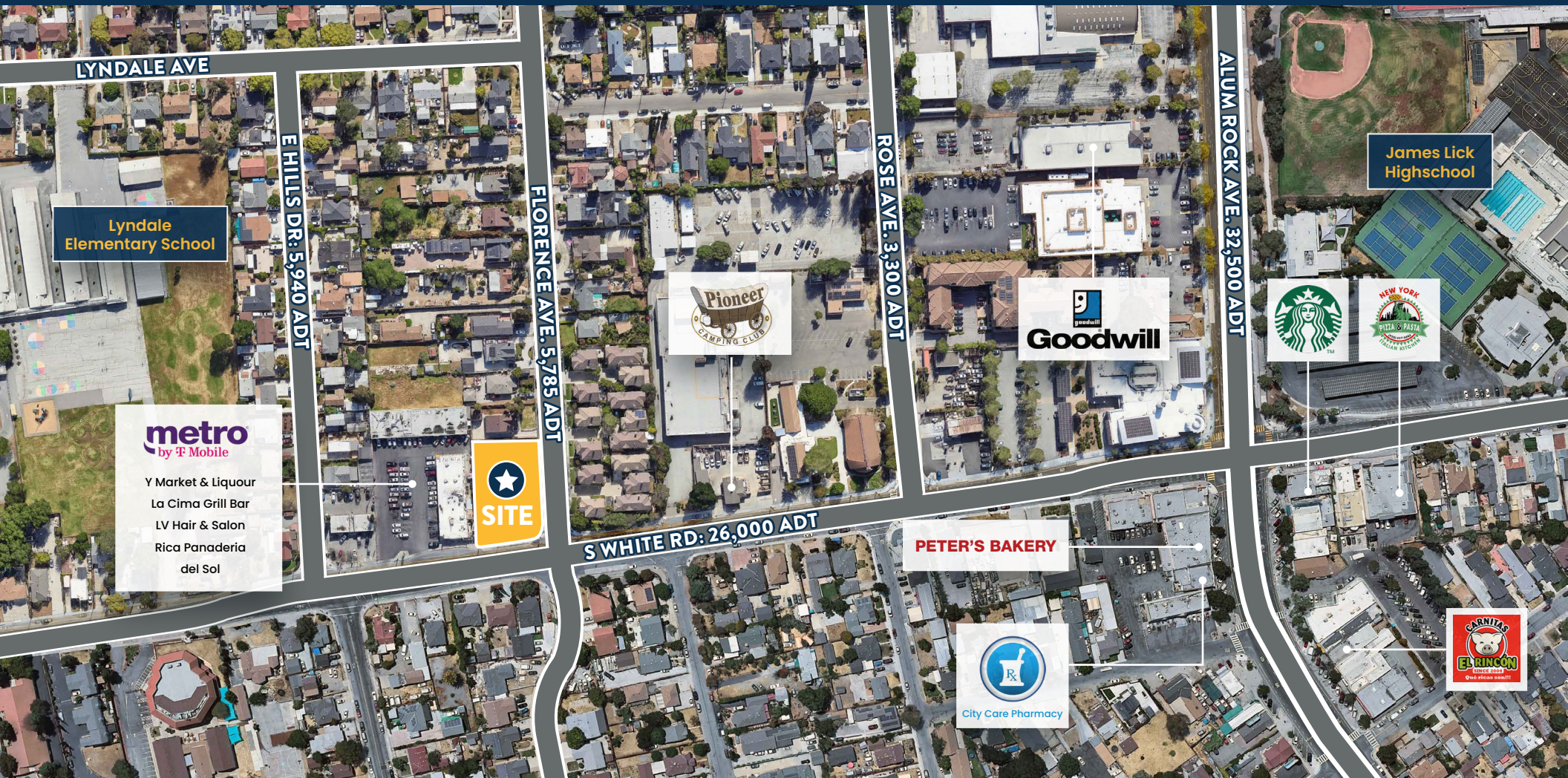


SOLD

the econic company®



3098 FLORENCE AVENUE

SAN JOSE, CA 95127

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PROPERTY HIGHLIGHTS

3098 Florence Avenue
San Jose, CA



Former religious facility on nearly half an acre of land



110' of frontage along South White Road



Newly approved Site Development Permit for 6,500 SFT multi-tenant retail center



Located at the intersection of Florence Avenue and South White Road

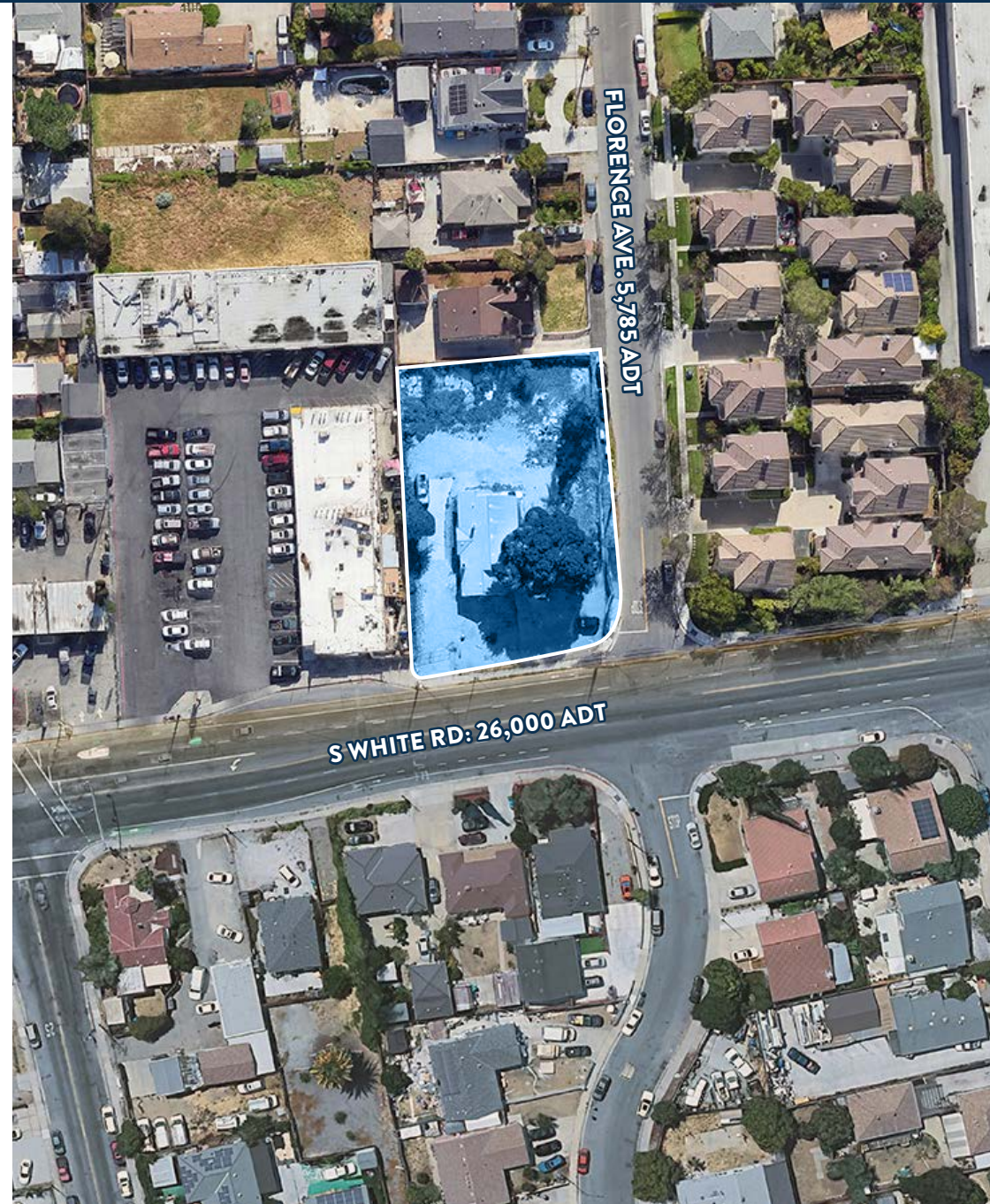
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	37,349	220,315	474,410
Average HH Income	\$133,594	\$152,523	\$165,961
Daytime Population	24,480	159,079	437,949

TRAFFIC COUNTS

Alum Rock Ave	32,500 ADT
S. White Rd	26,210 ADT
Florence Ave	5,785 ADT

Source: Esri 2024





CN Commercial Neighborhood District. The CN Commercial Neighborhood District is a district intended to provide for neighborhood serving commercial uses without an emphasis on pedestrian orientation except within the context of a single development. This district also differs from the CP Commercial Pedestrian District in that there is no limit on the size of the stores. The type of development supported by this district includes neighborhood centers, multi-tenant commercial development along city connector and main streets, and small corner commercial establishments.

