

# FOR SALE

## ROSE GARDEN OFFICE BUILDING

1217 Park Ave San Jose, CA 95126



**ASKING PRICE**

**\$1,299,999**

**Chris Shaheen**

(408) 621-7473

chris.shaheen@cbnorcal.com

CalDRE #01421630

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

Rarely available freestanding office building totaling 1,534 sf in the affluent Rose Garden neighborhood. Two story building with foyer, conference room, two restrooms and two-car garage access on first floor. The second floor contains two offices and a large open "bullpen" area. Interior space has been updated with all new paint and flooring along with fully renovated restrooms. The parking lot in the rear of the property has 5 open stalls to go with the 2 garage spaces. Zoned Commercial Office (CO). Perfect for so many businesses: CPA, law firm, architect, insurance office, etc. Located 1 mile from Diridon Station and just moments from The Alameda, Downtown San Jose, Valley Fair and Santana Row.

### PROPERTY HIGHLIGHTS

- Rare freestanding office building
- Excellent owner/user opportunity
- 7 Total parking spaces (5 open, 2 garage)
- Interior: 2 Offices, 1 conference room, 2 bathrooms, large open bullpen
- Renovated new interior and exterior paint, flooring, HVAC, bathrooms, server room, windows, landscaping

### OFFERING SUMMARY

Sale Price:	\$1,299,999
Lot Size:	5,753 SF
Building Size:	1,534 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,416	3,870	12,760
Total Population	3,436	9,474	31,217
Average HH Income	\$194,185	\$196,545	\$184,376

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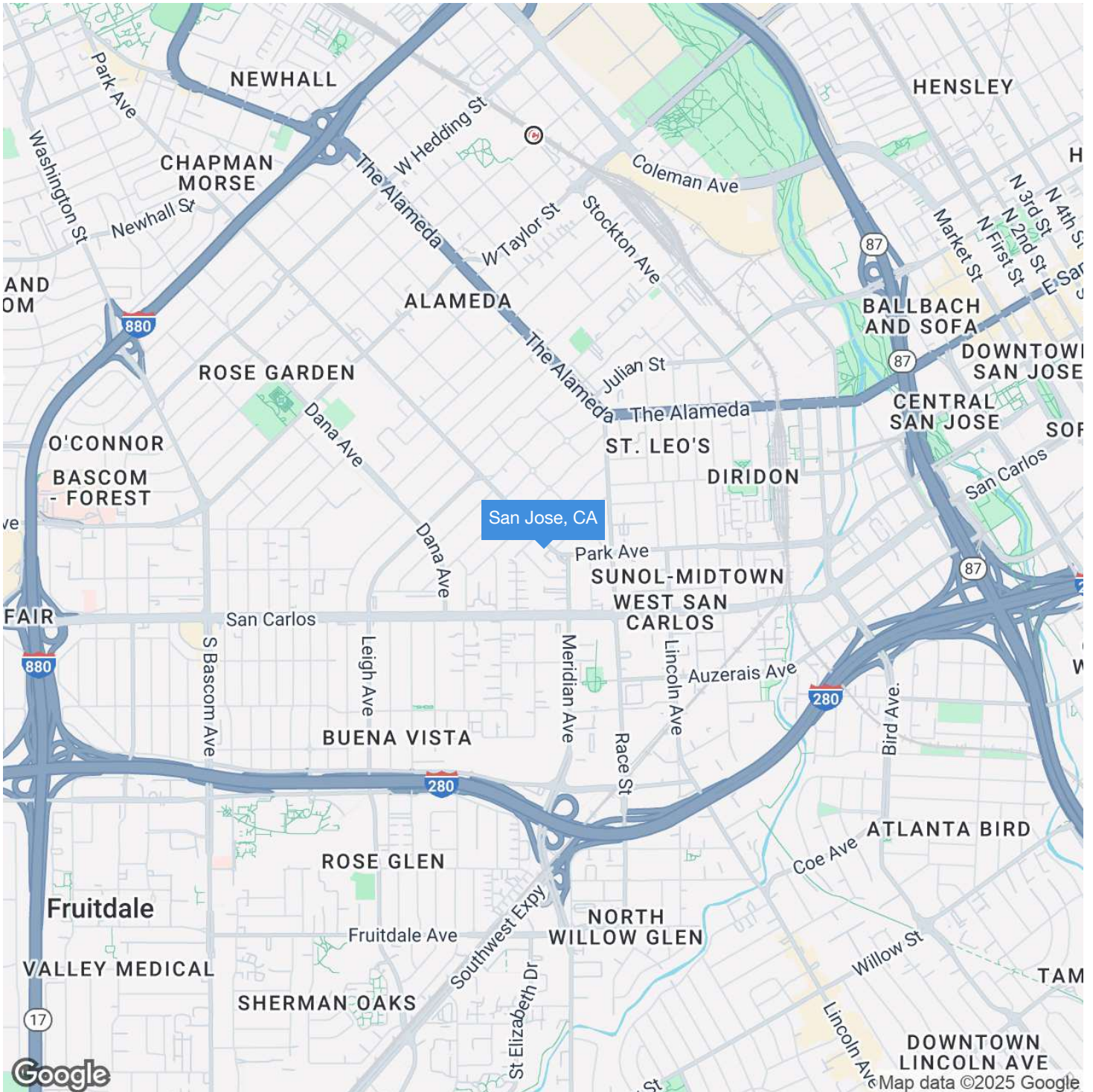


