

TWO UNIT OFFICE BUILDING FOR SALE

851 Del Mar Avenue | San Jose, California

**PRICE
REDUCED
TO
\$1,749,000**



PRIME COMMERCIAL
INCORPORATED

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PROPERTY SUMMARY

Offering Price	\$1,749,000
Price per Square Foot	\$428.89
Building Area	4,078 SF Gross
Land Area	0.225 Acres
Year Built	1985
On-Site Parking	10 Spaces
Ownership	Fee Simple
Tenancy	100% Vacant



PROPERTY OFFERING

Prime Commercial, Inc. is pleased to offer 851 Del Mar Avenue for sale in San Jose, California. This two-story professional office building lies in west San Jose just south of U.S. Highway 280, one block east of Santa Clara County Valley Medical Center and two blocks south of San Jose City College. The building has been leased for many years, but has just become vacant. This property provides either an owner-user, or investor an ideal location surrounded by established institutional uses, a well maintained building and the added amenity of on-site parking.

PROPERTY HIGHLIGHTS

- Affordable single tenant building
- Convenient Location near Valley Medical Center / San Jose City College / U.S HWY 280
- Nice quality office improvements
- Well maintained building & parking lot
- On-Site parking for 10 vehicles

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PROPERTY OVERVIEW

LOCATION

851 Del Mar Avenue
San Jose, California 95128

SITE

The subject is located on the west side of Del Mar Avenue.
APN 282-42-030

LAND AREA

Rectangular parcel totalling 9,802 Square Feet.

BUILDING AREA

851 Del Mar Avenue is two story professional office building that was constructed in 1985. Construction features include concrete slab foundation, wood framed walls covered with stucco, and flat tar and gravel roof. Windows and storefront systems are anodized aluminum with tinted glazing. Total square footage is approximately 4,078 square feet; however, the two car garage was converted to office space bringing the gross area of the building to about 4,500 square feet. The interior of the building is built out with private offices, conference rooms, kitchenette, and restrooms on the first floor. All improvements are of good quality and condition and served with roof mounted HVAC units.

PARKING

On-site spaces, private lot for 19 vehicles including two handicap

TRAFFIC COUNTS

Fruitdale Ave.	16,080 ADT
Fruitdale Ave. @ Bascom Ave.	23,540 ADT

ZONING

Per the city of San Jose, the subject site is currently zoned as CP (Commercial Pedestrian) with General Plan Designation of Urban Village Commercial.



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LAND & TRADE AREA

851 Del Mar Avenue is located in West San Jose approximately 2.5 miles southwest of Downtown San Jose and approximately 3.0 miles south of Minetta International Airport. San Jose is the largest city in Northern California with an estimated population of 1,021,795 and is the third largest city in California behind Los Angeles and San Diego and the tenth largest city in the United States. San Jose is more commonly referred to as “the Capital of Silicon Valley” with its booming high-tech industries that make up the economic engine of the region. The immediate neighborhood is primarily developed with retail strip centers, office buildings, single family residences as well as low-rise garden style apartments. The area is also home to Santa Clara County Medical Center, the largest hospital in the region and San Jose City College which has an average enrollment of about 1,700 full time students. The neighborhood is very established with approximately 34,197 residents residing in a one-mile radius with an average household income of \$146,420 (source ESRI).



