



MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL  
 Commercial Brokerage | Investment Sales | Property Management



**1139-1141  
 MINNESOTA AVENUE  
 SAN JOSE,  
 CALIFORNIA**

**Rare Downtown Willow Glen  
 Owner/User /Developer Deal For Sale  
 Build-to-Suit — Pre-Approved Office Building Plan**



PROPOSED OFFICE BUILDING RENDERING



**\$3,395,000.00**  
**23,957 SF/ .55 Acres**

Pre-Approved Office Building As Follows:  
 15,882 SF Gross Square Feet  
 12,687 SF Net Rentable Square Feet  
 43 Parking Spaces

Final Planning Approvals To Be Completed by  
 January 2018 (Approvals Shall Be Final Upon  
 COE)

**FOR MORE INFORMATION CONTACT:**

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# 1139-1141 Minnesota Avenue • San Jose, California

Location: 1139 & 1141 Minnesota Ave.  
San Jose, California

APNs: 429-17-063 & 429-17-071

Land Area: 23,957± SF / .55 Acres



Pre-Approved Office Building, As Follows:

15,882 SF Gross Square Feet  
12,687 SF Net Rentable Square Feet  
43 Parking Spaces

Final Planning Approvals To Be Completed by January 2018

Zoning: Commercial (CO)

General Plan 2040: Neighborhood Community Commercial\*

\*NCC designation supports a very broad range of commercial activity, including commercial uses, such as neighborhood serving retail and services and commercial/professional office development. Neighborhood / Community Commercial uses typically provide services and amenities for the nearby community and should be designed to promote “an appropriate urban form” that supports walking, transit use and public interaction. General office uses, hospitals and private community gathering facilities are also allowed in this designation

