



FOR SALE

920 & 930 S. Winchester Boulevard | San Jose, CA

 **PRIME COMMERCIAL**
INCORPORATED

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PROPERTY SUMMARY

Address:	920 S. Winchester Blvd.	930 S. Winchester Blvd.
APN:	279-09-047	279-09-046
Building Size:	1,064 SF Office 610 SF Office	1,152 SFR
Lot Size:	10,575 SF	9,322 SF
Year Built:	1946	1948
Zoning:	Community Office	
Traffic Counts:	34,310 Vehicles / 24 Hour Period	

Prime Commercial, Inc. is pleased to offer 920 & 930 S. Winchester Boulevard for sale in San Jose, California. The offering is comprised of two contiguous parcels fronting busy Winchester Boulevard at the northeast corner of Fruitdale Avenue. The properties total 19,897 square feet (0.45 acres) and provide redevelopment opportunities for increased density being within the Winchester Boulevard Urban Village Plan. 920 S. Winchester is developed with two office buildings and 930 Winchester is improved with a single family residence. All structures are occupied by tenants on short term contracts. In addition to redevelopment opportunities, the property is perfect for an owner-user, or investor desiring a convenient location and long term stability.



920 S. Winchester



930 S. Winchester

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PC INC PRIME COMMERCIAL
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PROPERTY OVERVIEW

LOCATION

920 & 930 S. Winchester Blvd.
San Jose, California 95128

SITE

The subject is comprised of two contiguous parcels located at 920 and 930 Winchester Boulevard in San Jose, California.

920 S. Winchester APN 279-09-047
930 S. Winchester APN 279-09-046

LAND AREA

Two contiguous parcels totalling 19,897 square feet (0.45 acres).

BUILDING DESCRIPTION

920 S. Winchester 1,064 SF + 610 SF Office
930 S. Winchester 1,152 SF Single Family Residence

PARKING

On-site, private lot + Two-car garage

TRAFFIC COUNTS

S. Winchester Blvd 34,310 ADT
Williams Road 7,470 ADT

ZONING

Community Office



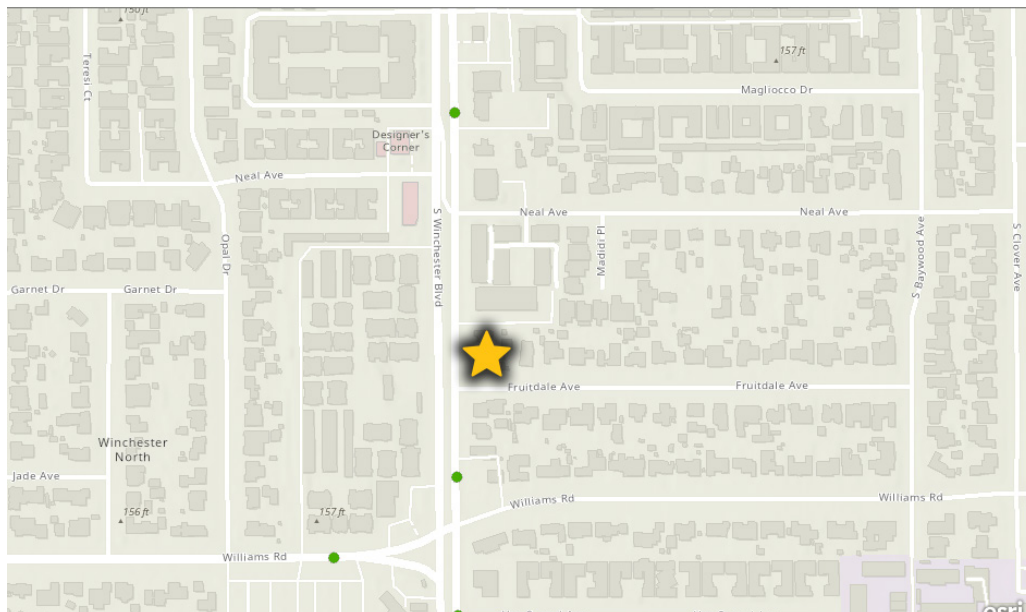
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LOCATION & TRADE AREA



The subject is comprised of two contiguous parcels located at 920 and 930 Winchester Boulevard in San Jose, California. The sites benefit from the hard corner location at the northeast corner of Fruitdale Avenue with a high traffic count of 34,310 vehicles per 24-hour period. Winchester Boulevard is a major commercial thoroughfare that runs from Santa Clara to the north all the way to Los Gatos which is located in the southern region of Santa Clara County. The subject's West Side neighborhood is convenient to US Highway 880 and 280, Valley Fair Shopping Center, a 1.9 million square foot regional mall; and Santana Row with its 680,000 square feet of upscale retail stores and restaurants.