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SANTA CLARA COUNTY

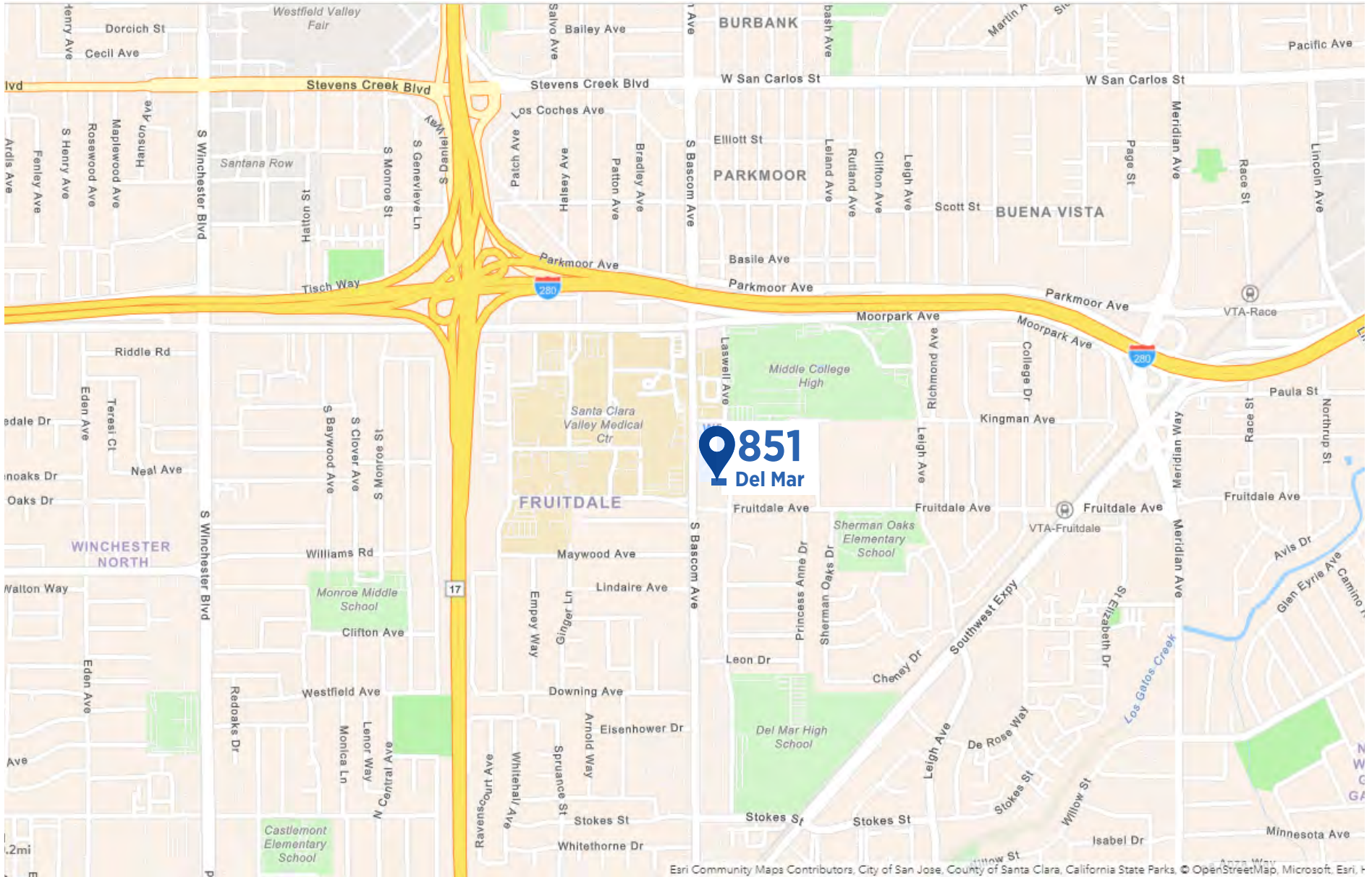
Santa Clara County is the most populous of the nine counties that make up the San Francisco Bay Region. The population of this metroplex is approximately 7,650,000 with approximately 1,781,642 residents residing in Santa Clara County. Over the past half century, Santa Clara County has been internationally referred to as “Silicon Valley” with a constant evolution of computers and high technologies being created in the region. The county has a highly affluent and educated workforce that provides the talent for these established and emerging high technology companies. Some of Santa Clara County’s largest employers include Apple Computer, Google, Advanced Micro Devices, Adobe, Netflix, and Hewlett Packard.

When compared to the twenty most populated counties in the United States, Santa Clara County ranks sixth in retail sales per capita, eighth in restaurant sales per capita, and first nationally in household income at over \$112,000. The area has some of the top institutions of higher learning which include Stanford University, Santa Clara University, and San Jose State. Santa Clara County has the third highest percentage of adults with bachelor’s or higher degrees compared to other counties nationally. In a recent study by ABAG, Santa Clara County is projected to have more than 1.4 million jobs by 2035 with its population swelling to 2.4 million residents.

