

# GROUND LEASE | AVAILABLE

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ALUM ROCK AVE @ JACKSON AVE & LUZ AVE, SAN JOSE, CA



## Ground Lease Available Now

Alum Rock @  
Jackson Ave & Luz Ave  
SAN JOSE | CA



Exclusively Represented by

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## ALUM ROCK AVE @ JACKSON AVE & LUZ AVE, SAN JOSE, CA

### Property Information

Address:	Alum Rock Avenue @ Jackson Avenue, San Jose, CA
APN:	481-06-016, 481-06-017
Parcel Size:	Approximately 22,651 square feet. .52 acres
Dimensions:	Approximately 150'+ Frontage on Jackson Avenue
Zoning:	C-1 Commercial
Access:	Curb cuts on Jackson Avenue easement to Alum Rock Avenue

### DEMOGRAPHIC SUMMARY

	Mile 1	Mile 3	Mile 5
2018 Population	49,942	299,967	548,660
2018 Average Household Income	\$71,527	\$104,680	\$117,992

### Traffic Counts

The subject property is located on Jackson Avenue on Alum Rock Avenue in San Jose.

Daily traffic counts are as follows:

Alum Rock Avenue	±22,500 Cars per 24 hours
Jackson Avenue	±25,000 Cars per 24 hours

The site also benefits from a fully signalized intersection.

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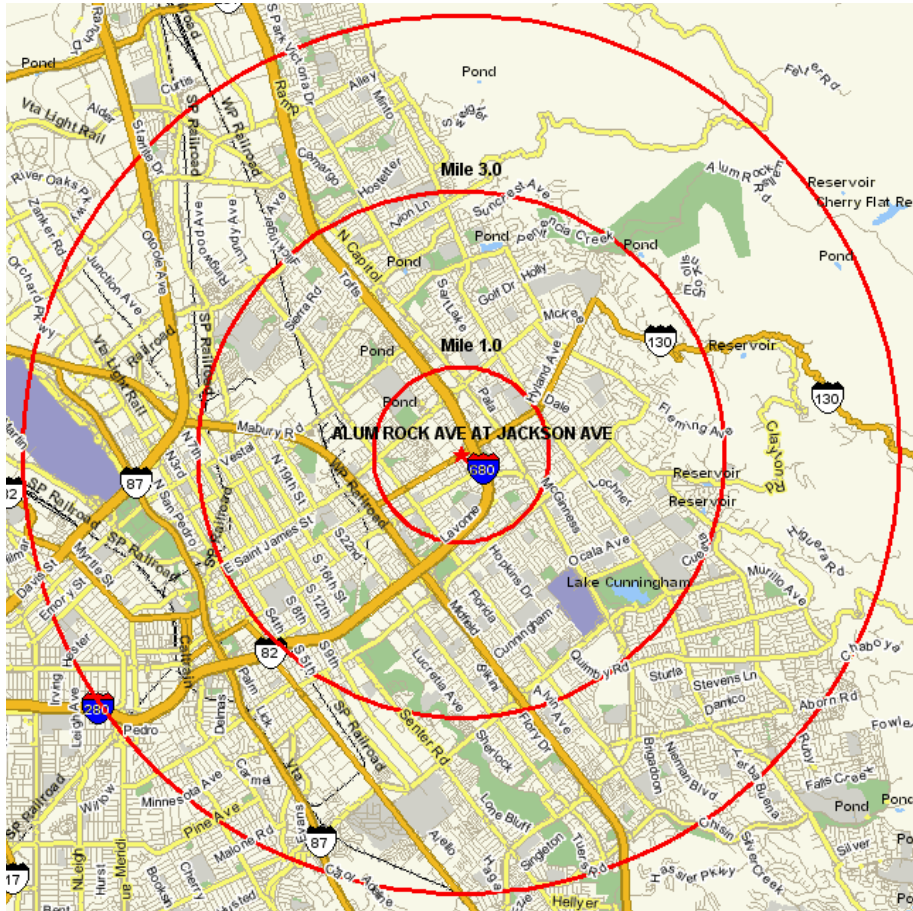
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### Availability / Offering / Ground Lease

Long Term 20+ years Ground Lease plus option to extend the lease term.

Pricing: \$10,000 per month  
\$120,000 annually

Lease Type: Absolute Net

Current Property Tax: \$2,436.00 per year

Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2019 Colliers International

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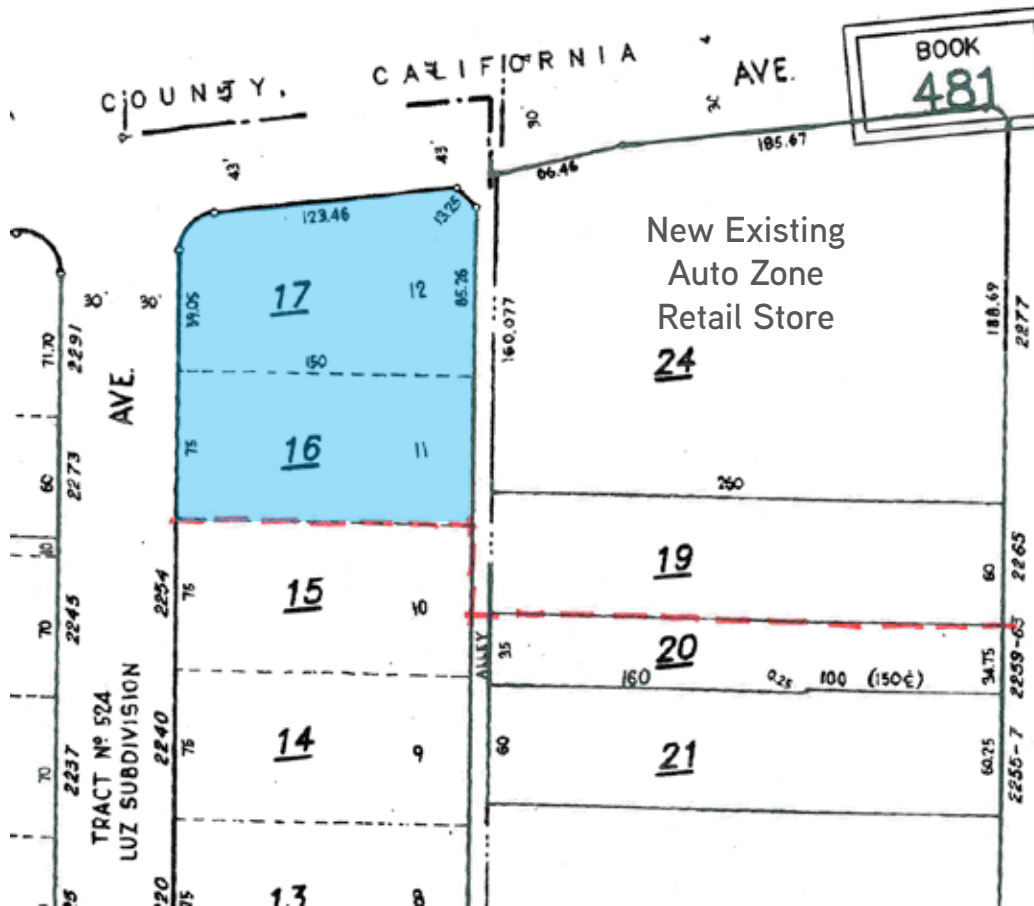


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PARCEL MAP



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RETAIL COMPETITION