The immediate neighborhood along Winchester Boulevard is primarily developed with retail strip centers, quick service restaurants, low rise office buildings, and apartment buildings. Directly across Winchester Boulevard from the subject is the recently developed Lynhaven Apartment community, with 640 upscale apartments, and retail and restaurants on the ground floor. The neighborhood is very established with approximately 32,069 residents residing in a one mile radius and over 267,242 residents in a 3 mile radius. The average household income is also impressive being over \$121,000 within a one mile radius (source: esri). Many of the homes and commercial buildings in this area were constructed in the 1950's through the early 1970's and show a high level of maintenance. The average price for a single-family residence in the neighborhood exceeds \$1.7 million dollars and are highly sought after by families desiring larger than average size lots and convenience to employers, shopping, and entertainment.

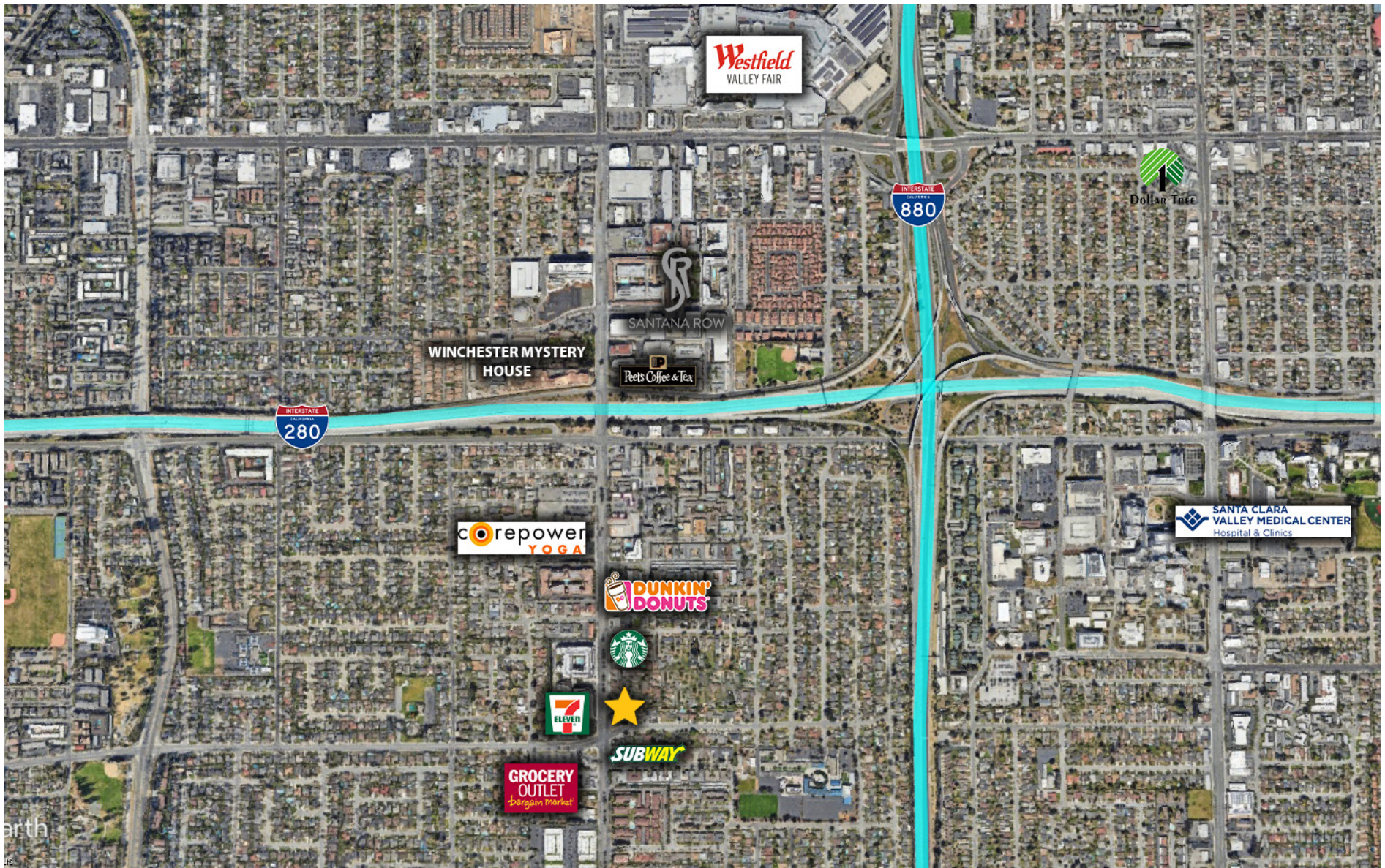
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AREA MAP