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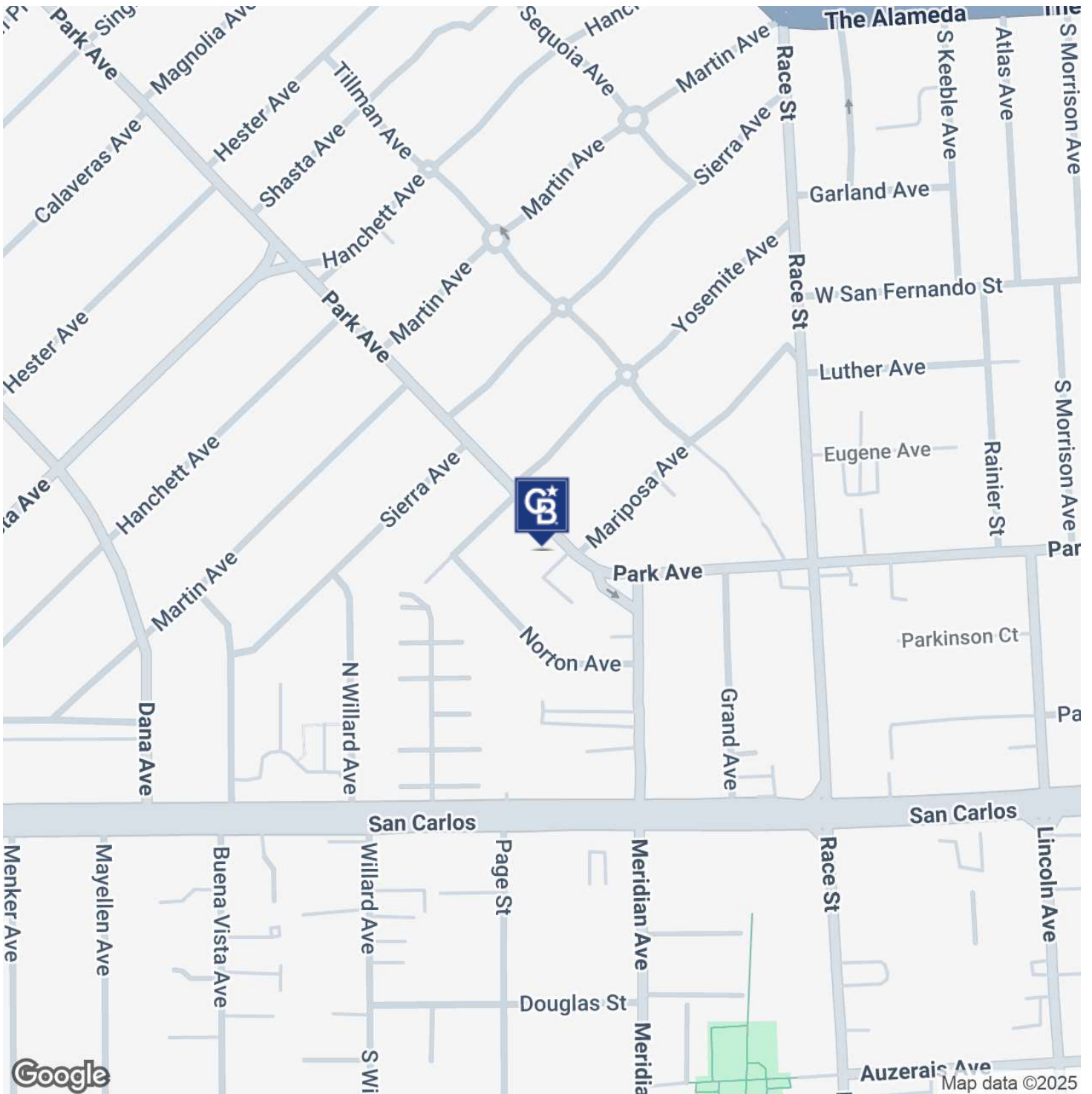


