



# Country Club Villa Shopping Center

3463-3491 McKee Road  
San Jose, CA 95127



For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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**Biagini Properties, Inc.**

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Rev. October 24, 2024





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.

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## Property Description

25,000 SF Neighborhood Shopping Center anchored by Lucky Supermarket and CVS Pharmacy. Beautifully renovated center with clay tile roof, stucco finish, arches, clock tower, monument signage, beautiful landscaping, signalized intersection. Small second floor offices located above the retail stores, lots of parking evenly distributed, nicest center in the neighborhood. Single story wood frame and stucco building with renovated in 1999-2000.

San Jose Foothills, upper income area immediately adjacent to the San Jose Country Club. Over 300 nice apartments behind the center. (Separately owned from adjacent shopping center).

## Property Highlights

- Grocery & Drug Store Anchored Shopping Center at Signalized Intersection
- East San Jose Foothills adjacent to San Jose Country Club
- Ample Parking & Great Building Signage
- Separately Metered Utilities & Second Floor Offices (No Elevator)

## Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.29 SF/month - 2023 (LOW)
Available SF:	1,350 - 5,220 SF
Lot Size:	164,657 Acres
Building Size:	112,279 SF



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**Lease Information**

Lease Type:	NNN
Total Space:	1,350 - 5,220 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

**Available Spaces**

Suite	Size (SF)	Description
■ 3463 McKee Road	3,045 SF	± 29' W x 105' D. Former Health Center. Great branding opportunity off the main drive aisle. Extensive new high-end office interior improvements, multiple private offices with glass doors, solid core doors, reception area, large conference room with floor audio visual ports, 2 ADA restrooms, mop sink, storage room, separate server room, upgraded light fixtures, upgraded t-bar ceiling with hard wall ceiling in hallways, double rear doors, separate HVAC (gas), 2 separate electrical panels (225 Amp; 3PH; 4W; 120/208V & 100 Amp; 3 PH; 4W; 120/208V), no fire sprinklers.
■ 3481 McKee Road	1,350 SF	Currently occupied by Anh Son Bakery. Wholesale bakery operation. Available on short notice. Please DO NOT disturb occupant or its employees.
■ 3491 McKee Road	5,220 SF	Former Bank. End cap unit, glass double entrance doors, ATM room, lobby area, bank vault, teller line, open area and open workstations, 1 conference room, break room, 2 ADA restrooms, storage room, telecom/server room, 2 janitor closets, separate HVAC, separate electrical, 3 outdoor ATMs.



