

9,425 SF Retail Building For Sale with Large 0.57 Yard

4,943 SF Available for an Owner User

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438 S Bascom Ave, San Jose



INVESTMENT OVERVIEW



Price: \$3,250,000

Building Area: ± 9,425 Square Feet

Land Area: ± 25,120 Square Feet

of Grade Level Roll Up Doors: 10

Year Built: 1957

Parcel Number (APN): 277-05-004, 277-05-021,
277-05-020

General Plan: Neighborhood Community
Commercial

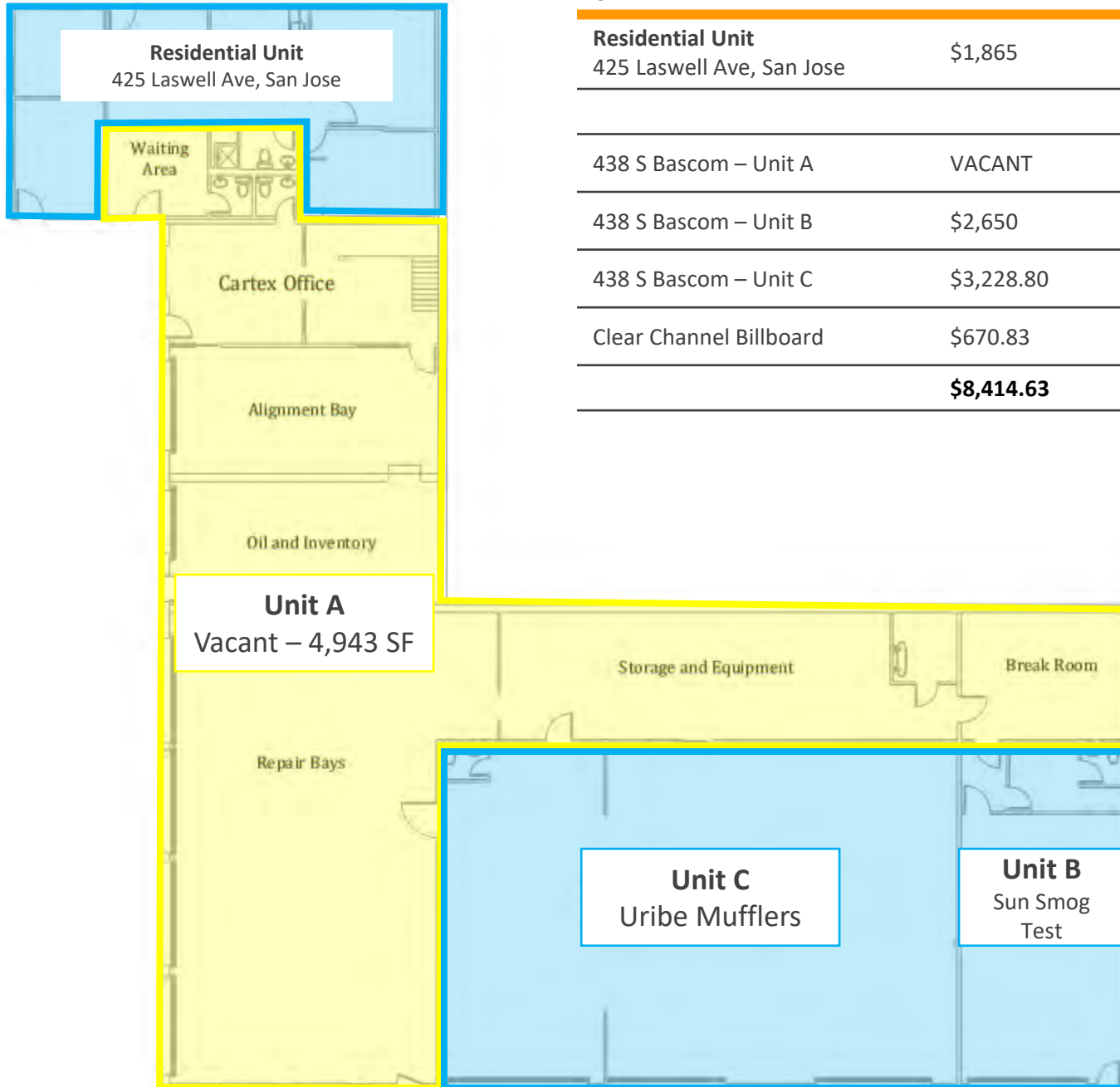
****West San Carlos Urban Village****



438 S BASCOM AVE, SAN JOSE

- 438 S Bascom Ave, San Jose presents a rare Owner-User/Investment opportunity to acquire a 9,425± square foot retail building on a 25,120± square foot lot, with a large yard space.
- The property is in the CG – Commercial General zoning designation, which allows for uses such as retail services, auto repair, health & fitness clubs, catering services, limited machinery & equipment services, maintenance & repair services, offices, personal services, and many more.
- Unit A is currently vacant which was an automotive repair shop with existing lifts in place, the unit is 4,943± square feet and is available for an Owner User. There are 3 other units all of which are currently leased with leases that expire in 2024, 2025, and 2027 with no options to renew. There is also a Clear Channel Billboard, and the total current income is \$8,414.63 gross.
- The property is a turn-key auto repair shop with 10 grade level door allowing for a large-scale automotive operation, auto lifts and equipment are included in the sale.
- The property can also be assembled for a development with the adjacent 4 parcels for a total lot size of 0.97 acres and the properties are in the West San Carlos Urban Village Designation.