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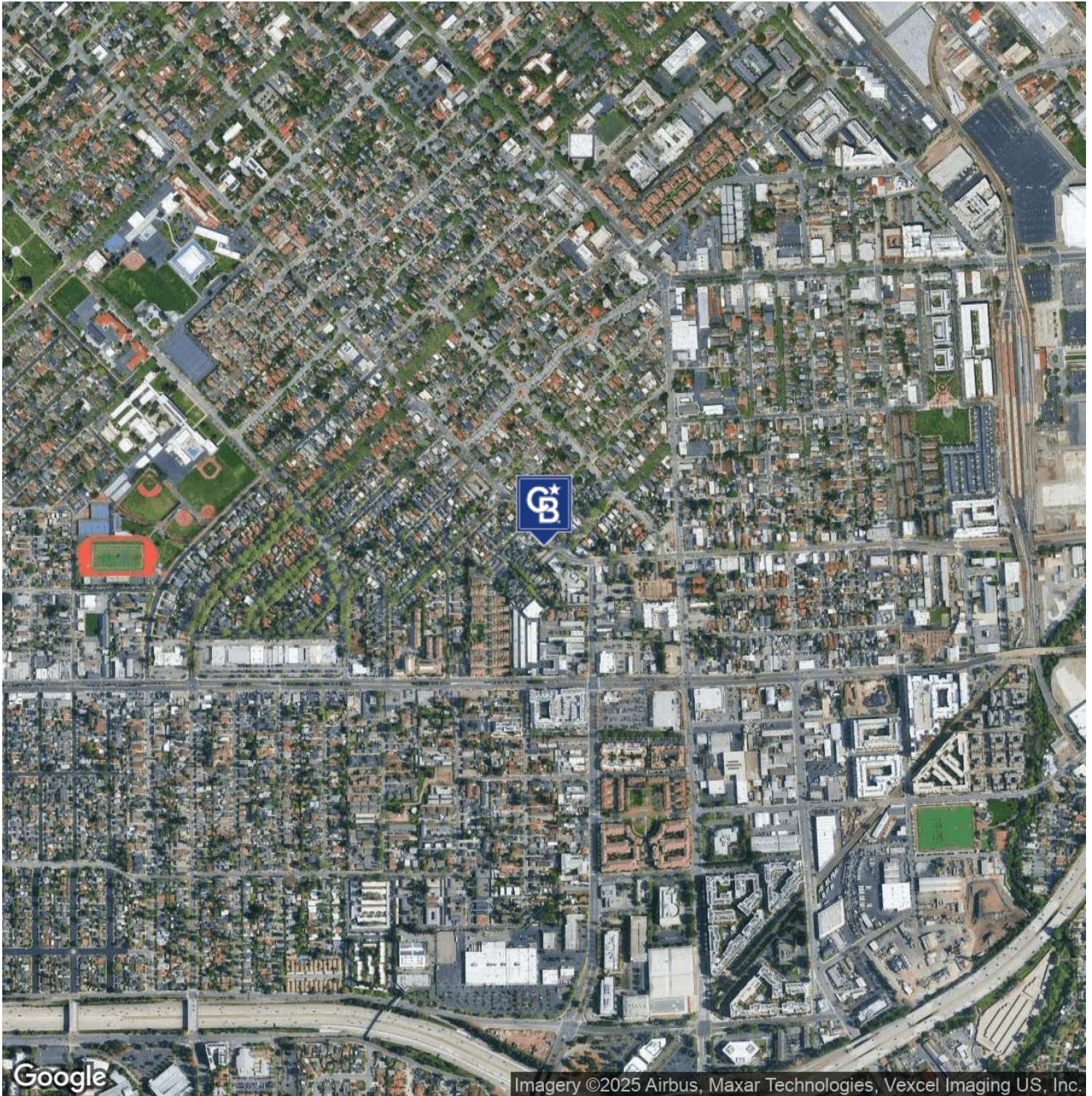