SAN JOSE DEMOGRAPHICS

Estimated Population 2020	1,021,795
Median Age	36.8
Total Households	323,940
Average People per Household	3.09
Average Household Income	\$150,864
Median Household Income	\$112,399

AREA MAP



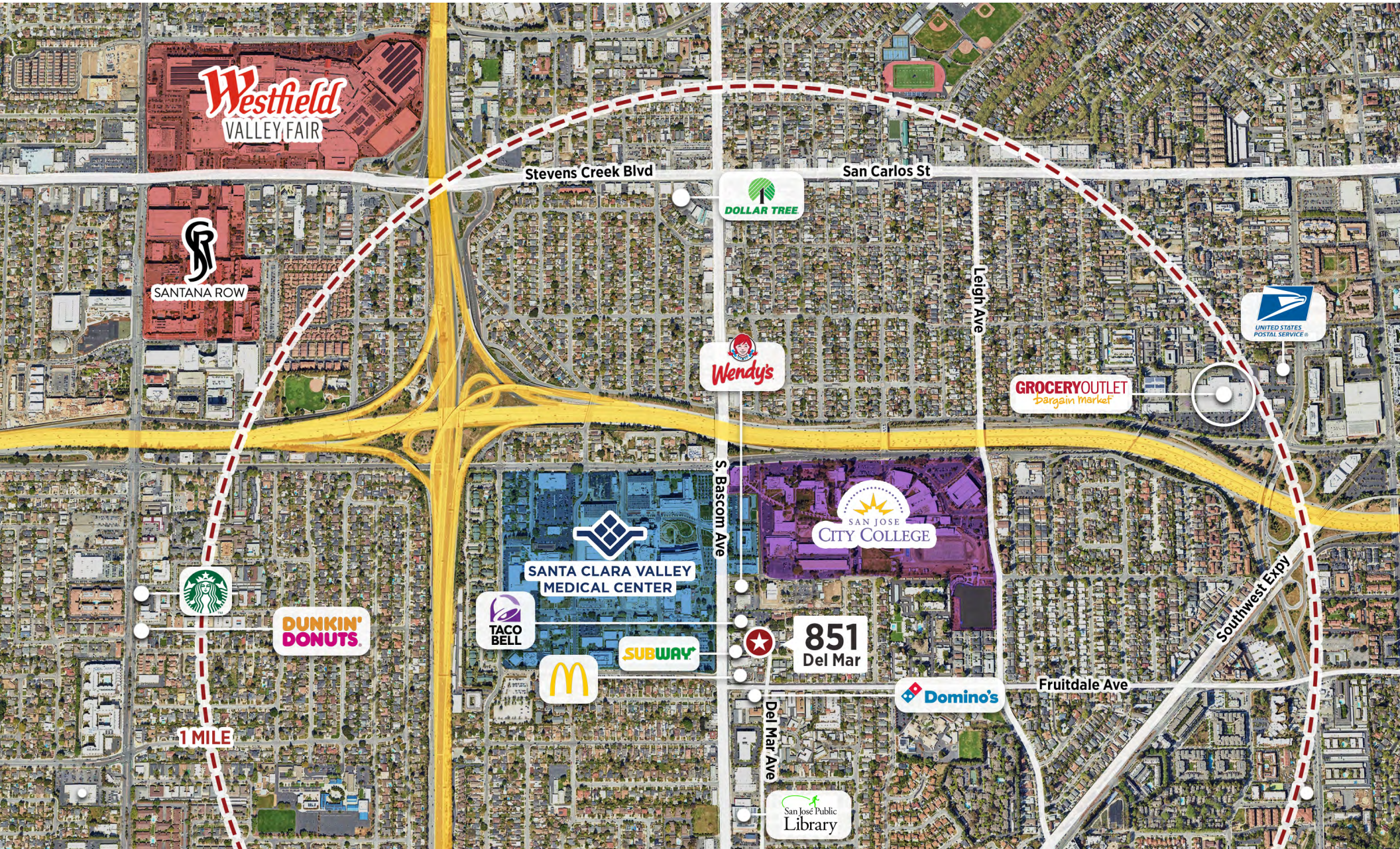
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AERIAL MAP