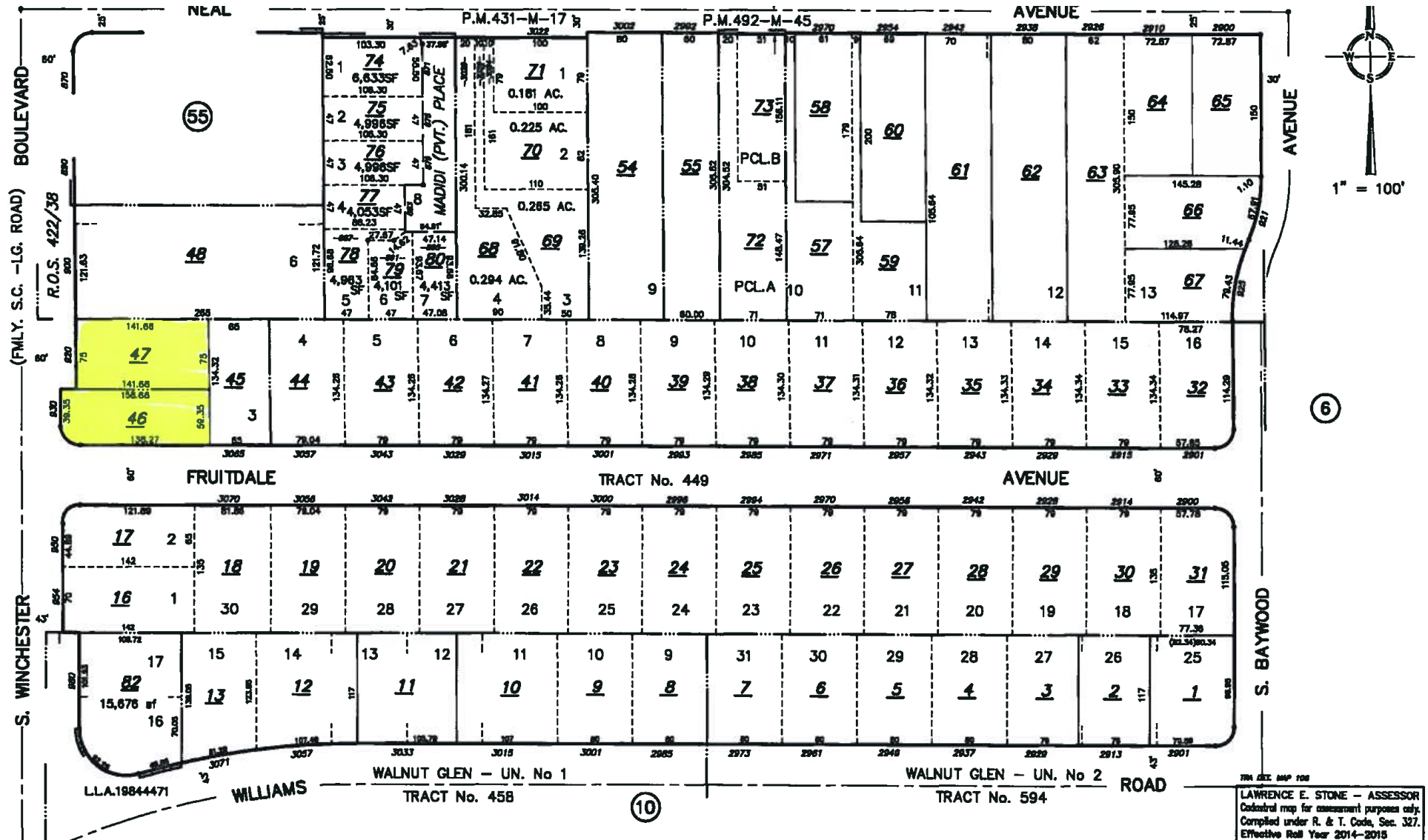
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PLAT MAP



