

+9,006 SF Retail/Office Building on 0.45 AC For Sale

2 Adjacent Properties | 8 Apartments & 4 Retail/Office Units

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2701 & 2731 Alum Rock Ave, San Jose



INVESTMENT OVERVIEW



OFFERING PRICE: \$4,950,000

TOTAL BUILDING AREA: 9,006 SF

PARCEL NUMBER (APN): 484-19-112, 484-19-001,
484-19-029

TOTAL LAND AREA: 0.45 AC

ZONING: Commercial Neighborhood

GENERAL PLAN: Neighborhood/Community
Commercial (NCC)

PROPERTY HIGHLIGHTS

- 2701 & 2731 Alum Rock Avenue is an investment opportunity consisting of two properties totaling 9,006 square feet on a 0.45-acre lot. The property is positioned on the corner of Alum Rock Avenue and N Capitol Avenue.
- The property has 8 apartments and 4 retail/office units. All 8 apartment units are 1 bed/1 bath and are all 450 square feet.
- The property is located on the corner of Alum Rock Avenue and N Capitol Avenue, with easy access to highway 680.
- Strong demographics with household incomes in excess of \$103,000 in a 1-mile radius.





Alum Rock

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AERIAL



Alum Rock Ave

N Capitol Ave

Subject Property

AERIAL



DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	39,604	500,217	1,305,035
Households	10,057	142,230	426,789
Average Household Size	3.7	3.4	3
Owner Occupied Housing Units	4,400	77,069	234,320
Renter Occupied Housing Units	5,407	63,478	188,240
Median Age	34.8	36.6	37.8
Median Household Income	\$76,877	\$103,084	\$121,600
Average Household Income	\$103,774	\$132,106	\$151,092

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San Jose, CA



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