



Park Avenue Retail

1731-1749 Park Avenue
San Jose, CA 95126-2016



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. February 08, 2025



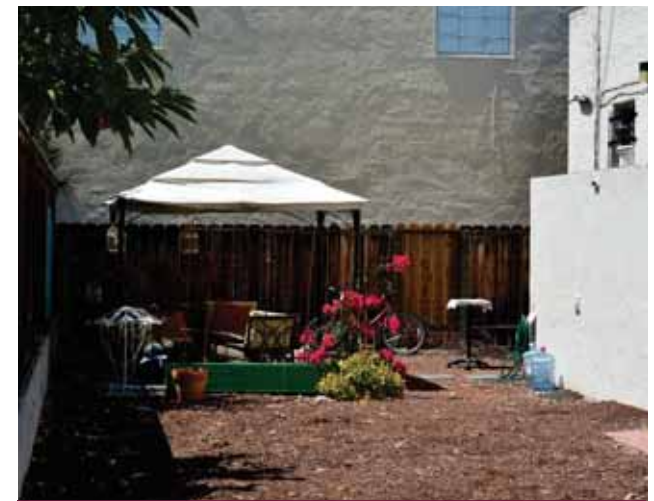
Park Avenue Retail Storefront



Park Avenue Retail - Hair Salon



Park Avenue Retail Storefront



Park Avenue Retail - Rear Outdoor Area



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Property Description

This attractive retail single story commercial building has storefront and street parking, great signage with nice interior improvements and rear storage areas. Recently renovated with all new electrical system, lighting, HVAC and more. Great foot traffic with over 1,033 students enrolled at Hoover Middle School.

Location Description

Excellent location in San Jose-Rose Garden District just a few blocks off The Alameda, minutes from I-880 and downtown San Jose. Located at the intersection of Park Avenue and Naglee Avenue across the street from Starbucks and adjacent to the landmark Rosicrucian Egyptian Museum. Affluent, well-established neighborhood surrounded by a good mix of retail, office, apartments and single-family residential units.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Offering Summary

| | |
|-----------------------|------------------------|
| Lease Rate: | Negotiable |
| Estimated NNN Charges | \$1.40 SF/Month - 2025 |
| Number Of Units: | 4 |
| Available SF: | 1,196 SF |
| Lot Size: | 0.19 Acres |
| Building Size: | 4,274 SF |

Nearby Tenants

Kumon Learning Center, Cleaners Connections, Park Station Hashery, Sola Salon and Starbucks

Property Highlights

- Excellent Location for College Counseling or After School Learning
- Across from Hoover Middle School & Lincoln High School
- Desirable Rose Garden District
- Excellent Demographics
- Storefront Parking
- Recently Renovated Interiors
- Highly Visible Exterior Signage in Illuminated Sign Cabinet Box



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 1,196 SF |

| | |
|-------------|------------|
| Lease Term: | Negotiable |
| Lease Rate: | Negotiable |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|--------------------|-----------|-----------|------------|------------|--|
| ■ 1749 Park Avenue | Available | 1,196 SF | NNN | Negotiable | ± 23' W x 54' 6" D. Former Hair Salon. End cap unit, jewel box storefront glass and glass entrance door, high sheetrock ceilings (over 11' high AFF (Above Finish Floor), upgraded surface mounted fluorescent lights, minimum of 5 hair stations with separate electric outlets, painted concrete floors, manicure area, plumbing stub outs for 2 shampoo bowls, color mixing area with upgraded red cabinets above & below with quartz countertops, 1 ADA restroom with upgraded marble floors & pedestal sink, laundry room with stub outs for washer dryer, closet with hot water heater and mop sink, separate HVAC, new upgraded separate 3-phase electrical panel (200 Amps; 1 Phase 120/208V) derived from 3 phase 4 wire system; rear door to secured backyard patio area ideal for employee breaks. Available Now. |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