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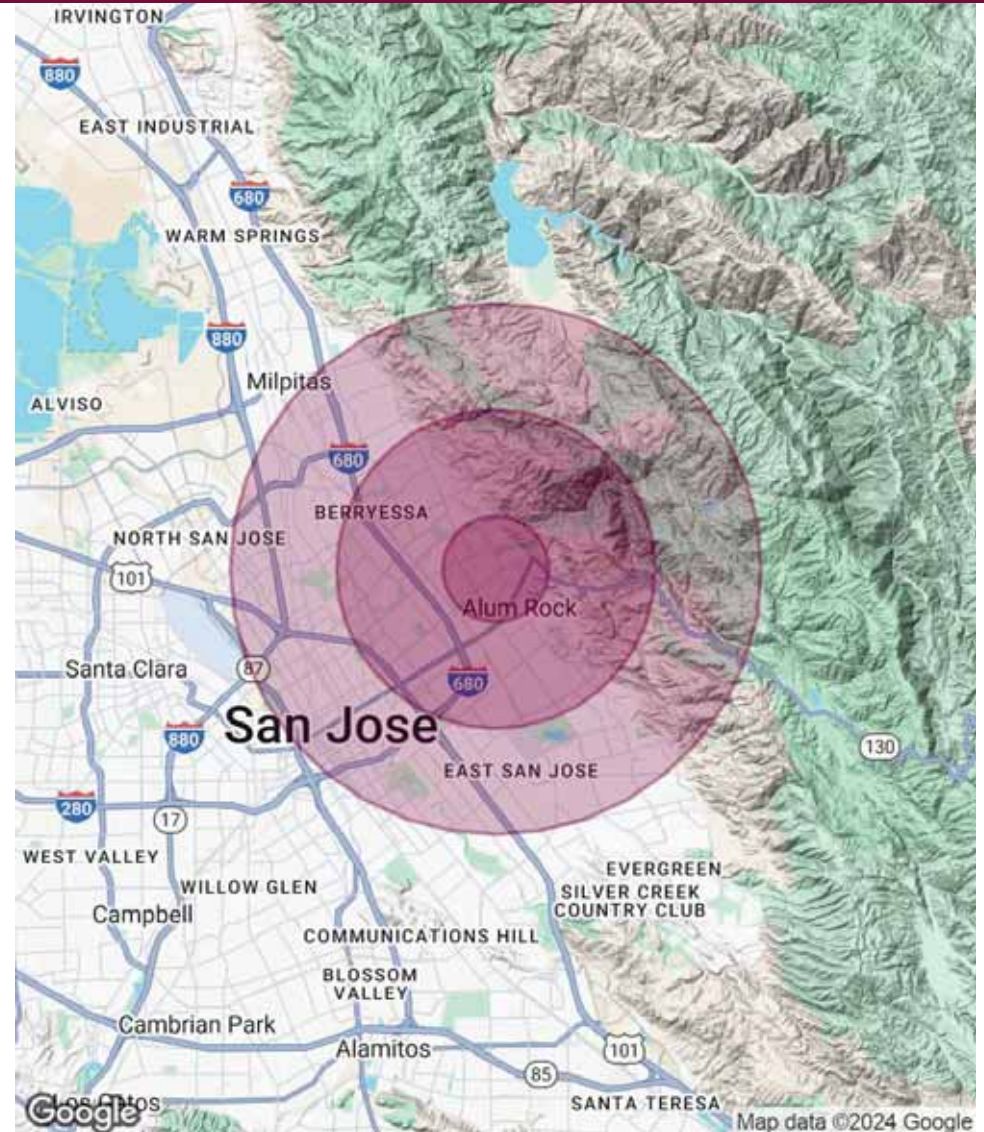
Population	1 Mile	3 Miles	5 Miles
Total Population	27,497	193,723	432,701
Average Age	38.6	37.7	36.7
Average Age (Male)	36.6	36.4	35.7
Average Age (Female)	40.1	38.9	37.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,491	52,116	125,945
# of Persons per HH	3.7	3.7	3.4
Average HH Income	\$131,194	\$123,413	\$125,112
Average House Value	\$858,588	\$785,511	\$749,588

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts - 24 Hour ADT as of 2011

McKee Road at Toyon Avenue	8,190
McKee Road at Vista Avenue SW	11,050
McKee Road at La Pala Drive SW	18,150
McKee Road at La Pala Drive NE	19,700



