



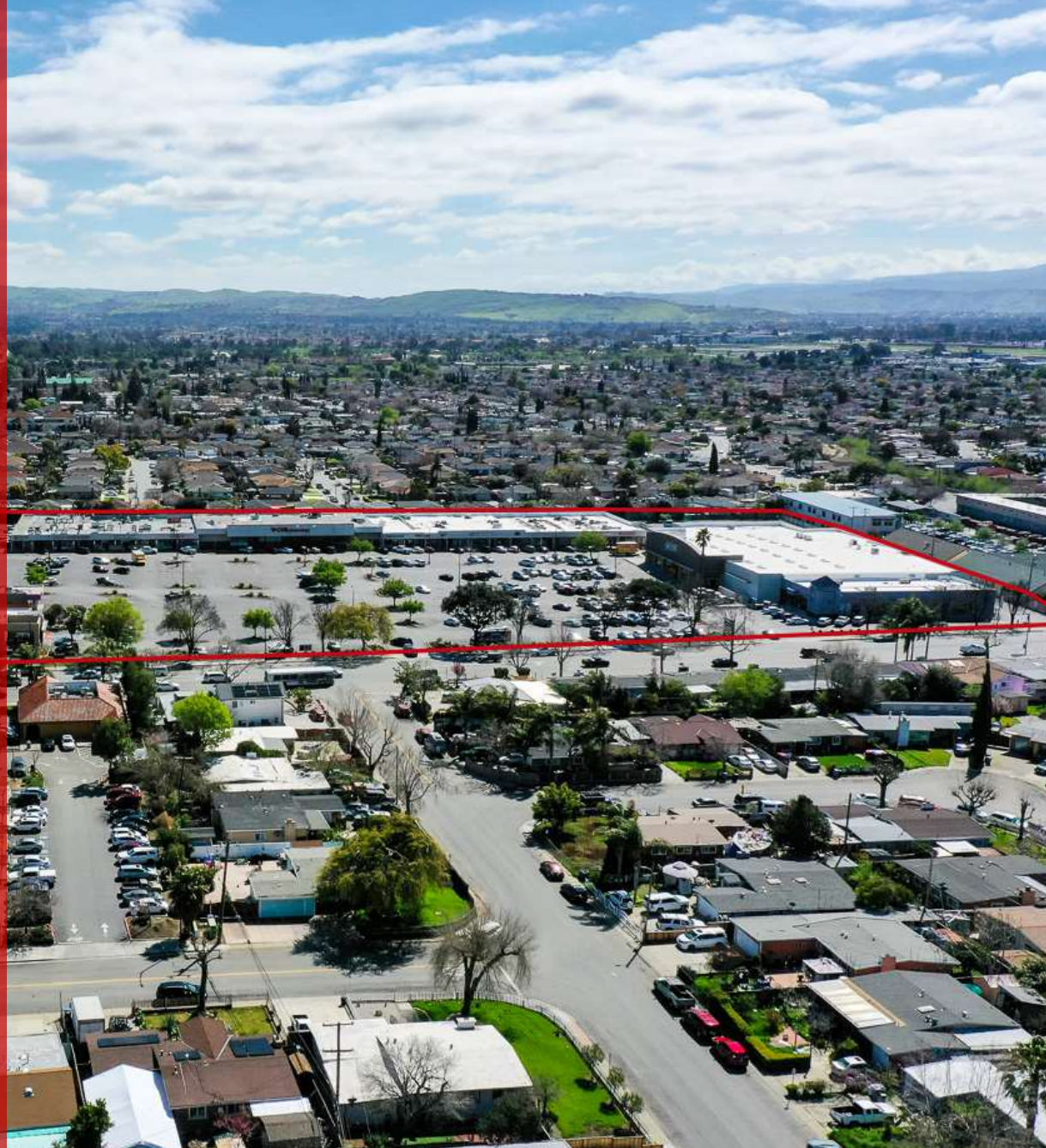
**FOR LEASE**

RETAIL PROPERTY

# Mt Pleasant Shopping Center

3074 Story Rd  
San Jose, CA 95127

**LEASE RATE: MARKET RATE**



**Jeffrey Helm**

Broker

CalDRE #01428618

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Executive Summary

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### OFFERING SUMMARY

<b>Lease Rate:</b>	Inquire with Broker
<b>Building Size:</b>	126,428 SF
<b>Available SF:</b>	3,662 - 3,791 SF
<b>Lot Size:</b>	11.04 AC
<b>Zoning:</b>	CP (Commercial Pedestrian)
<b>APNS:</b>	488-03-009,010,011, & 014