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Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.

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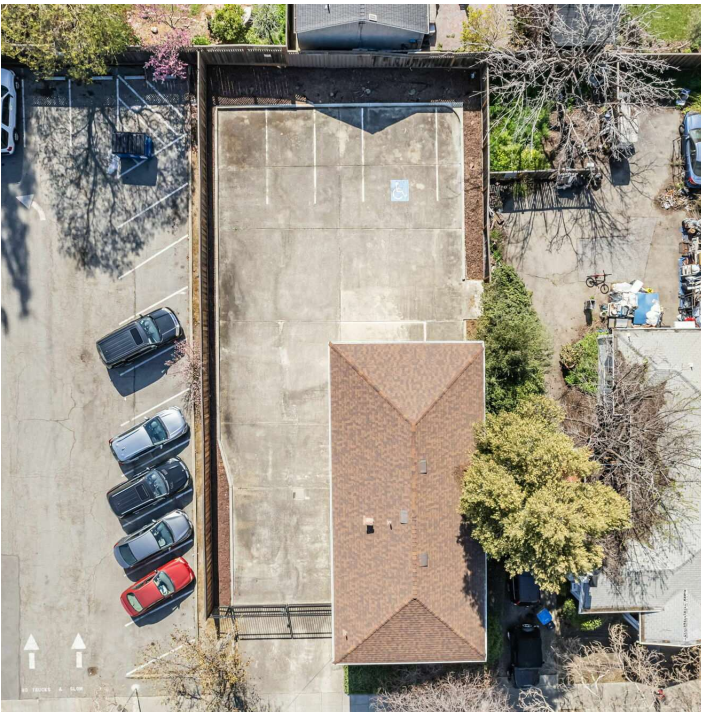
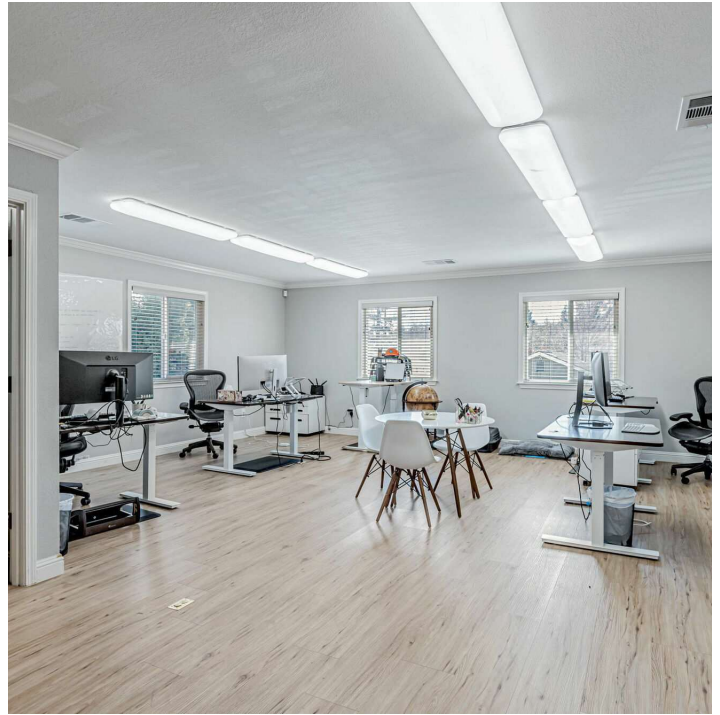


