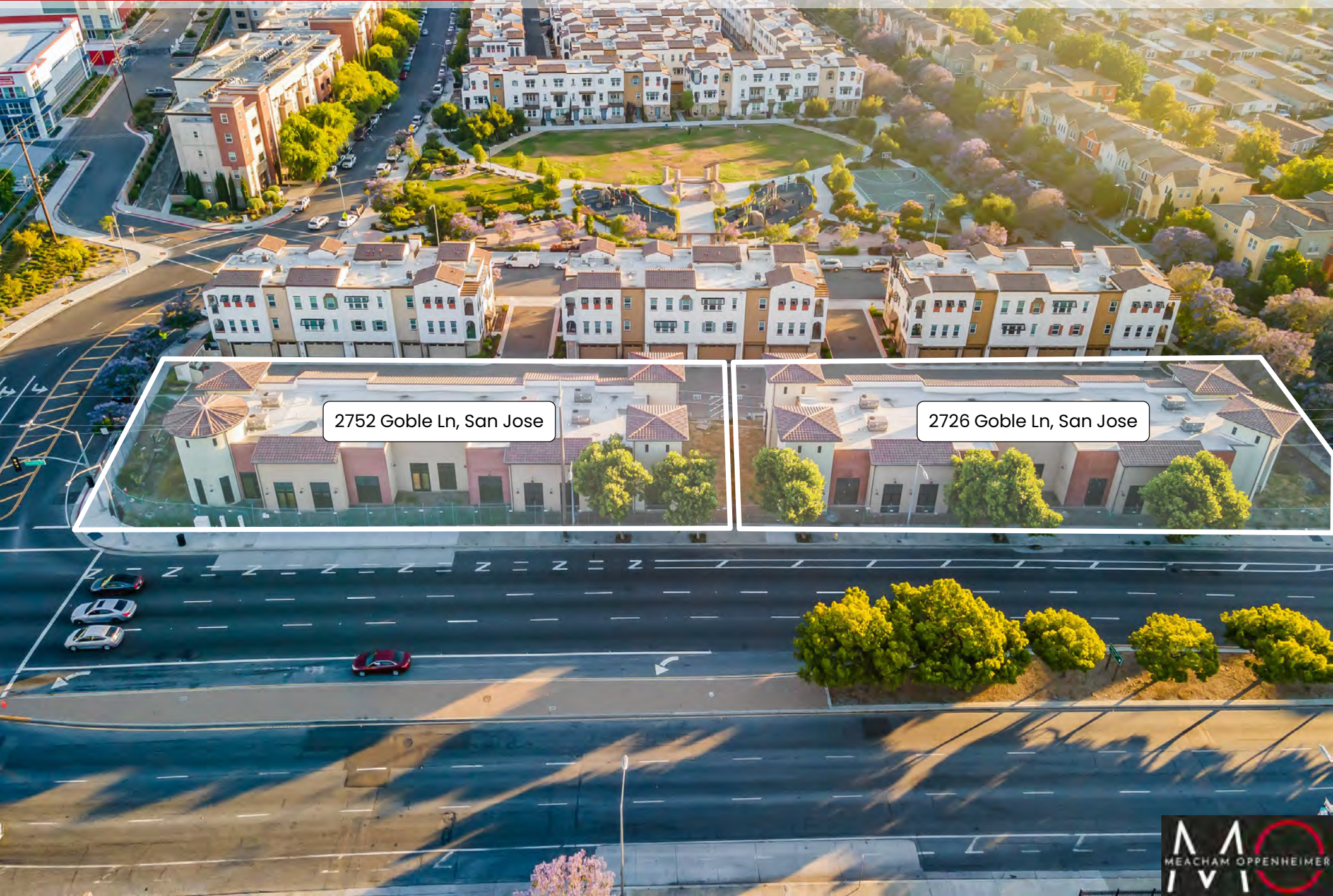


Two 7,750 SF Adjacent New Construction Retail/Medical Office/Office Buildings For Sale

2726 & 2752 Goble Ln, San Jose

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2752 Goble Ln, San Jose

2726 Goble Ln, San Jose

INVESTMENT OVERVIEW



OFFERING PRICE: \$2,325,000 Each (\$300 PSF)

BUILDING AREA: ± 7,750 SF Each

Of Parking Spaces:

2726 Goble: 22

2752 Goble: 22

LAND AREA:

