

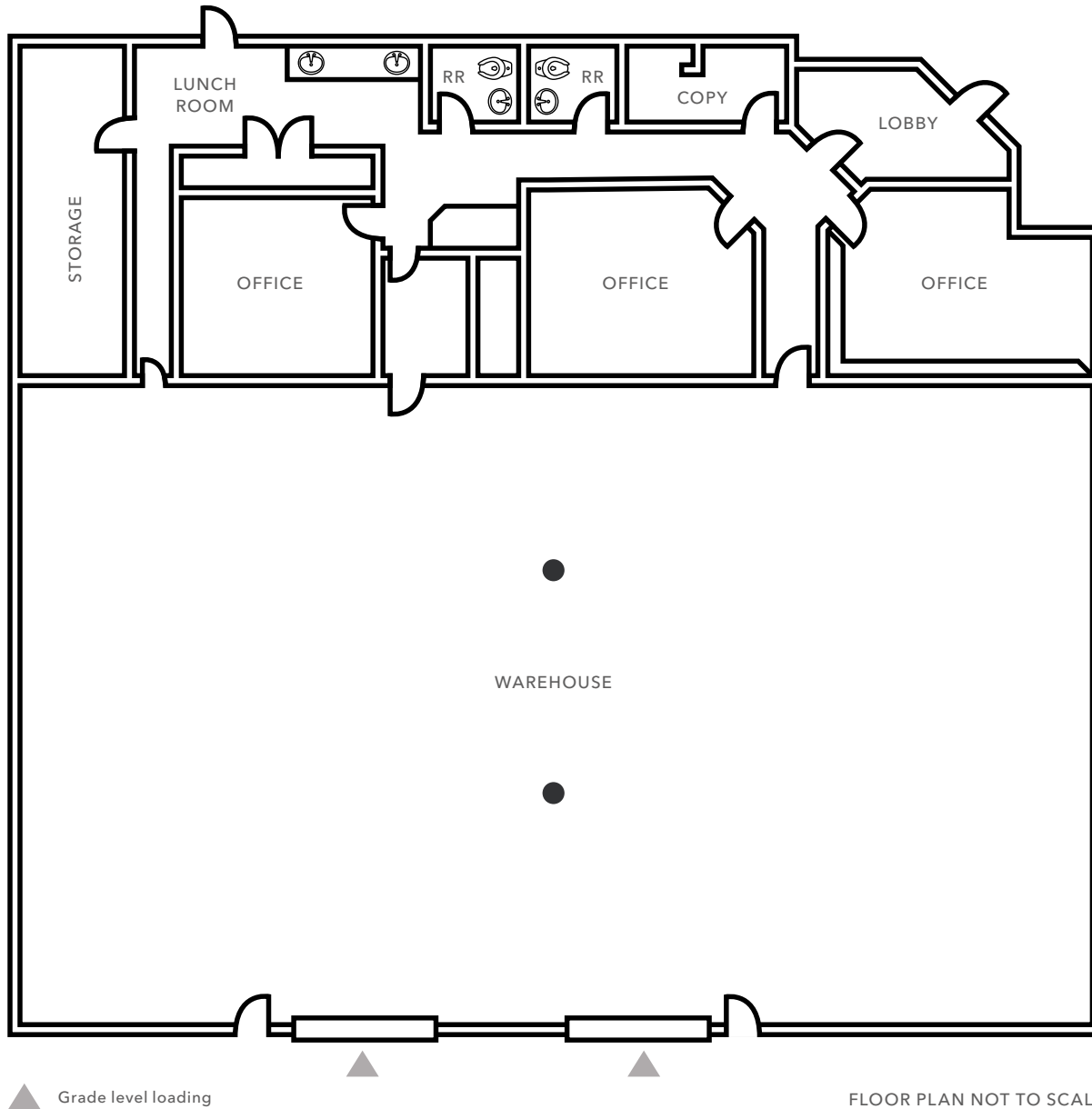


INDUSTRIAL FOR LEASE

*±5,400 Square Foot Industrial/
Manufacturing Building For Lease in
San Jose With Easy Freeway Access*