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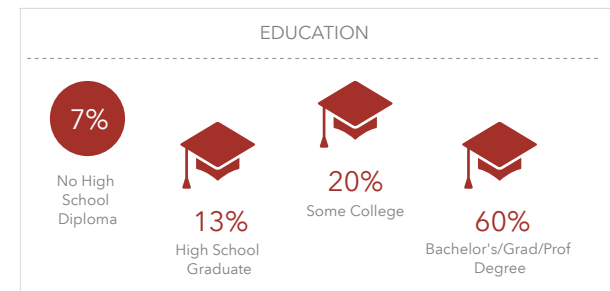
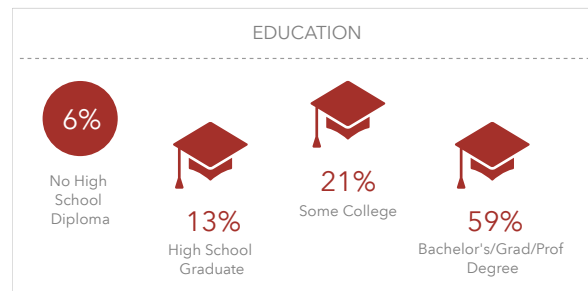
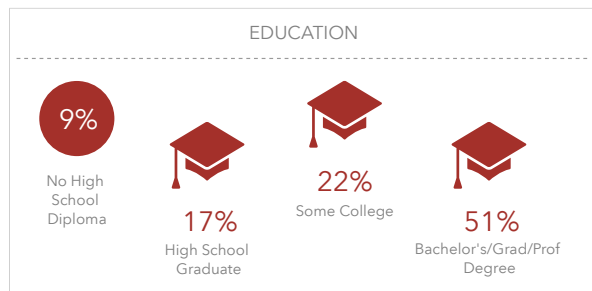
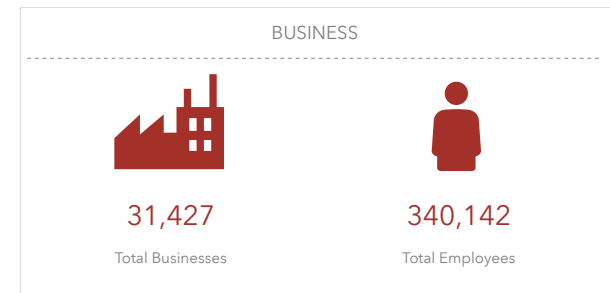
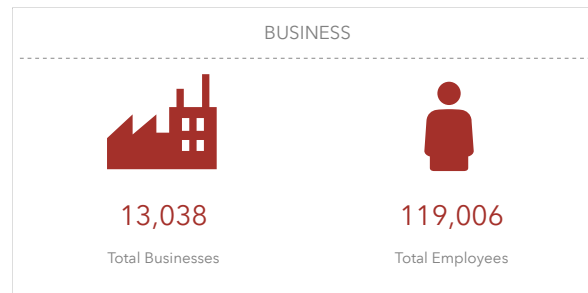
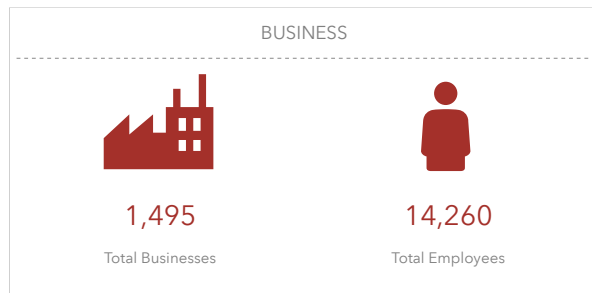
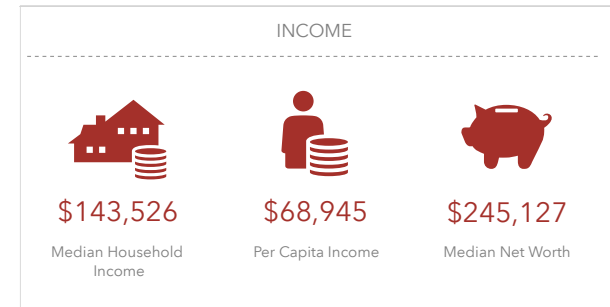