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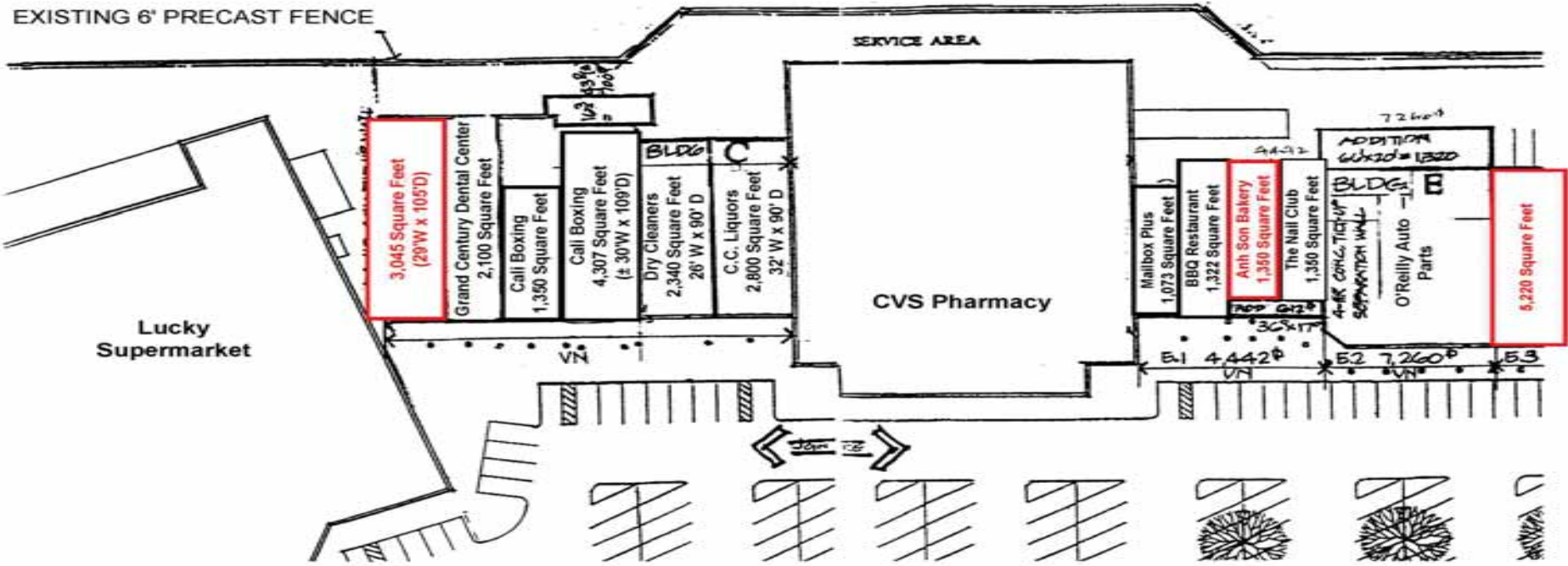
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**COUNTRY CLUB VILLA SHOPPING CENTER**  
 3463-3493 McKee Road • San Jose, CA 95127