2726 Goble: ± 17,008 SF

2752 Goble: ± 17,067 SF

YEAR BUILT: 2019

Property Type: Retail/Medical Office/Office

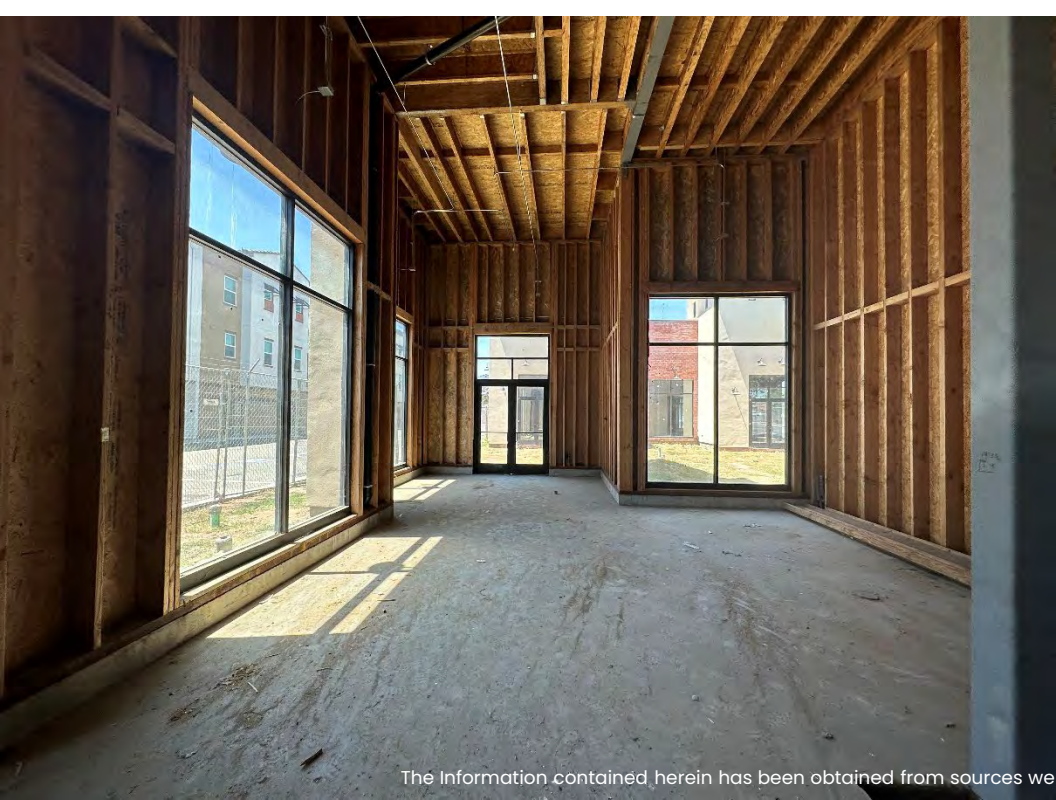
Zoning: CP – Commercial Pedestrian

PARCEL NUMBER (APN): 456-39-001, 456-39-002

RARE OWNER USER/INVESTMENT OPPORTUNITY

TWO 7,750 SF NEW CONSTRUCTION RETAIL/MEDICAL OFFICE/OFFICE BUILDINGS FOR SALE

- 2726 & 2752 Goble Ln, San Jose presents a rare opportunity for an owner-user/investor to acquire one or two adjacent 7,750 square foot freestanding retail/medical office/office buildings which were built in 2019.
- These two buildings are directly Infront of the Montecito Vista Community development which is a 22- acre mixed use development which includes 284 townhomes.
- The properties are in the CP – Commercial Pedestrian zoning designation which allows for uses such as retail, medical office, professional office, personal services, veterinary clinics, day cares, schools – post secondary, health club – gymnasium, restaurants, animal boarding – indoor, and animal grooming.
- Both buildings have their own dedicated parking lot behind the building with ample parking.
- The properties are currently vacant allowing for immediate occupancy by an Owner User.
- The properties are located on Goble Lane directly off Monterey Highway and Montecito Vista Drive. The property is 3.7 miles from Downtown San Jose.
- Strong demographics with household incomes in excess of \$109,000 in a 1-mile radius.















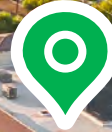
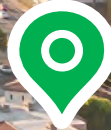
Chavez
Supermarket

THE FAIR GROUND
SANTA CLARA COUNTY FAIRGROUNDS
MANAGEMENT CORPORATION

Monterey Hwy

Goble Ln

Montecito Vista Dr





COMMUNICATIONS HILL

2,200 Residential Units
67,500 SF Retail
55 AC Parks

Montecito Vista Dr

Goble Ln

Monterey Hwy



2726 & 2752 GOBLE LN, SAN JOSE, CA



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