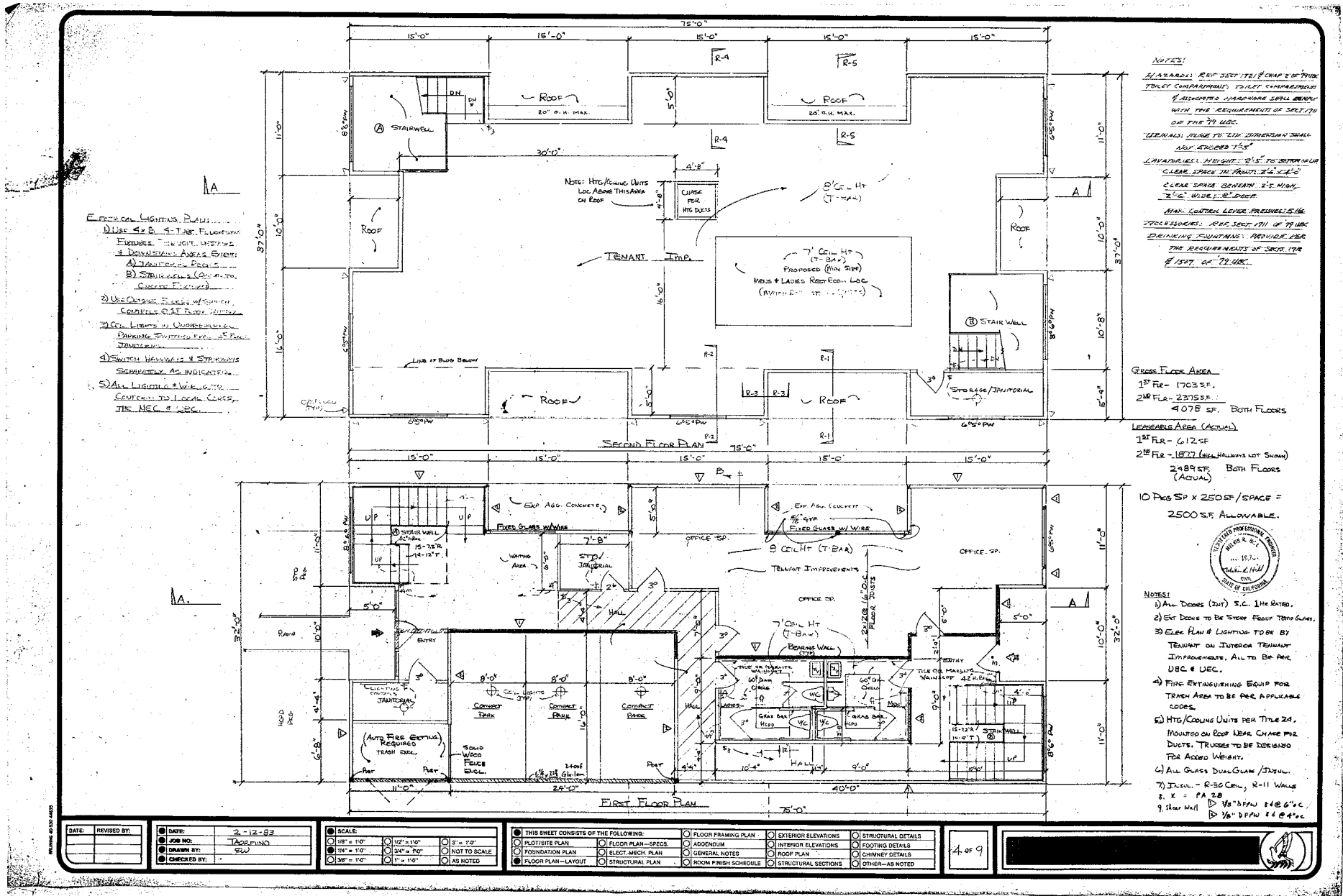


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FIRST FLOOR PLAN



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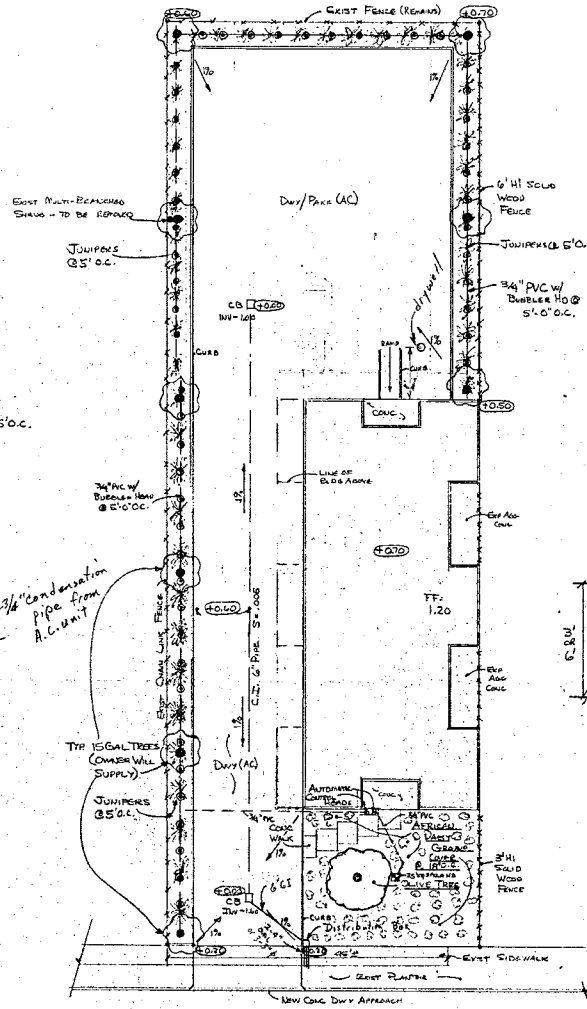
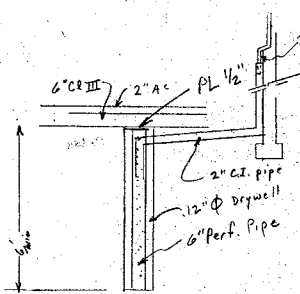
SECOND FLOOR PLAN

LANDSCAPE INFO

*NO EXIST TREES; OR (C) TREES TO BE REMOVED

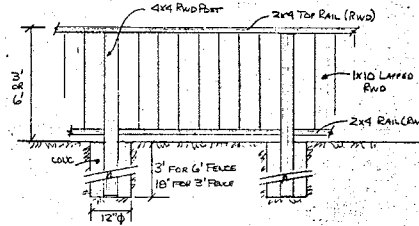
PLANT LEGEND:

- ☼ = 7 MORE JUNIPER (J. CALIFORNIA) - 35EA (16AL) @ 6' O.C.
- ☼ = AFRICAN DASSIE (AKROTI) - 180EA @ 18' O.C.
- = OLIVE TREE (OLEA EUROPEA) - 1EA
- = 15 GAL TREE (SUPPLIED BY OWNER) = 9EA.



DRAINAGE INFO

*NO EXIST STORM DRAINS IN AREA
SURFACE DRAINAGE @ CURBS & GUTTERS.



FENCE DET (R/S)

NOTES:

- DOOR THRESHOLD: TO BE OPERABLE BY SINGLE HAND.
- CLOSURES: 1 1/2\"/>
- TRICKHOUSES: MAX HEIGHT 1/2\"/>
- TRUCKS: REAR: SHALL BE SLIP RESISTANT.
- STAIRS: SHALL BE INTER-COURSE SPACING OF TREAD APPROX 6\"/>