486 SANTA ANA AVE, SAN JOSE, CA 95112

486 SANTA ANA AVE



±5,400 Square Foot Industrial/ Manufacturing Building

Close to Highways 87, 101, & 880

35% office, 65% warehouse

Two 12' x 12' Grade Level Doors

Private fenced yard

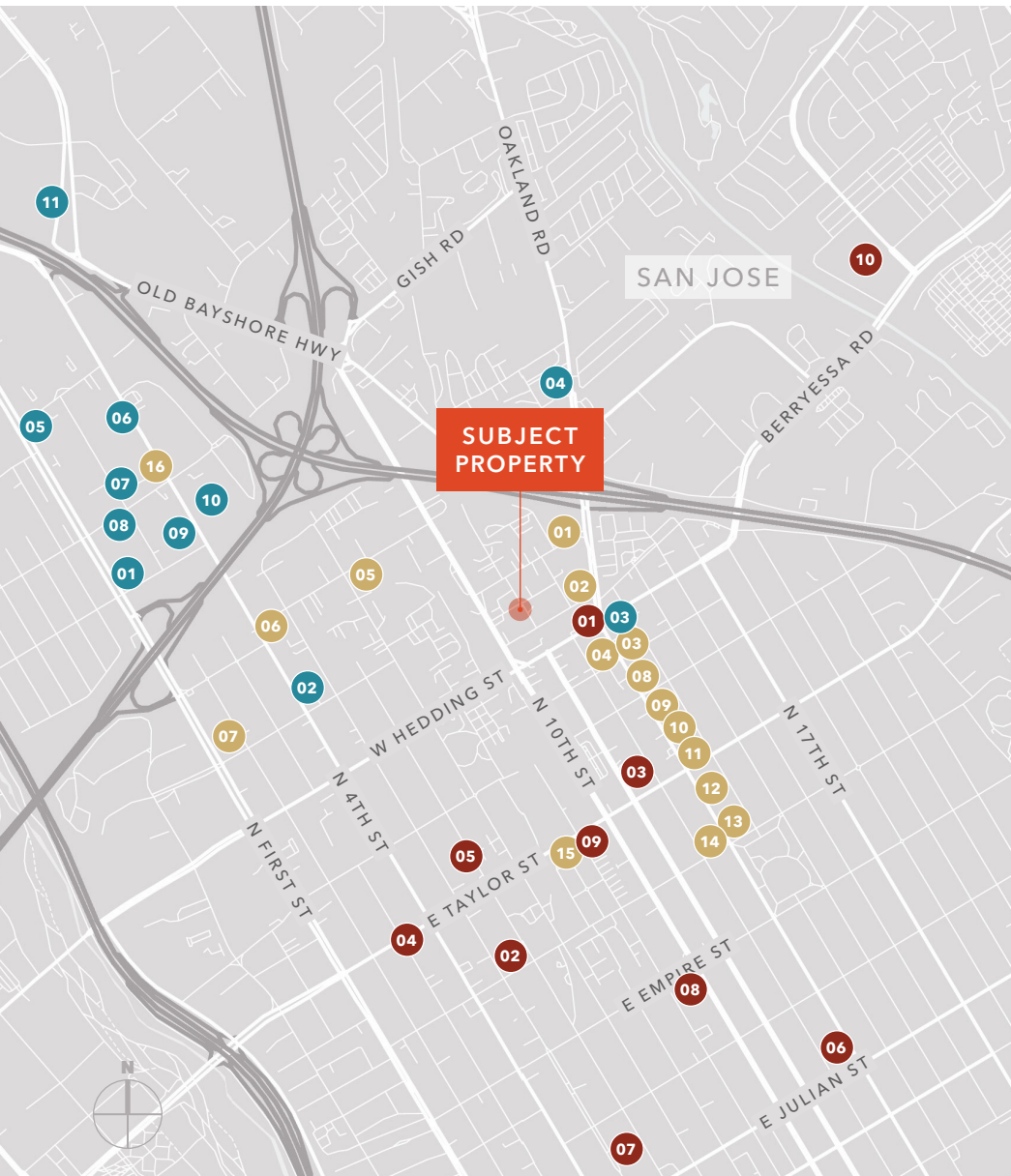
Available December 1, 2026

Asking \$1.95/SF NNN + \$0.20/SF est. OPEX



AVAILABLE FOR LEASE

KIDDER MATHEWS



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Taco Bell
- 02 Chez Sovan
- 03 Taqueria Lorena's
Giovanni's Pizza
La Corona Bar
Mesquite and Oak
- 04 Mariscos Costa Alegre
- 05 Midnight College Eats
Pranita's Kitchen
Big Bowl Theory
Forza Italia Due
Budget Spaghetti Fairy
- 06 Smoking Pig BBQ
- 07 Rice Junky
- 08 Mr. Shrimp
- 09 Maza Mexican Restaurant
- 10 Taqueria Paracuaro
- 11 Carretero Food
- 12 Checo's Restaurant
- 13 Back A Yard Take Out
- 14 Chiamonte's Deli
- 15 Sinceretea
- 16 La Victoria Taqueria

HOTELS

- 01 Caravelle Inn & Suites
- 02 La Quinta Inn & Suites
- 03 Casa Royal Inn
- 04 Bayshore Inn
- 05 Extended Stay America
- 06 Courtyard by Marriott
- 07 Hilton Garden Inn
- 08 Holiday Inn
- 09 Uptown Oasis
- 10 Country Inn & Suites
- 11 Sonesta ES Suites

GROCERY

- 01 La Plaza Market
- 02 Nijiya Market
- 03 El Sol Market
- 04 Tak Market & Liquor
- 05 Santo Market Inc
- 06 Guru's Market
- 07 Cardenas Markets
- 08 Paul's Market
- 09 Taylor Street Market
- 10 Safeway



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