### PROPERTY OVERVIEW

Mt Pleasant shopping center is strategically located in the Northeast area of San Jose, CA, and is easily accessible by car or public transportation. Situated in a high-traffic area, near major roads or highways, surrounded by dense residential neighborhoods. It is located in a densely populated residential area, making it a convenient destination for local residents to shop and run errands. Mt Pleasant shopping center is home to a diverse mix of tenants, including anchor tenants (large retailers that draw in customers), specialty stores, restaurants, and services such as dentistry, salons, and retailers. The tenant mix is often curated to provide a variety of offerings to attract and retain customers. The property may feature amenities such as ample parking, outdoor seating areas, restrooms, and well-maintained landscaping to enhance the customer experience. Overall, shopping centers such as the Mt Pleasant Shopping Center are designed to provide a convenient and enjoyable shopping experience for consumers, while also generating revenue for the property owner and tenants.

### PROPERTY HIGHLIGHTS

- Conveniently located in a dense residential neighborhood
- Anchored by a Large high revenue grocer FoodMaxx
- Free rent is available to high-credit tenants, inquire with Broker
- Ample parking and visibility

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,662 - 3,791 SF	Lease Rate:	Market Rate

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3050	3,763 SF	NNN	Market Rate	Retail
3046	3,791 SF	NNN	Market Rate	Retail
3066	3,662 SF	NNN	Market Rent	Retail -Available w/noitce

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# Additional Photos

## Mt Pleasant Shopping Center

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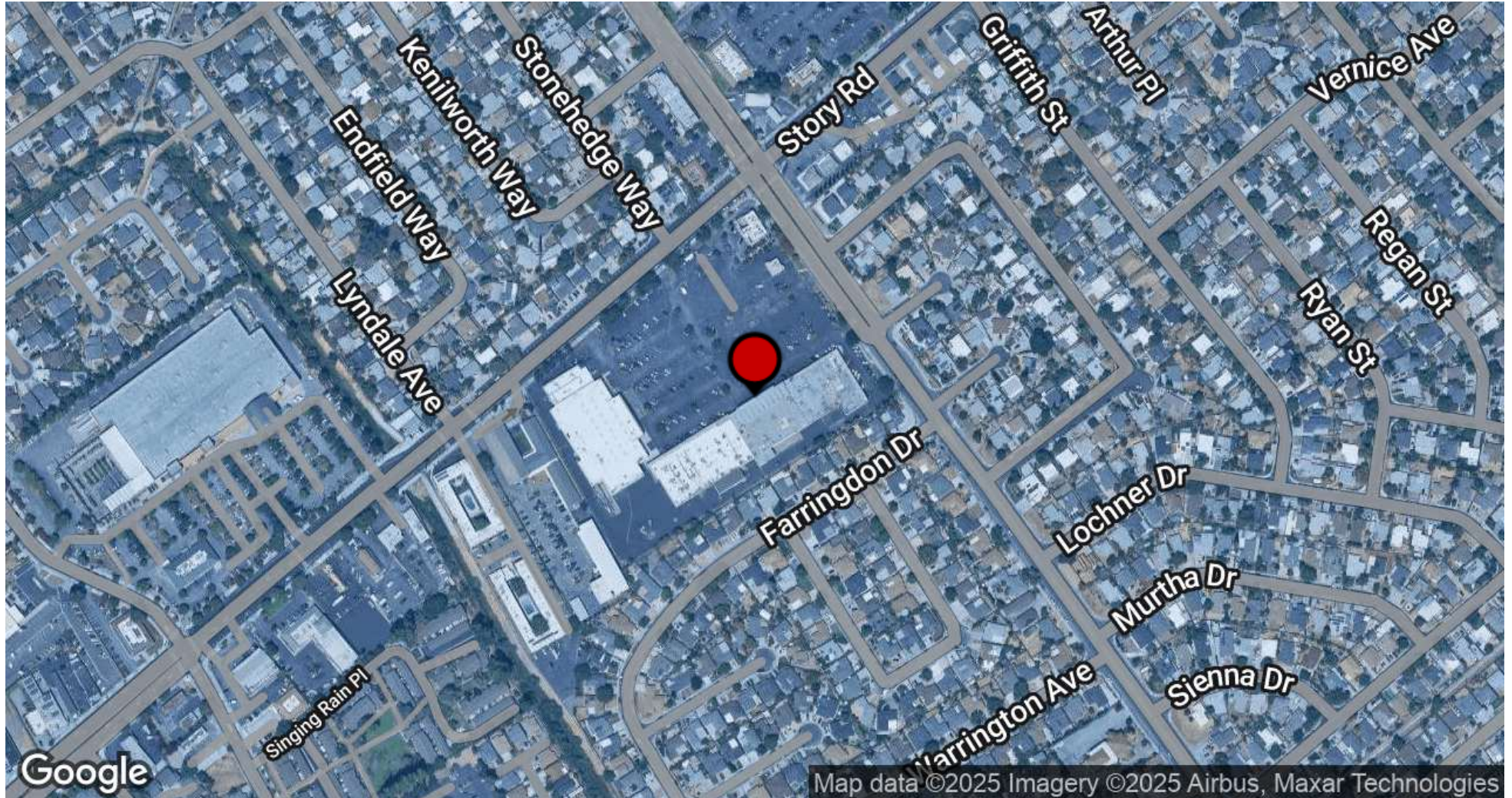
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# Location Map

