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

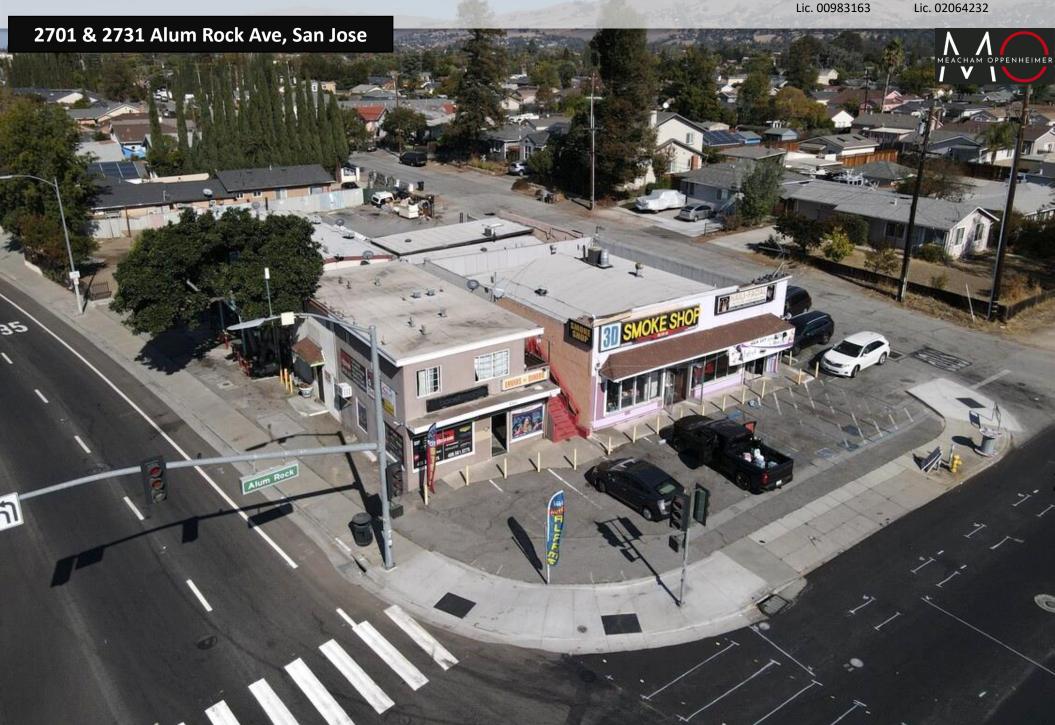
2 Adjacent Properties | 8 Apartments & 4 Retail/Office Units

DAVID TAXIN

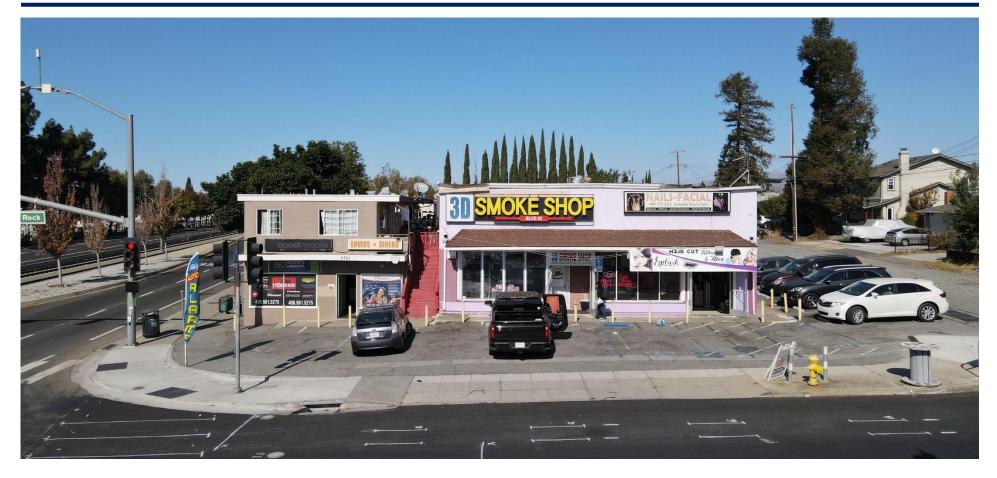
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INVESTMENT OVERVIEW



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.













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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