PROPERTY

OVERVIEW

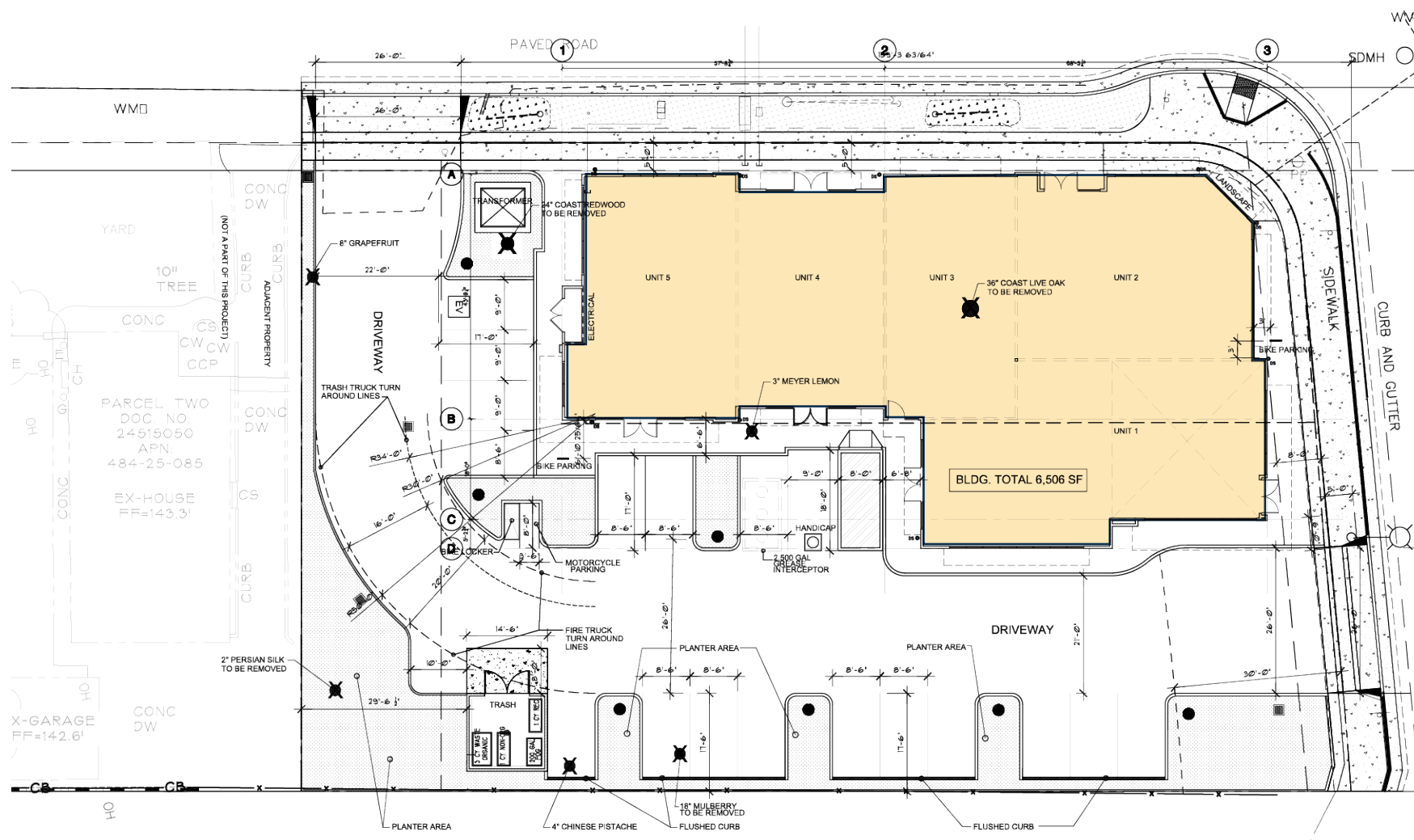
LOT SIZE	±0.481 AC (±20,909 SF)
DELIVERY VACANT	±1,596 SF Religious Facility
ZONING	Commercial Pedestrian (CP)
GENERAL PLAN	Commercial Neighborhood (CN)
APN	484-25-093