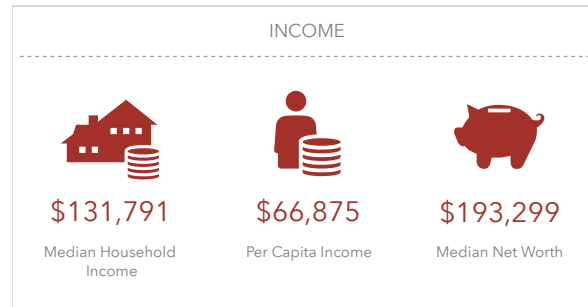
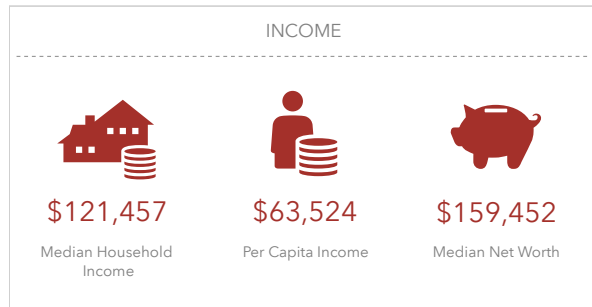
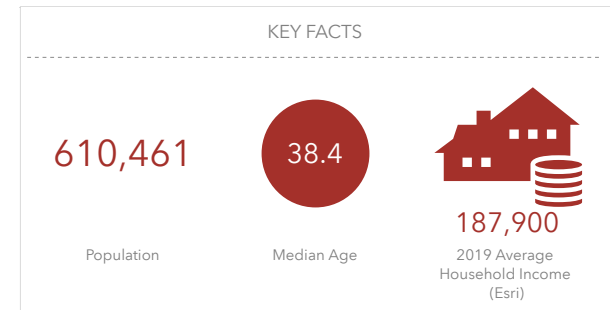
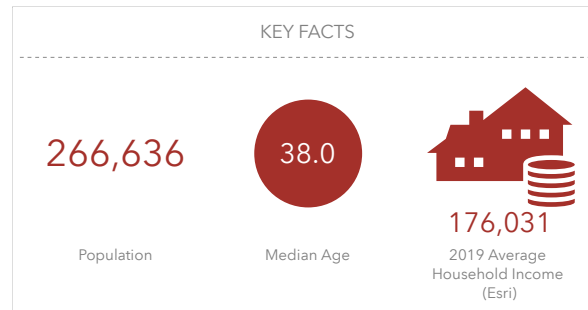
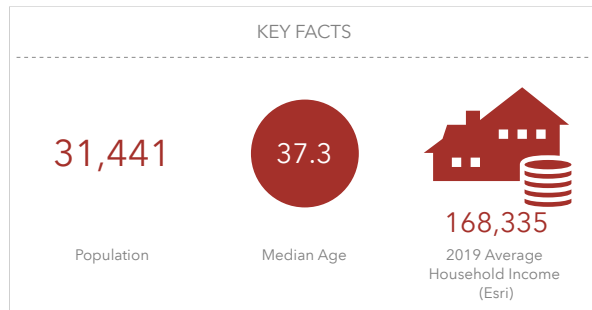
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DEMOGRAPHICS

1 mile

3 miles

5 miles



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