
- Power: TBD (Buyer To Verify)
- Occupancy: Vacant
- Two (2) Grade Level Doors
- Zoning: Transit Residential (Buyer To Verify Zoning & Approved Uses)
- SBA Financing Opportunity
- Location Description: The property is well located in downtown San Jose on a major thoroughfare, San Carlos Street/Stevens Creek Blvd. It is ideally situated in a rapidly transforming neighborhood, surrounded by numerous residential redevelopment projects that are set to significantly boost local activity. There are many restaurants/retail amenities within close proximity, and the property also benefits from immediate access to I-280 and Highway 87.
- Great opportunity for grocery markets, nurseries, art studios, retail sales, fitness facilities, recreational indoor facilities, dry cleaners, laundromats, maintenance and repair shops, personal services, animal grooming/boarding, veterinarian clinics, and offices/medical offices.
- Also available for lease starting November 1, 2026. Contact Broker for Lease Rates



## **Marty Morici**

408.207.8906

[marty.morici@tricommercial.com](mailto:marty.morici@tricommercial.com)

LIC: #00990974

## **Clayton Temple**

925.296.3311

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

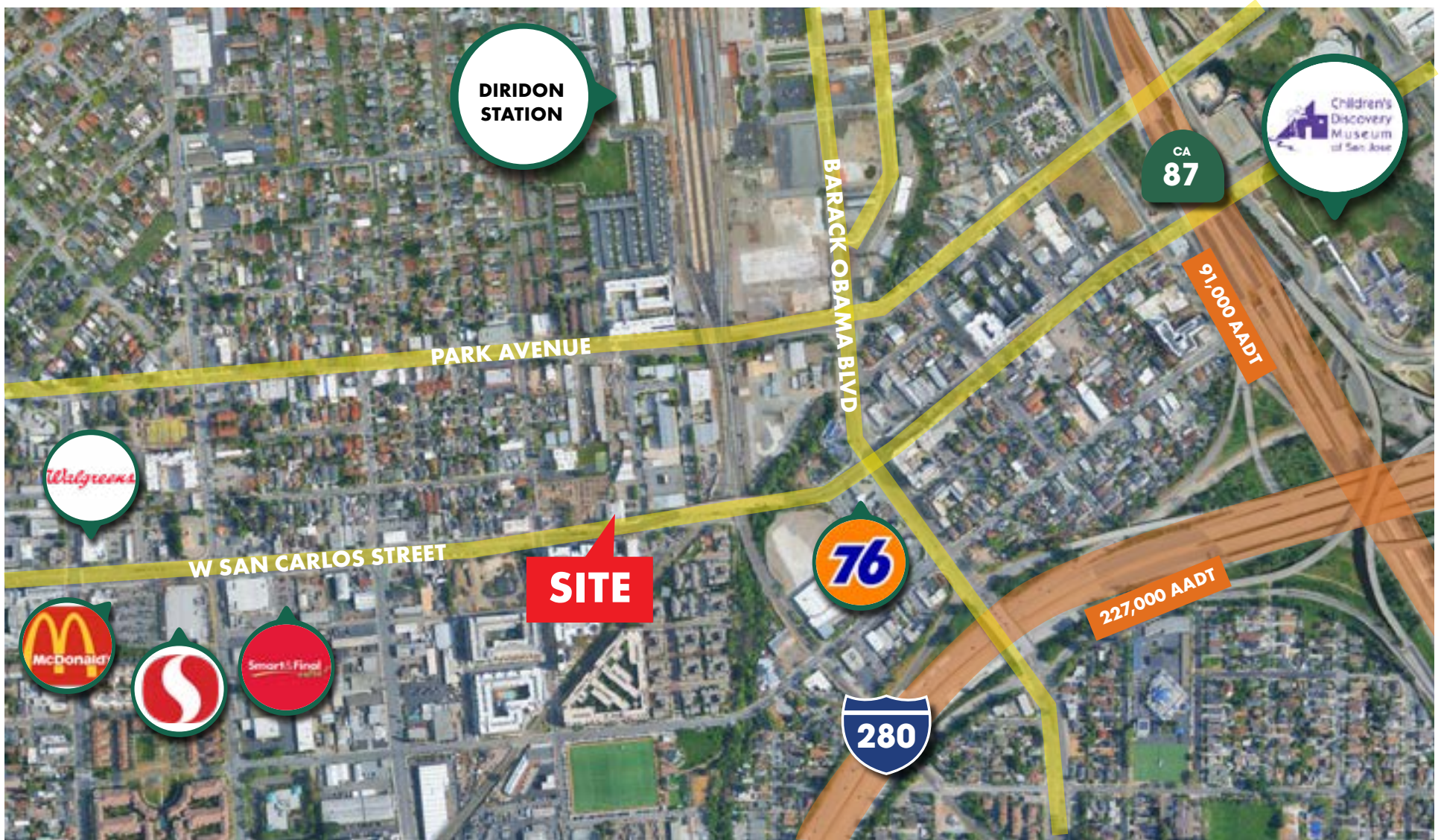
LIC: #02006440



[www.tricommercial.com](http://www.tricommercial.com)