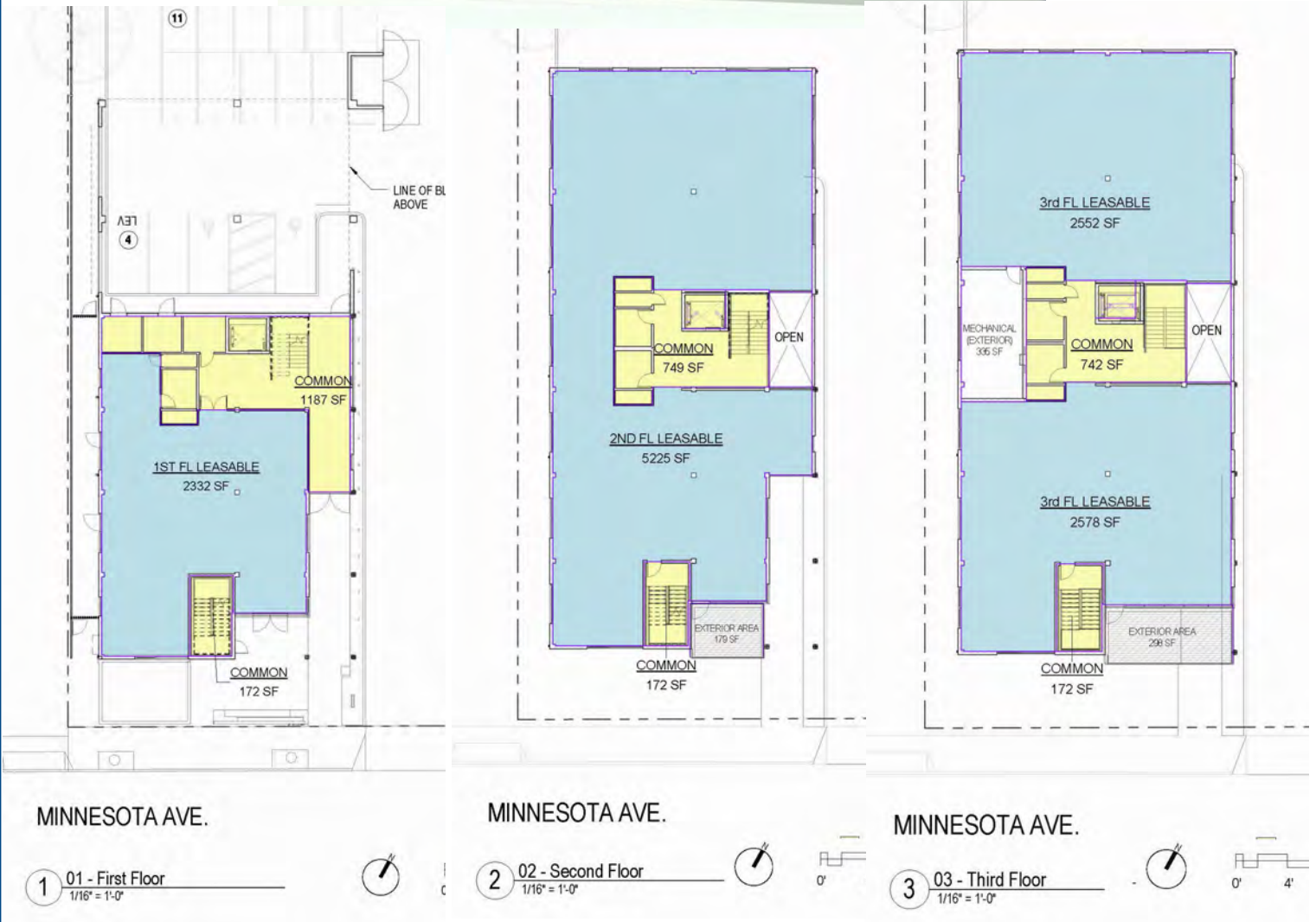
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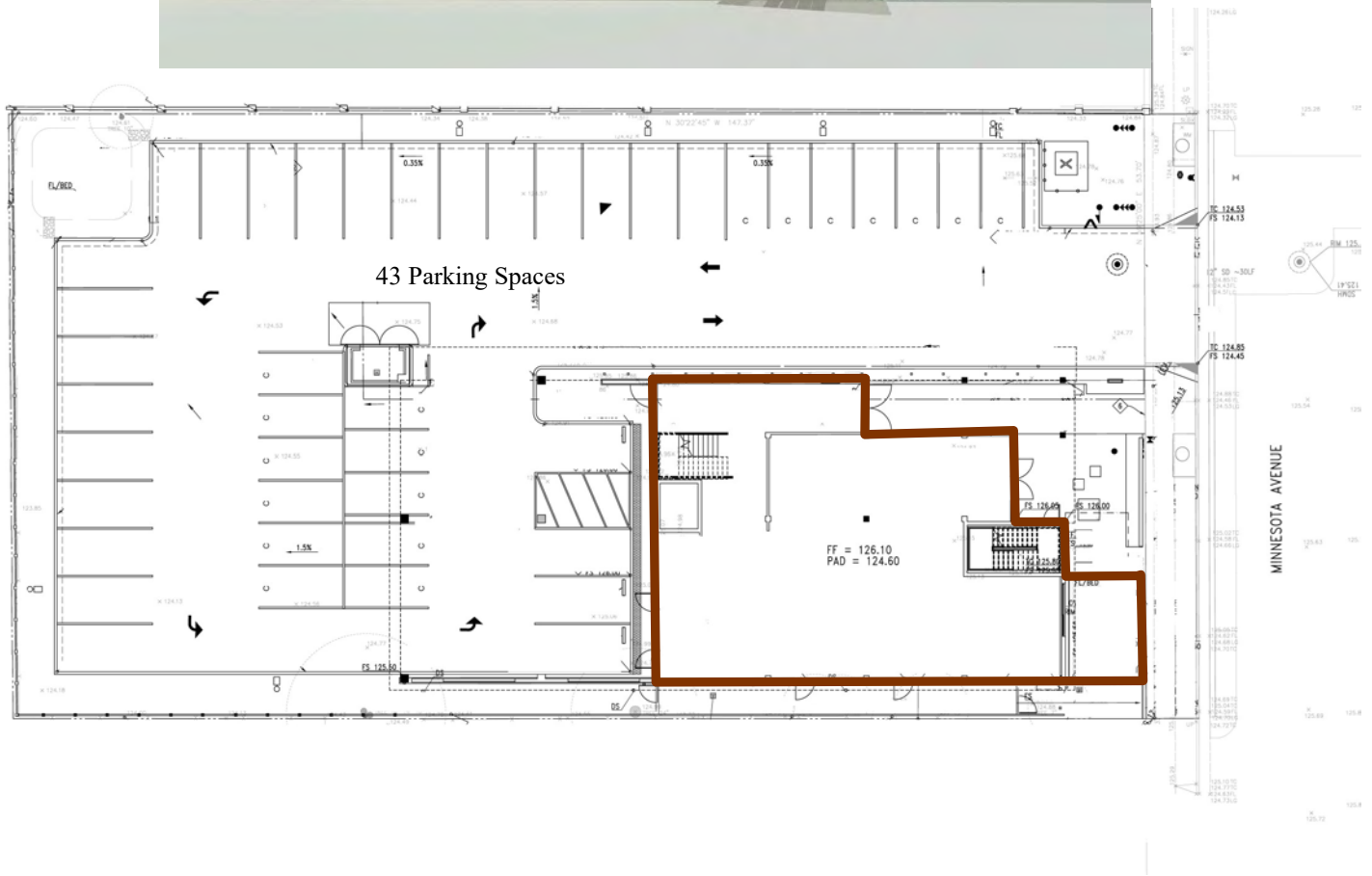
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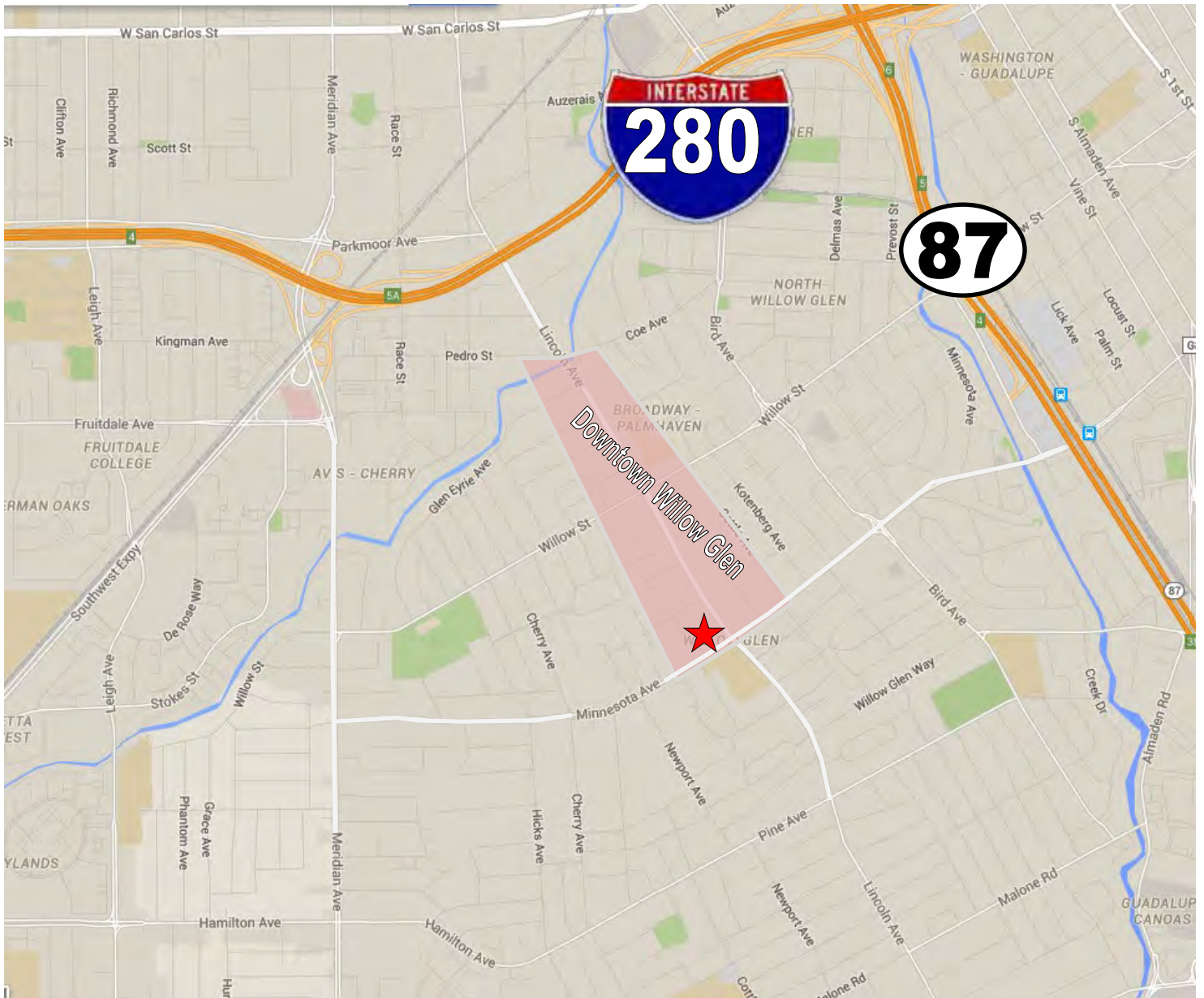
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## ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	25,610	243,431	708,906
AVG. HH INCOME:	\$144,878	\$109,990	\$106,516

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OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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LAWRENCE E. STONE — ASSESSOR  
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Compiled under R. & T. Code, Sec. 337.  
Effective Roll Year 2005-2006

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