EXISTING MULTI-FAMILY RESIDENTIAL



Rev. 10/24/2024

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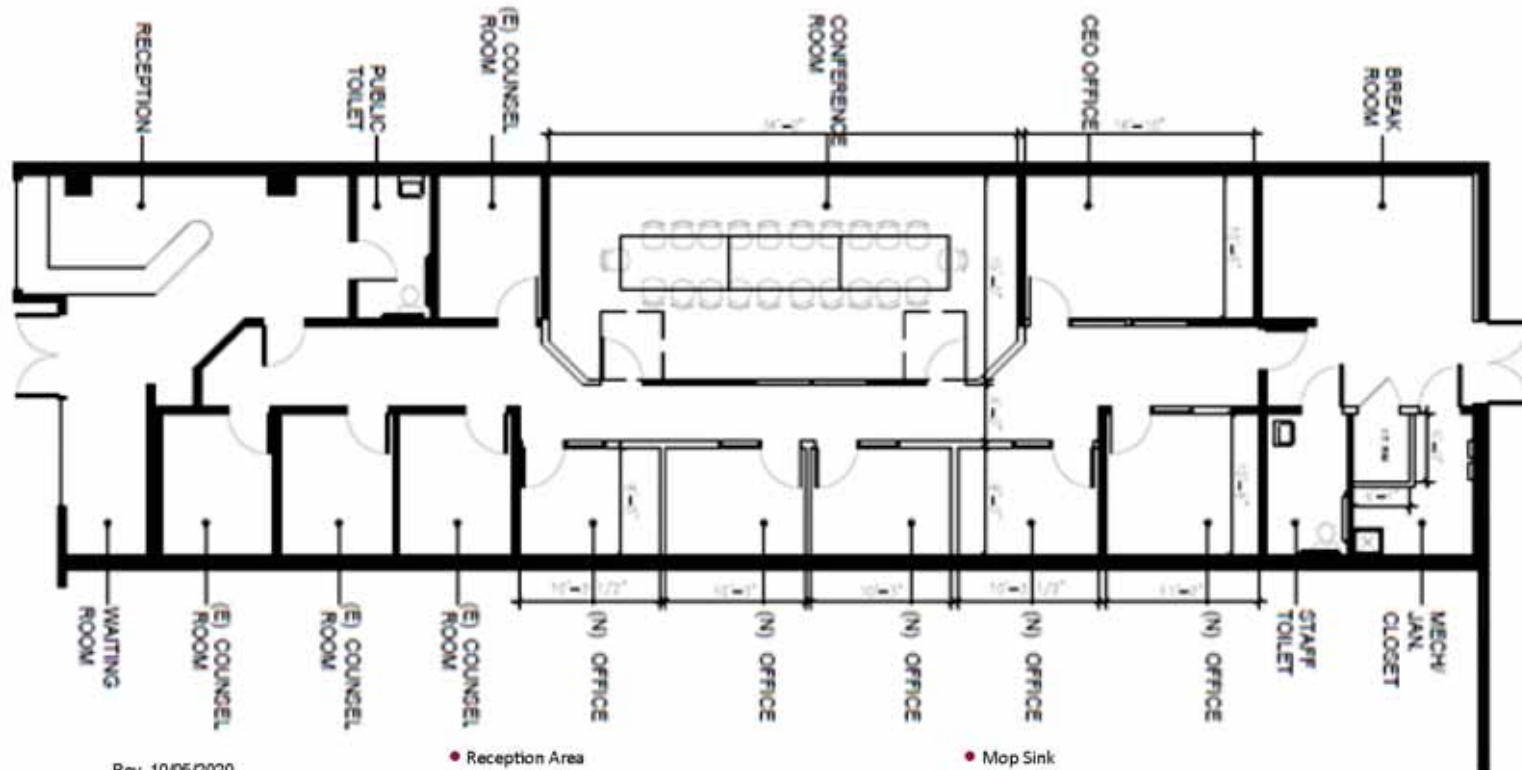
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3463 McKee Road • San Jose, CA 95127  
 ± 3,045 Square Feet (± 29' W x 105' D)



Rev. 10/05/2020

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- Reception Area
- Upgraded Light Fixtures
- Upgraded T-Bar Ceiling with Hard Wall Ceiling in Hallways
- 6 Private Offices with Glass Doors
- 4 Private Offices with Solid Core Doors
- Large Conference Room with Floor Audio Visual Ports
- Breakroom
- 2 ADA Restrooms
- Mop Sink
- Server Room
- Storage Room
- Separate HVAC (gas)
- 2 Separate Electrical Panels (225 Amp; 3PH; 4W; 120/208V & 100 Amp; 3 PH; 4W; 120/208V)
- Double Rear Doors
- No Fire Sprinklers



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3463 - Reception Area with Drinking Fountain



3463 - Multiple Private Offices



3463 - Private Office with Solid Core Doors



3463 - Multiple Private Offices with Glass Doors



3463 - Breakroom



3463 - 2 Separate Electrical Panels



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3463 McKee Road - Former Health Center