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# Demographics Map & Report

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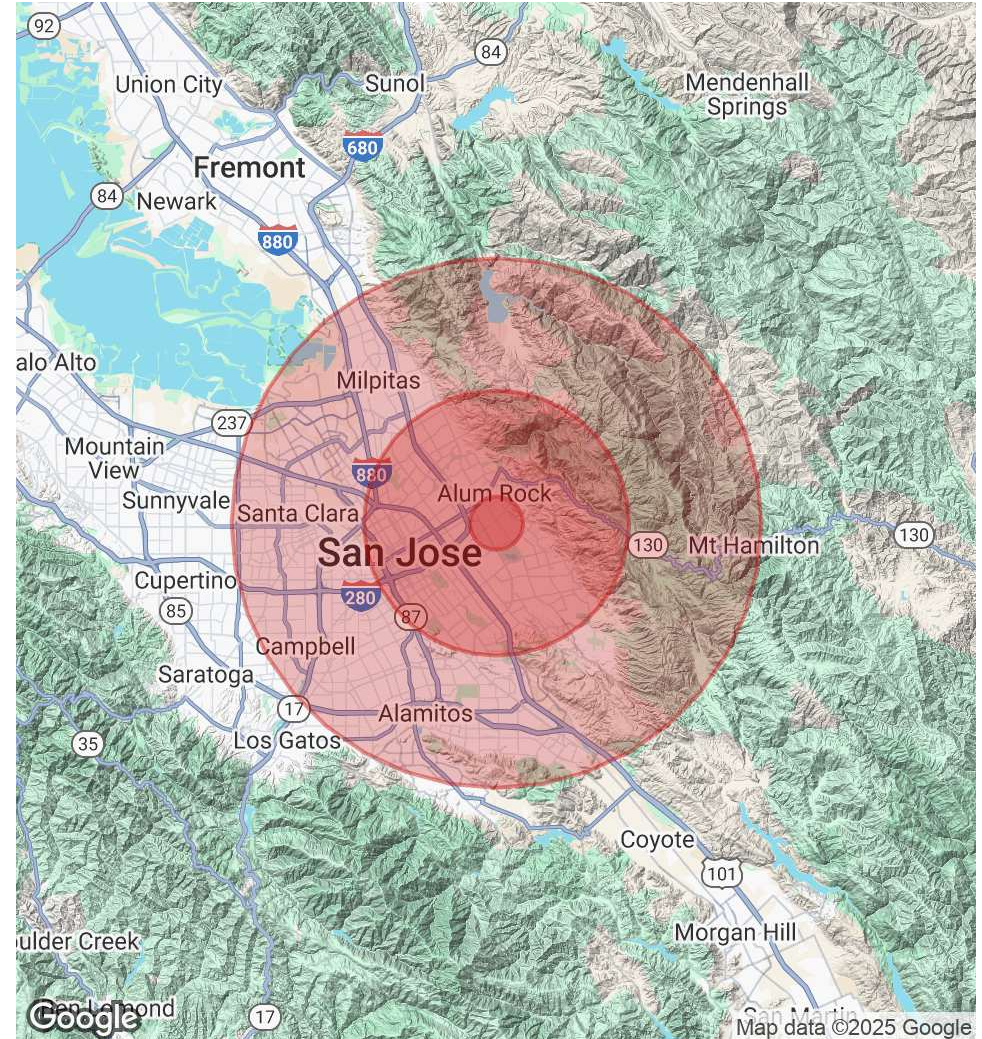


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	41,885	489,139	1,254,336
Average Age	34.8	37.1	37.8
Average Age (Male)	34.1	36.1	36.9
Average Age (Female)	36.3	38.2	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,547	140,337	417,955
# of Persons per HH	4.4	3.5	3.0
Average HH Income	\$102,717	\$123,682	\$143,940
Average House Value	\$672,008	\$746,976	\$872,199

RACE	1 MILE	5 MILES	10 MILES
% White	26.5%	25.4%	37.1%
% Black	1.3%	2.5%	3.0%
% Asian	22.9%	42.7%	38.3%
% Hawaiian	0.5%	0.6%	0.5%
% American Indian	1.1%	0.7%	0.6%
% Other	41.0%	20.7%	12.8%

2020 American Community Survey (ACS)



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