# FOR SALE

RARE SINGLE STORY FREESTANDING  
FLEX/INDUSTRIAL/RETAIL PROPERTY



**Marty Morici**  
408.207.8906  
marty.morici@tricommercial.com  
LIC: #00990974

**Clayton Temple**  
925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440



www.tricommercial.com

# FOR SALE

RARE SINGLE STORY FREESTANDING  
FLEX/INDUSTRIAL/RETAIL PROPERTY



**Marty Morici**

408.207.8906

[marty.morici@tricommercial.com](mailto:marty.morici@tricommercial.com)

LIC: #00990974

**Clayton Temple**

925.296.3311

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

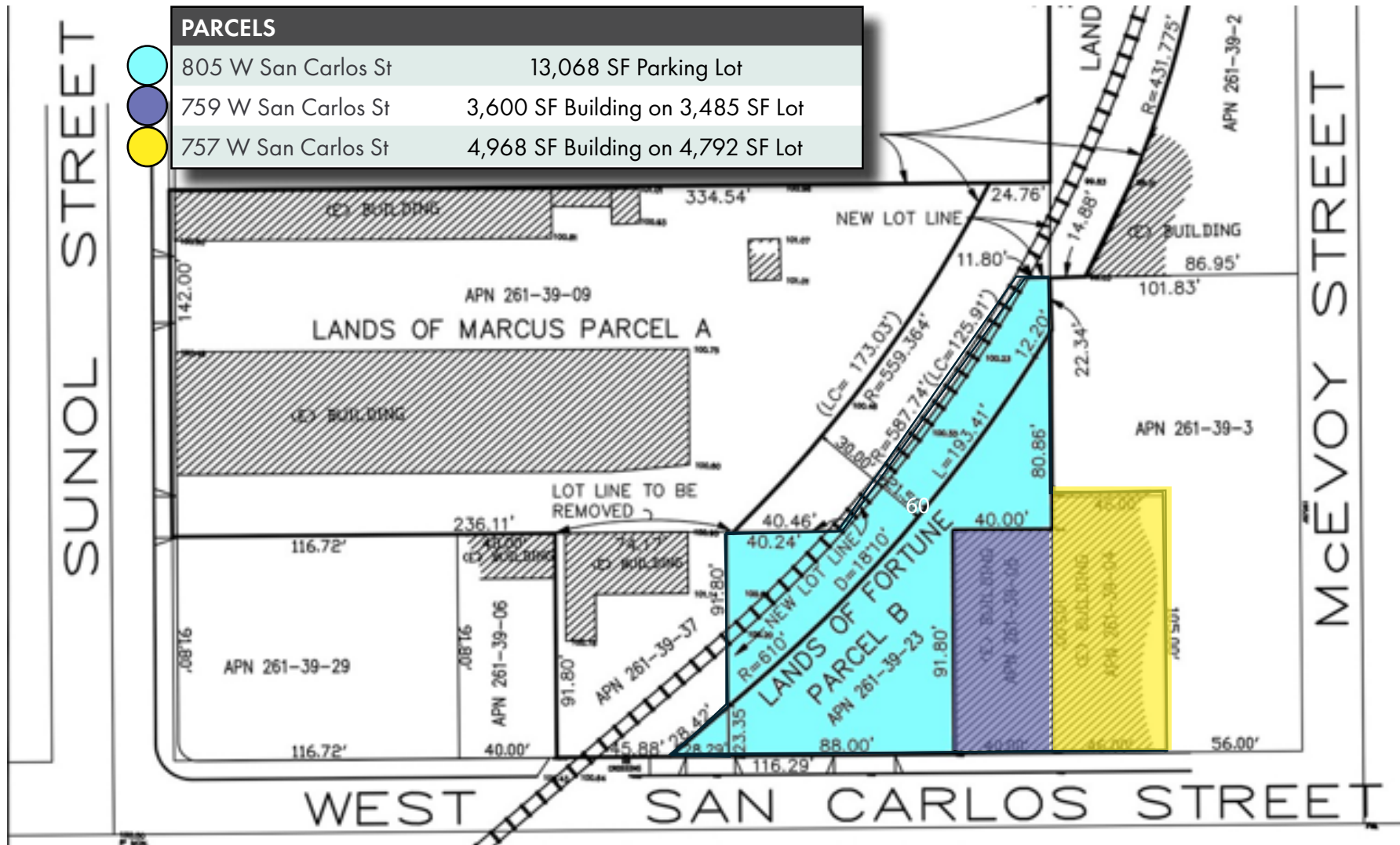
LIC: #02006440



[www.tricommercial.com](http://www.tricommercial.com)

# FOR SALE

RARE SINGLE STORY FREESTANDING  
FLEX/INDUSTRIAL/RETAIL PROPERTY



**Marty Morici**  
408.207.8906  
marty.morici@tricommercial.com  
LIC: #00990974

**Clayton Temple**  
925.296.3311  
clayton.temple@tricommercial.com  
LIC: #02006440



www.tricommercial.com