

1510 SOUTH DE ANZA BLVD
SAN JOSE, CALIFORNIA

7,000 SF FREESTANDING BUILDING | SITUATED ON APPROX. 0.86 ACRES (±37,461 SF)

FOR LEASE OR SALE



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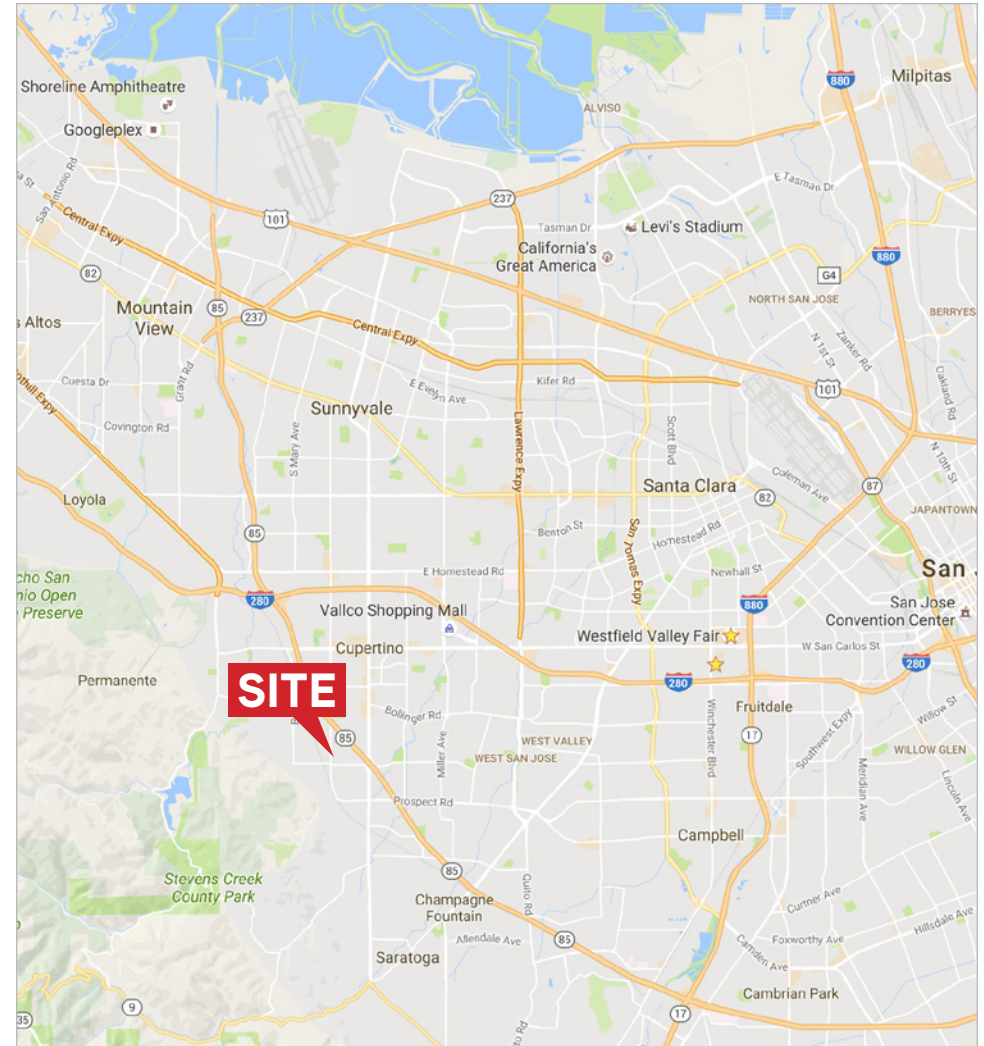
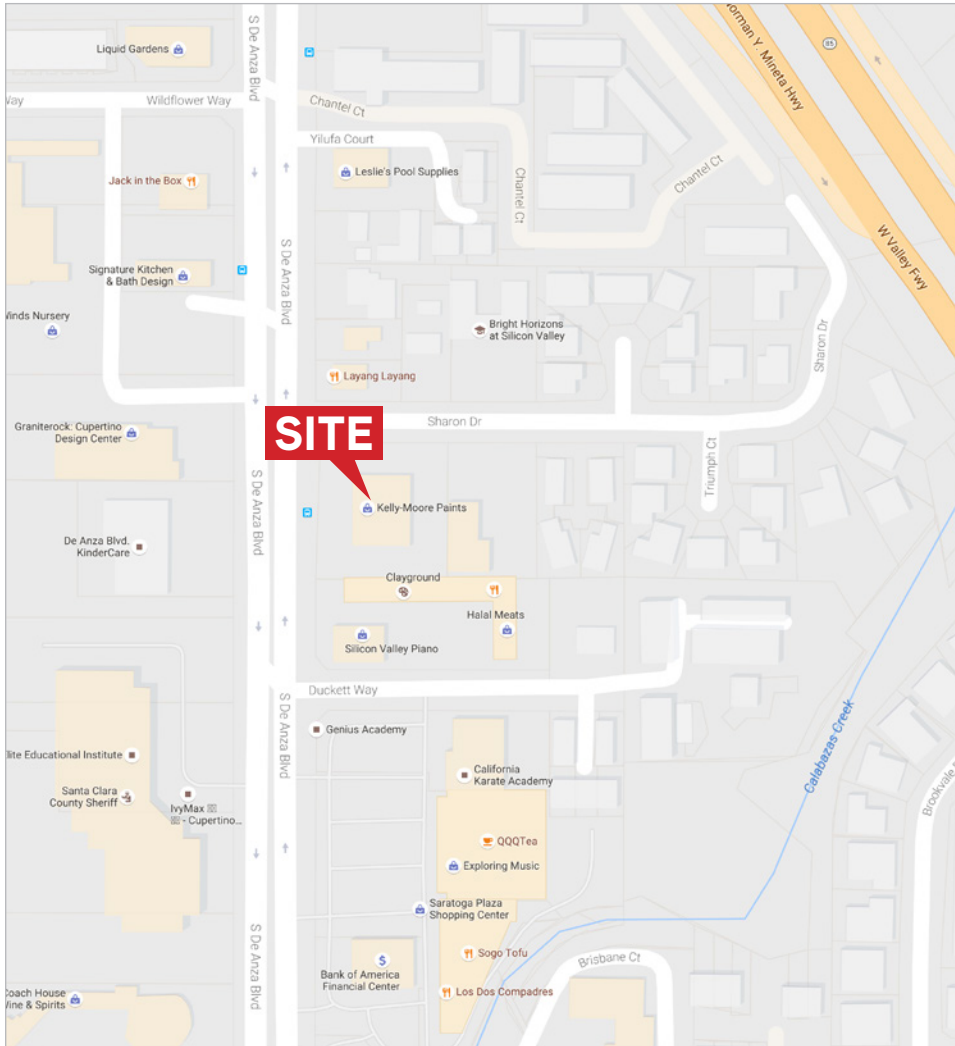
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BAY AREA MAP



