

4,550+ SF OFFICE BUILDING FOR SALE

BRAND NEW RENOVATIONS - Rare Freestanding Victorian Office Building

1818 The Alameda, San Jose

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INVESTMENT OVERVIEW



OFFERING PRICE: \$2,475,000

BUILDING AREA: 4,550± Square Feet

YEAR BUILT/RENOVATED: 1896 / 2022

LAND AREA: 0.38 AC

PARCEL NUMBER (APN): 261-12-085

ZONING: Planned Development

INVESTMENT HIGHLIGHTS

4,550+ SF VICTORIAN OFFICE BUILDING FOR SALE BRAND NEW RENOVATIONS

- 1818 The Alameda, San Jose presents a rare Owner-User opportunity to acquire a 4,550 square foot Victorian office building with brand new renovations located on The Alameda. The property has gone through extensive renovations with brand new restrooms, kitchen, paint, and carpet.
- The property has 5 restrooms, 3 on the 2nd floor and 2 on the 1st floor all of which are brand new, 2 of the restrooms also have brand new showers. The property has 10 private offices and many of which are very large and can be divided to add additional offices.
- The property includes 2 stories of newly renovated office space as well as a below ground basement and a 3rd story attic. Large porch on the side and in the back of the building.
- The property will be delivered vacant at the close of escrow allowing for immediate occupancy for an Owner-User.
- The property is situated on a 16,400 square foot lot which provides ample parking on the side and rear of the building as well as a large landscaped yard in front of the building.

AAA LOCATION – THE ALAMEDA

- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$153,304 in a 1-mile radius.



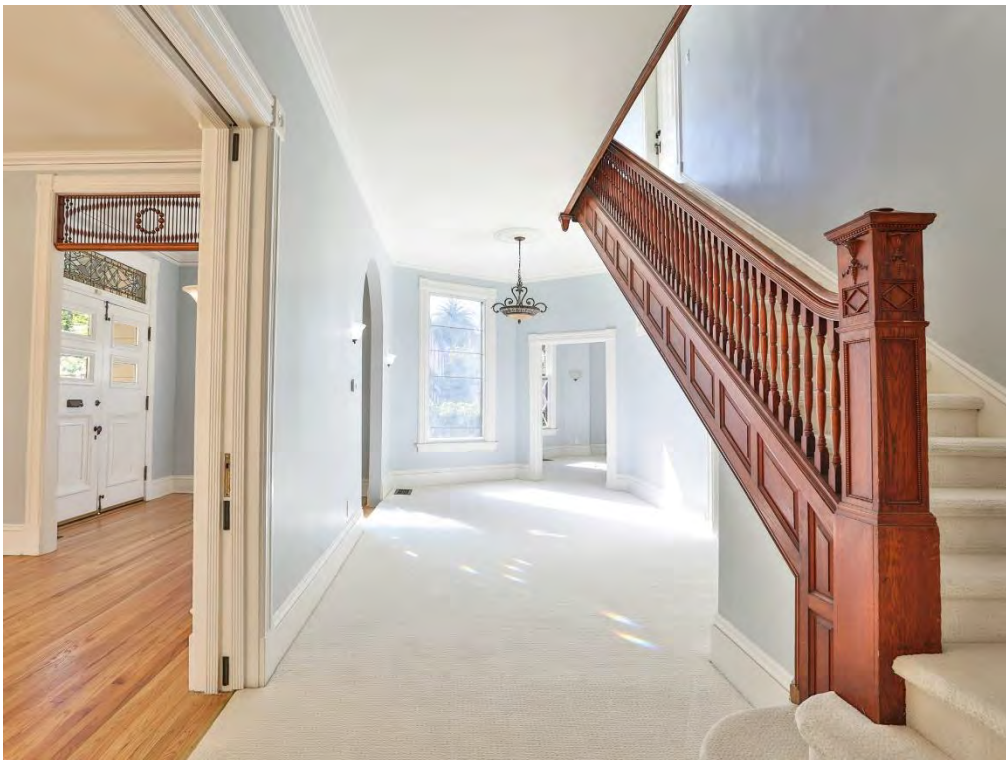


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.









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DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	19,234	659,656	1,605,666
Households	7,348	231,201	540,749
Average Household Size	2.4	2.8	2.9
Owner Occupied Housing Units	3,319	104,169	299,436
Renter Occupied Housing Units	3,981	125,559	234,988
Median Age	37	37.6	38.4
Median Household Income	\$128,189	\$114,339	\$132,866
Average Household Income	\$153,304	\$144,627	\$161,135

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