- BOTTOM TREAD OF ANY STAIRS & ALL TREADS BUT STAIRS: RISES SHALL BE 3/4\"/>
- PROVIDE GUARDRAILS WHERE APPROPRIATE: CHANGE IN LEVEL EXCEEDS 2\"/>
- CONTINUES: LIGHT WINDOW TEMP. HEIGHT: 4\"/>
- WALL OUTLETS: 1/2\"/>
- HANDRAILS: EXTEND TO BOTTOM OF STAIRS 1/2\"/>
- EXTENSION @ TOP OF STAIRS: 12\"/>

LANDSCAPE / PRELIM GRADE - DRAIN PLAN - 1\"/>

DATE:	2-12-03
REVISIONS:	
DATE:	2-12-03
JOB NO.:	TACKLEWALL
DRAWN BY:	SV
CHECKED BY:	

SCALE: 1\"/>
1/8\"/>
1/4\"/>
3/8\"/>
1/2\"/>
3/4\"/>
1\"/>
AS NOTED

THIS SHEET CONSISTS OF THE FOLLOWING:	FLOOR FRAMING PLAN	EXTERIOR ELEVATIONS	STRUCTURAL DETAILS
PLOT/SITE PLAN	FLOOR PLAN - SPEC	INTERIOR ELEVATIONS	FOOTING DETAILS
FOUNDATION PLAN	ELECT-MECH. PLAN	ROOF PLAN	CHIMNEY DETAILS
FLOOR PLAN - LAYOUT	STRUCTURAL PLAN	ROOM FINISH SCHEDULE	OTHER - AS NOTED
	GENERAL NOTES	STRUCTURAL SECTIONS	