Large Conference Room with Floor Audio Visual Ports



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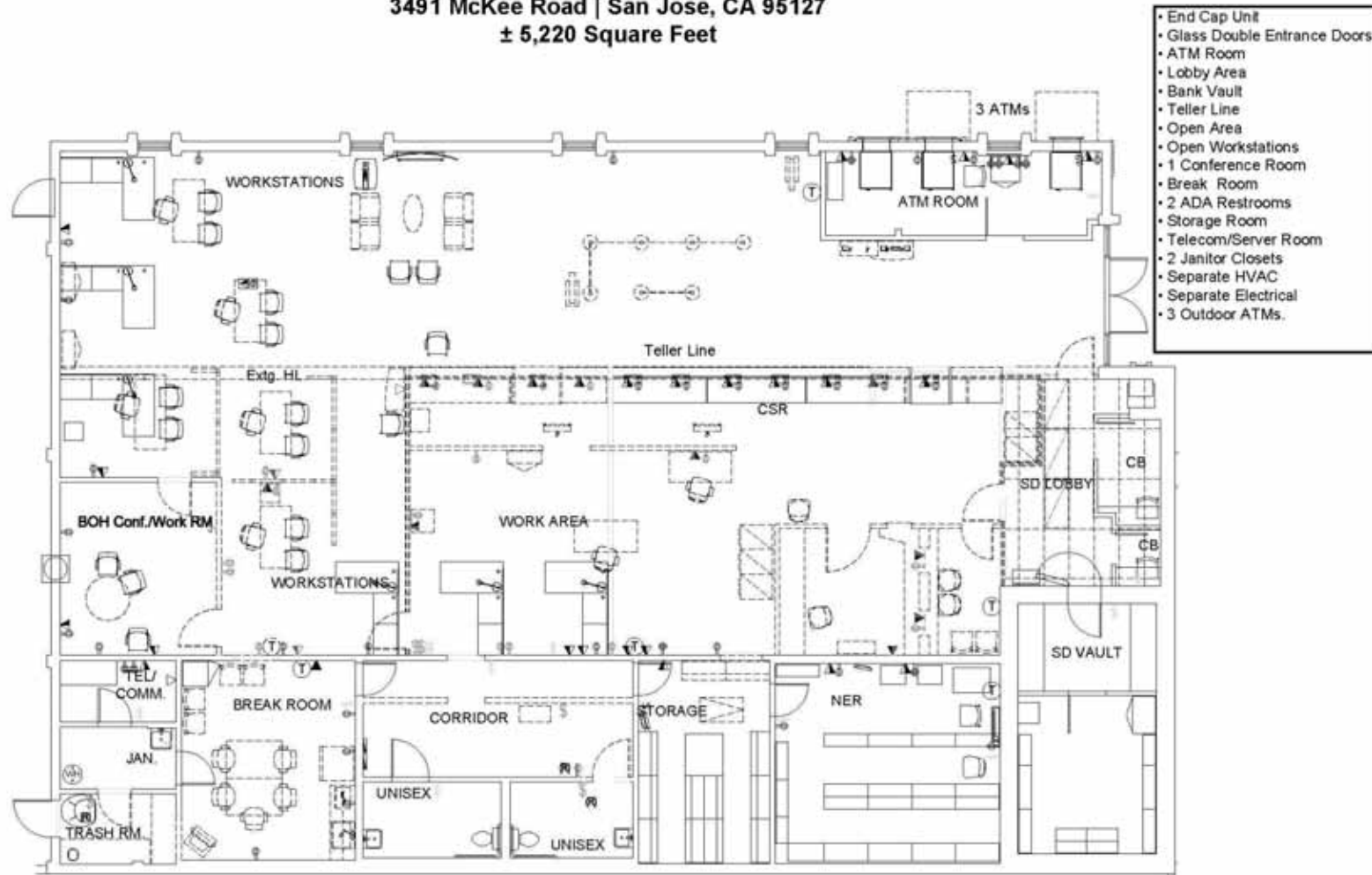
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**BANK OF AMERICA PROPOSED FLOOR PLAN**

**3491 McKee Road | San Jose, CA 95127**  
**± 5,220 Square Feet**



- End Cap Unit
- Glass Double Entrance Doors
- ATM Room
- Lobby Area
- Bank Vault
- Teller Line
- Open Area
- Open Workstations
- 1 Conference Room
- Break Room
- 2 ADA Restrooms
- Storage Room
- Telecom/Server Room
- 2 Janitor Closets
- Separate HVAC
- Separate Electrical
- 3 Outdoor ATMs.

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