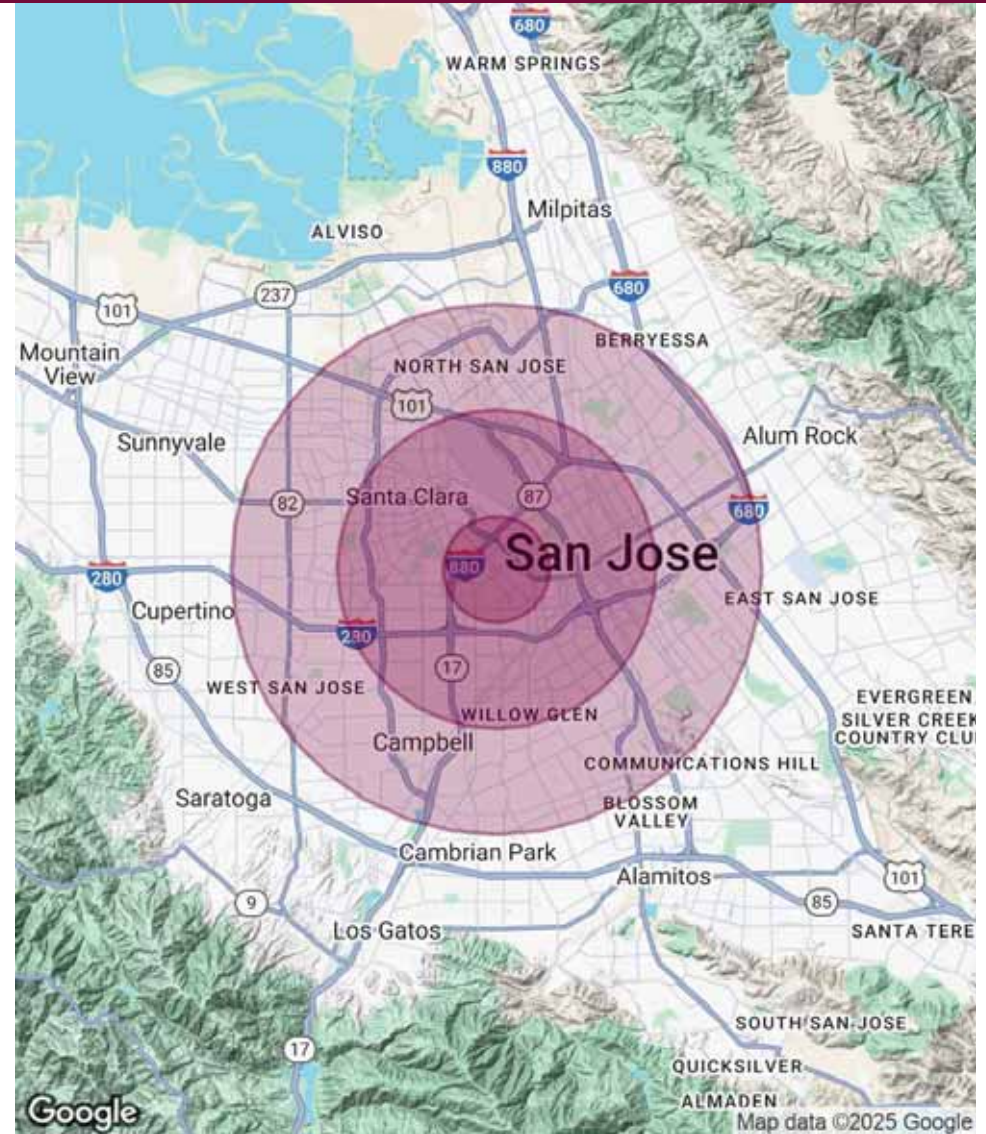
| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 26,869 | 239,917 | 636,665 |
| Average Age | 36.1 | 35.6 | 36.7 |
| Average Age (Male) | 35.5 | 35.0 | 36.0 |
| Average Age (Female) | 36.2 | 36.3 | 37.5 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-------------|-----------|-----------|
| Total Households | 10,324 | 93,873 | 232,924 |
| # of Persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$151,303 | \$132,167 | \$142,203 |
| Average House Value | \$1,029,074 | \$889,766 | \$918,393 |

2020 American Community Survey (ACS)

Traffic Counts - 24 Hour ADT as of 2015

| | |
|--------------------------------|--------|
| Park Avenue at Randol Avenue | 11,380 |
| Park Avenue at Luxor Court | 12,279 |
| Naglee Avenue at Papyrus Lane | 12,904 |
| Park Avenue at Magnolia Avenue | 13,755 |
| The Alameda at Asbury Street | 27,066 |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