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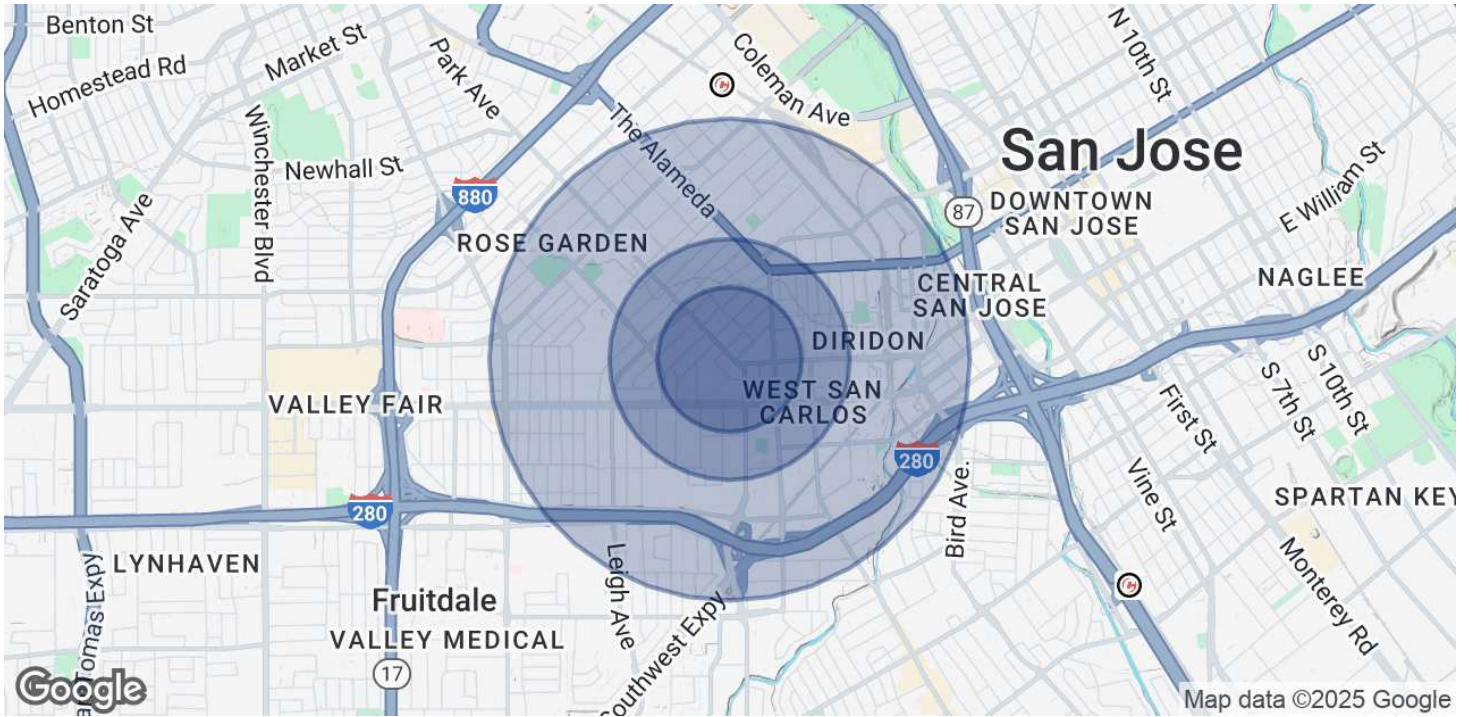


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,436	9,474	31,217
Average Age	40	39	38
Average Age (Male)	40	39	38
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,416	3,870	12,760
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$194,185	\$196,545	\$184,376
Average House Value	\$1,323,219	\$1,247,038	\$1,273,613

Demographics data derived from AlphaMap

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