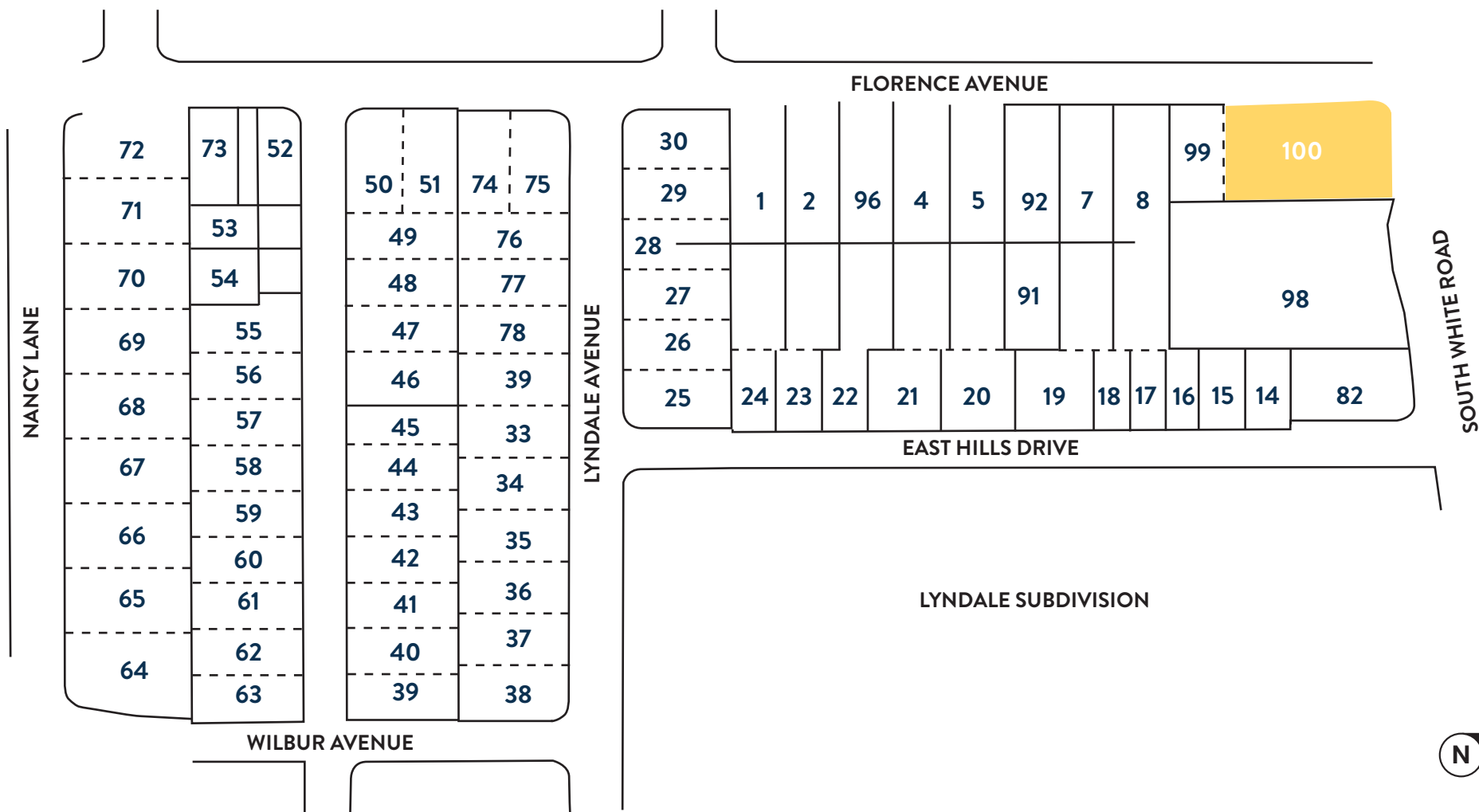
PLAN RENDERING

3098 Florence Avenue
San Jose, CA



PROPOSED







3098
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