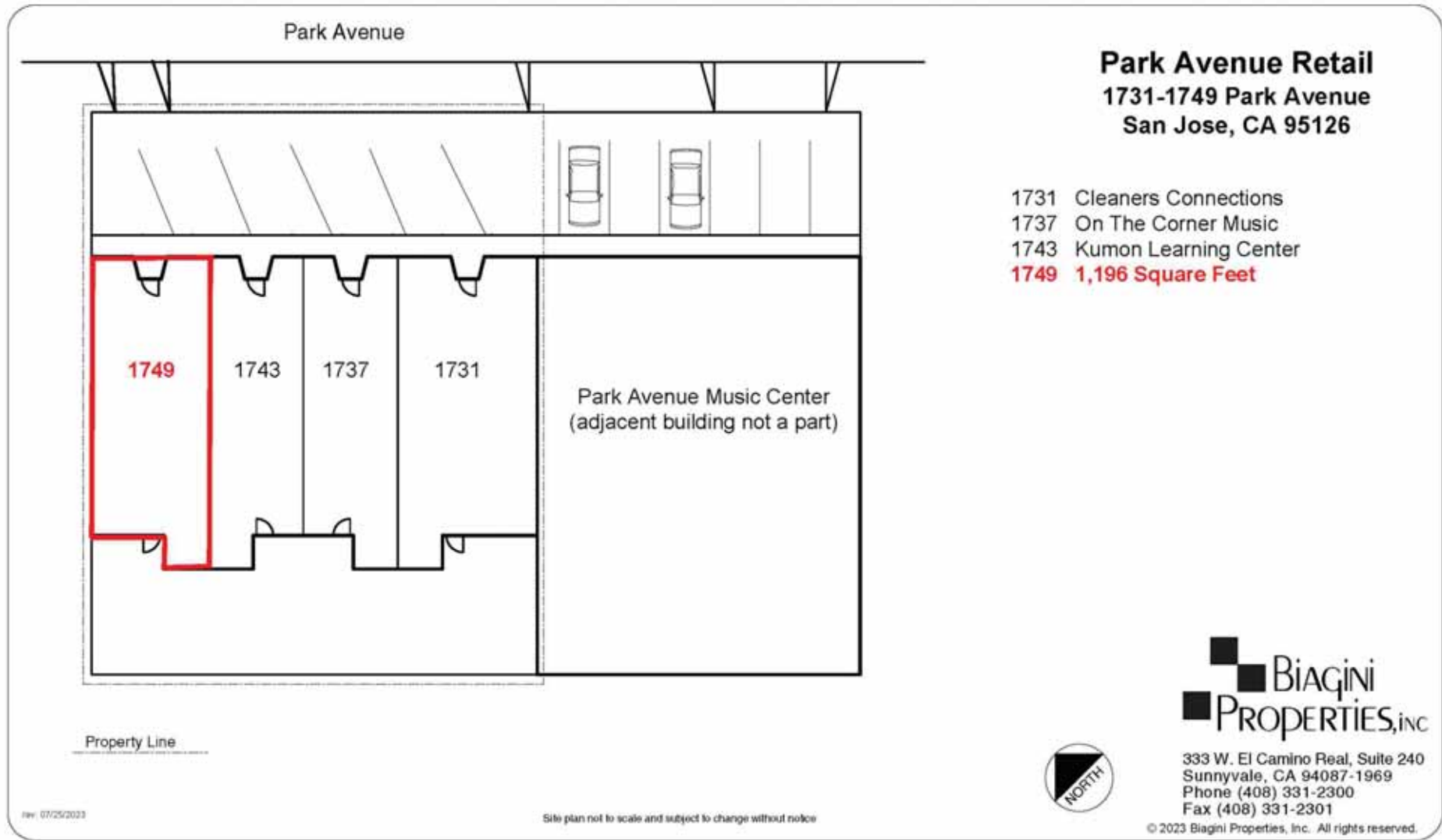
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Park Avenue Retail
1731-1749 Park Avenue
San Jose, CA 95126

- 1731 Cleaners Connections
- 1737 On The Corner Music
- 1743 Kumon Learning Center
- 1749 **1,196 Square Feet**



333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
Phone (408) 331-2300
Fax (408) 331-2301

© 2023 Biagini Properties, Inc. All rights reserved.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