1510 SOUTH DE ANZA BLVD SAN JOSE, CALIFORNIA

PROPERTY INFORMATION

- › **Address:** 1510 South De Anza Blvd, San Jose, CA
- › **Intersection:** South/East corner of De Anza Blvd at Sharon Drive
- › **Access:** Curb cuts on De Anza Blvd and Sharon Drive

PROPERTY DIMENSIONS

- › Approx. 197 ± Feet Frontage on De Anza Blvd
- › Approx. 190 ± Feet Frontage on Sharon Drive



PROPERTY HIGHLIGHTS



- › **APN #:** 372-21-002
- › **Parcel Size:** 0.86 Acres, approx. 37,314 SF
- › **Zoning:** C1 H

CURRENT IMPROVEMENTS

- › Approx. 7,000 SF Freestanding Retail Building
- › Original Construction App 1962
- › Non Replaceable Monument Sign

PARCEL MAP



1510 SOUTH DE ANZA BLVD

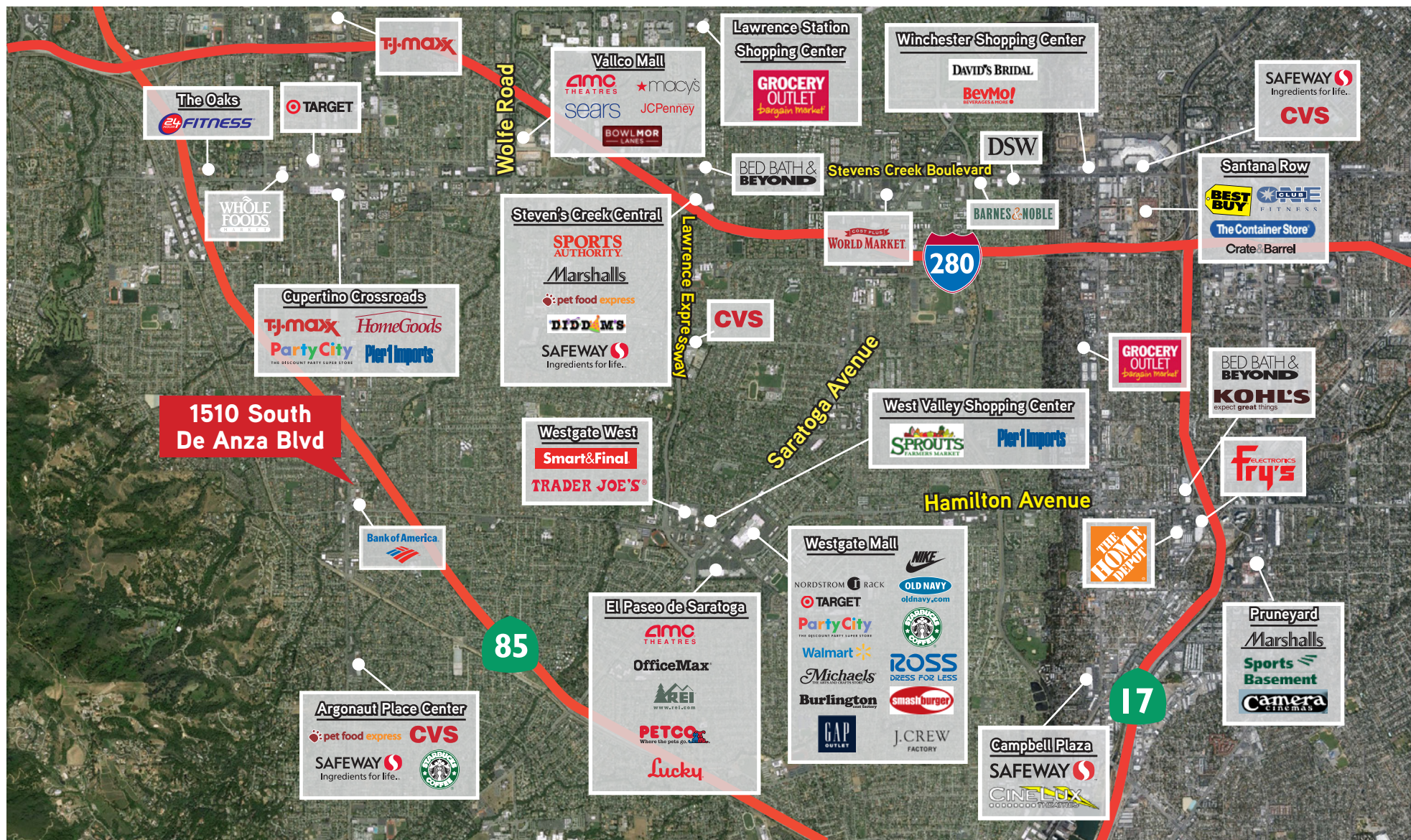
SAN JOSE, CALIFORNIA

AERIAL MAP



1510 SOUTH DE ANZA BLVD SAN JOSE, CALIFORNIA

RETAIL COMPETITION MAP



CURRENT STATUS

- › Vacant

OPPORTUNITIES

- › 1. Lease existing 7,000 SF retail building or
- › 2. Ground lease the 0.86 acres of land and redevelop the property
- › Sale of Land & Improvement

ECONOMICS - LEASE

- › **Monthly Rent:** \$3.50 SF x 7,000 SF
- › **Current Property Taxes:** \$2,973.00 Month

ECONOMICS - SALE

- › **\$7,550,000.00**
 - › Approximately \$201.00 SF Land
 - › Approximately \$1,078.00 SF Building