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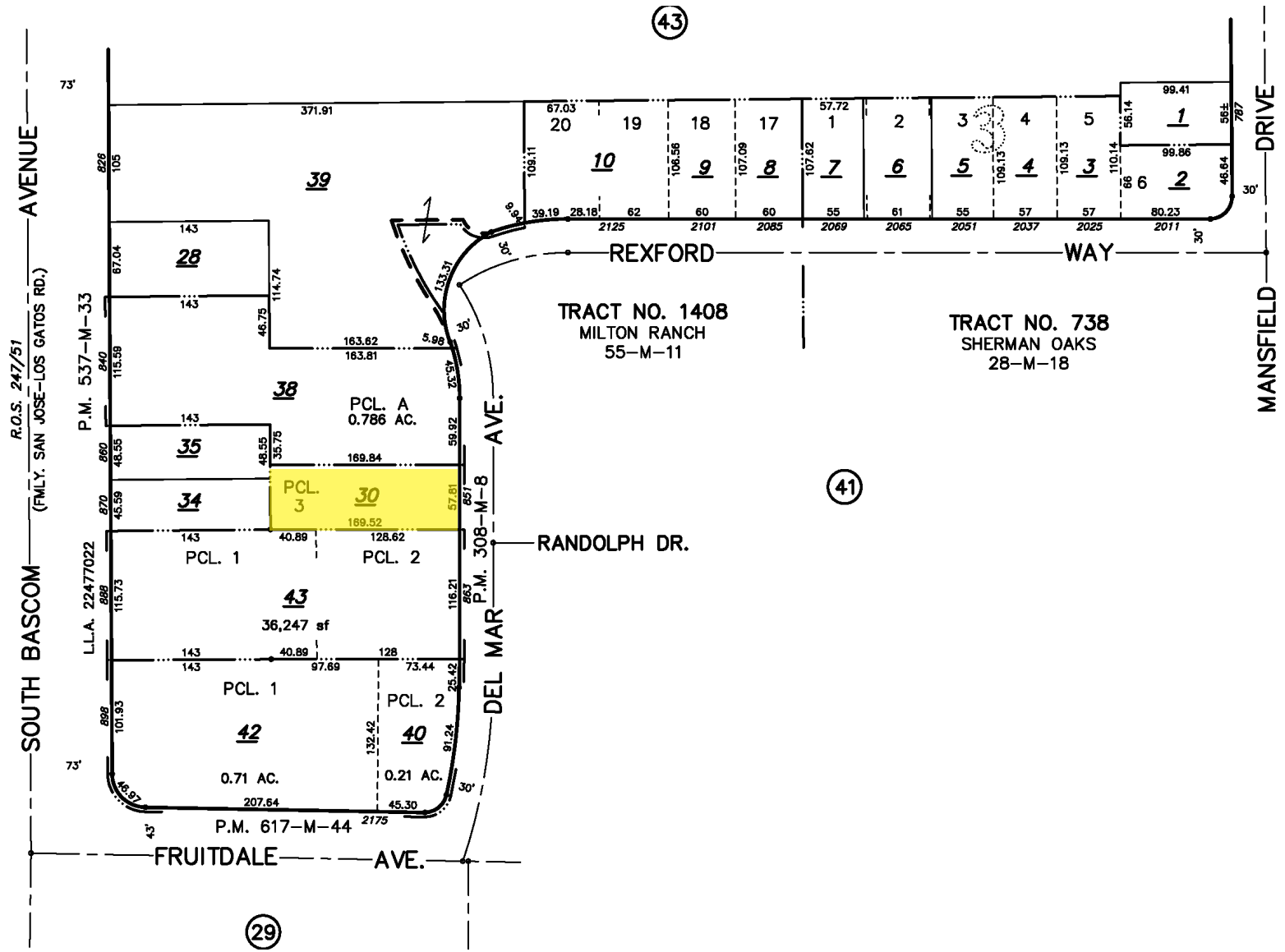
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PLAT MAP



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