- The property is located on S Bascom Avenue approximately 0.25 miles away from Stevens Creek Blvd/West San Carlos Street. Strong demographics with household incomes in excess of \$137,471 in a 1-mile radius.

RENT ROLL / FLOOR PLAN



| UNIT | RENT | LEASE EXPIRATION DATES |
|--|-------------------|------------------------|
| Residential Unit 425 Laswell Ave, San Jose | \$1,865 | 07/31/2024 |
| 438 S Bascom – Unit A | VACANT | VACANT |
| 438 S Bascom – Unit B | \$2,650 | 04/30/2025 |
| 438 S Bascom – Unit C | \$3,228.80 | 04/30/2027 |
| Clear Channel Billboard | \$670.83 | Month-to-Month |
| | \$8,414.63 | |

**4,943 SF Available
For An Owner User**

Leased

URIBE CATALYTIC & FLOWMASTER

AUTO WINDOW TINTING

BUILDING FOR SALE
AGENT: BAYB
650.814.0332 408.472.2500

Uribe Catalytic & Flowmaster
(408) 417-8963 (408) 417-8963





BUILDING FOR SALE
JERRY
JENNIFER
TERRY
800-243-8424

URIBE CATALYTIC & FLOWMASTER

AUTO WINDOW TINTING

Uribe Catalytic & Flowmaster
AQUA™ 2000
EST. 1978







ROTARY LIFT

GP
PUMP-UP
AIR SYSTEM

GP
PUMP-UP
AIR SYSTEM



PARTS INSTA
Certified Body Control







ACCIDENT?
415-900-0060

TRAMP

208-845

TRAMP

CAJON VALLEY

TRAMP





DEMOGRAPHICS

| 2023 SUMMARY | 1-MILE | 5-MILE | 10-MILE |
|--------------------------------------|---------------|---------------|----------------|
| Population | 27,937 | 619,023 | 1,609,740 |
| Households | 10,401 | 223,583 | 541,806 |
| Average Household Size | 2.6 | 2.7 | 2.9 |
| Owner Occupied Housing Units | 4,117 | 107,768 | 300,439 |
| Renter Occupied Housing Units | 6,178 | 113,866 | 234,926 |
| Median Age | 37.7 | 38.1 | 38.4 |
| Median Household Income | \$100,469 | \$117,877 | \$133,369 |
| Average Household Income | \$137,471 | \$149,534 | \$161,557 |

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