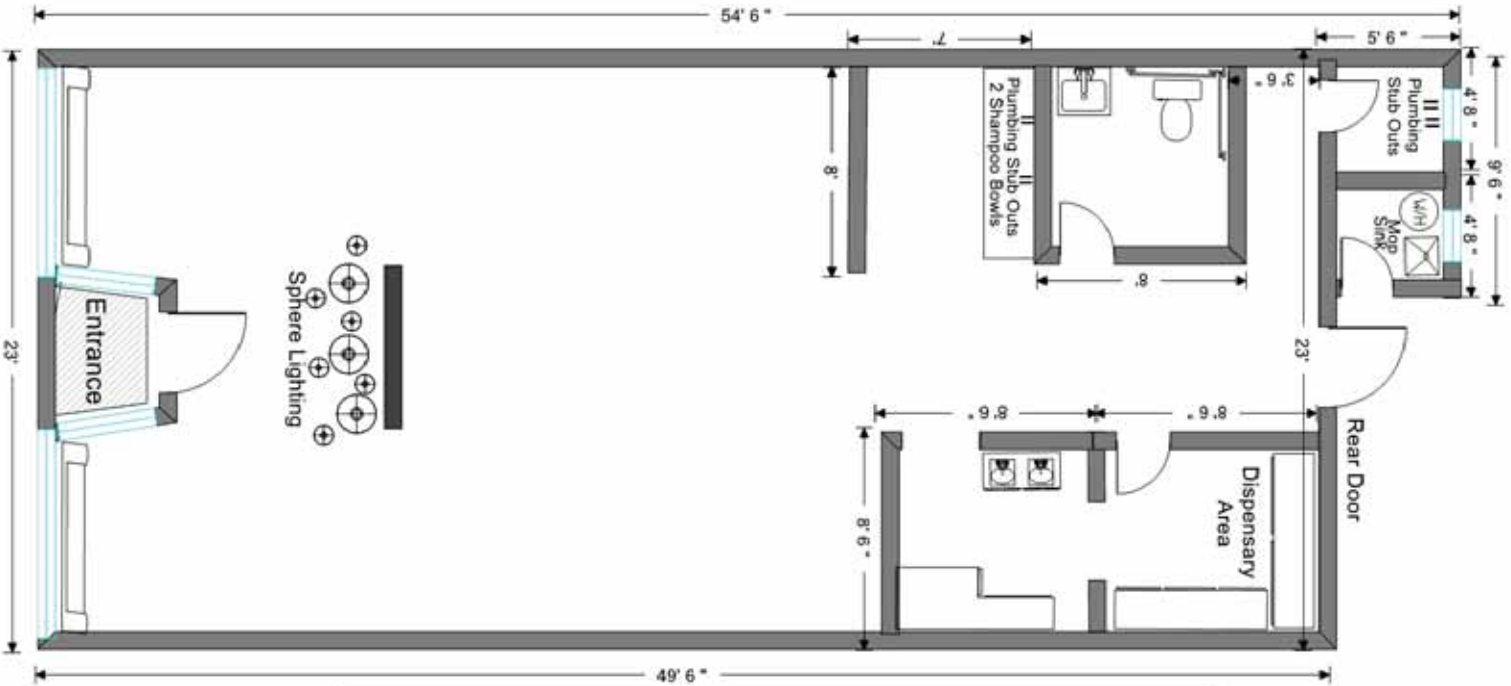
Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

1749 Park Avenue | San Jose, CA 95126
 ± 1,196 Square Feet (± 23' W x 54' 6" D)



- Jewel Box Storefront Glass
- Glass Entrance Door
- High Sheetrock Ceilings (over 11' high A/F (Above Finish Floor))
- Upgraded Surface Mounted Fluorescent Lights
- Minimum of 5 Hair Stations with Separate Electric Outlets
- Painted Concrete Floors
- Manicure Area
- Plumbing Stub Outs for 2 Shampoo Bowls
- Color Mixing Area with Upgraded Red Cabinets Above & Below with Quartz Countertops
- 1 ADA Restroom with Upgraded Marble Floors & Pedestal Sink
- Laundry Room with Stub Outs for Washer/Dryer
- Closet with Hot Water Heater & Mop Sink
- Separate HVAC
- New Upgraded Separate 3-Phase Electrical Panel (200 Amps; 1 Phase 120/208V) Derived from 3 Phase 4 Wire System
- Rear Door to Secured Backyard Patio Area

Rev. 03/16/2024 © 2024 Biagini Properties, Inc. All rights reserved.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403
 Vice President
 Mark@BiaginiProperties.com
 408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308