

1225 W. San Carlos St., San Jose, CA 95126



*For Lease Offered at \$1.60/SF/Month
(Tenant Pays Share of Utilities)*

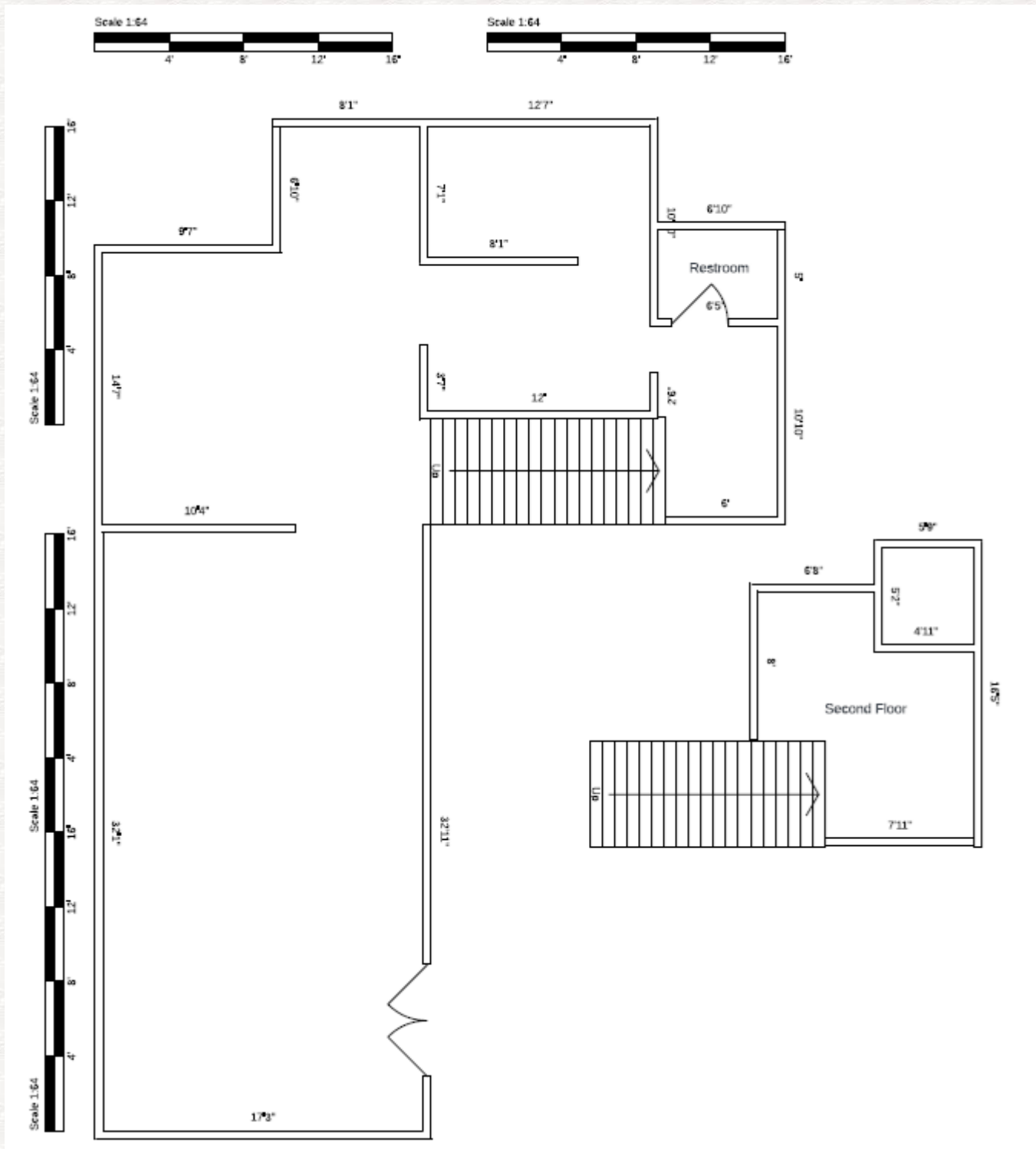
FOR MORE INFORMATION, PLEASE CONTACT

Jessie Chou

Phone: (408) 518-9677

E-mail: jessie.jhc.chou@gmail.com

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Drawings are not exact and not to scale. The information contained in this document has been obtained from sources believed reliable and is submitted subject to errors, omissions and changes. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All information should be verified for their accuracy and completeness by the recipient prior to lease, purchase, exchange, or execution of legal documents.

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Property Highlights

- 1,300 SF Offered at \$1.60/SF/Month
 - Tenant pays share of utilities (Estimated \$0.15/SF/Month)
 - Break Area With Sink
 - Within 2.5 Miles to Westfield Valley Fair Shopping Mall and Santana Row
 - Excellent Access to I-880 & 680 and State Route 87
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Property Details

Leasable Building Size: ± 7,298 Square Feet (17.81%)

Year Built: 1930

Land Area: 5,644 Square Feet

Zoning: G (Commercial General District)

Use Code: Retail Stores (Personal Services, Photography, Travel)

Permitted Uses: Office, General Business, Medical, Retail Art Studio

HVAC: Split AC unit in the Office Area