

N. JACKSON AVE: 30,485 ADT



REGIONAL MEDICAL CENTER  
2,000+ EMPLOYEES

MCKEE RD: 40,000 ADT



JOSE FIGUERES AVE: 4,375 ADT

AVAILABLE FOR LEASE

**2102** McKee Road  
San Jose, CA 95116

**±2,000 SF**

DRIVE-THRU OPPORTUNITY



## PROPERTY

# HIGHLIGHTS



Restaurant Ready Space Available



Up to ±2,000 SF Drive-Thru Opportunity



Signalized Intersection



Adjacent to Regional Medical Center with over 2,000 Employees



Underserved Trade Area



Fronting High Traffic East / West Arterial

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	41,062	290,253	553,514
Avg. Household Income	\$132,263	\$164,991	\$178,347
Daytime Population	34,931	255,974	580,578

## TRAFFIC COUNTS

Source: 2025 Esri.

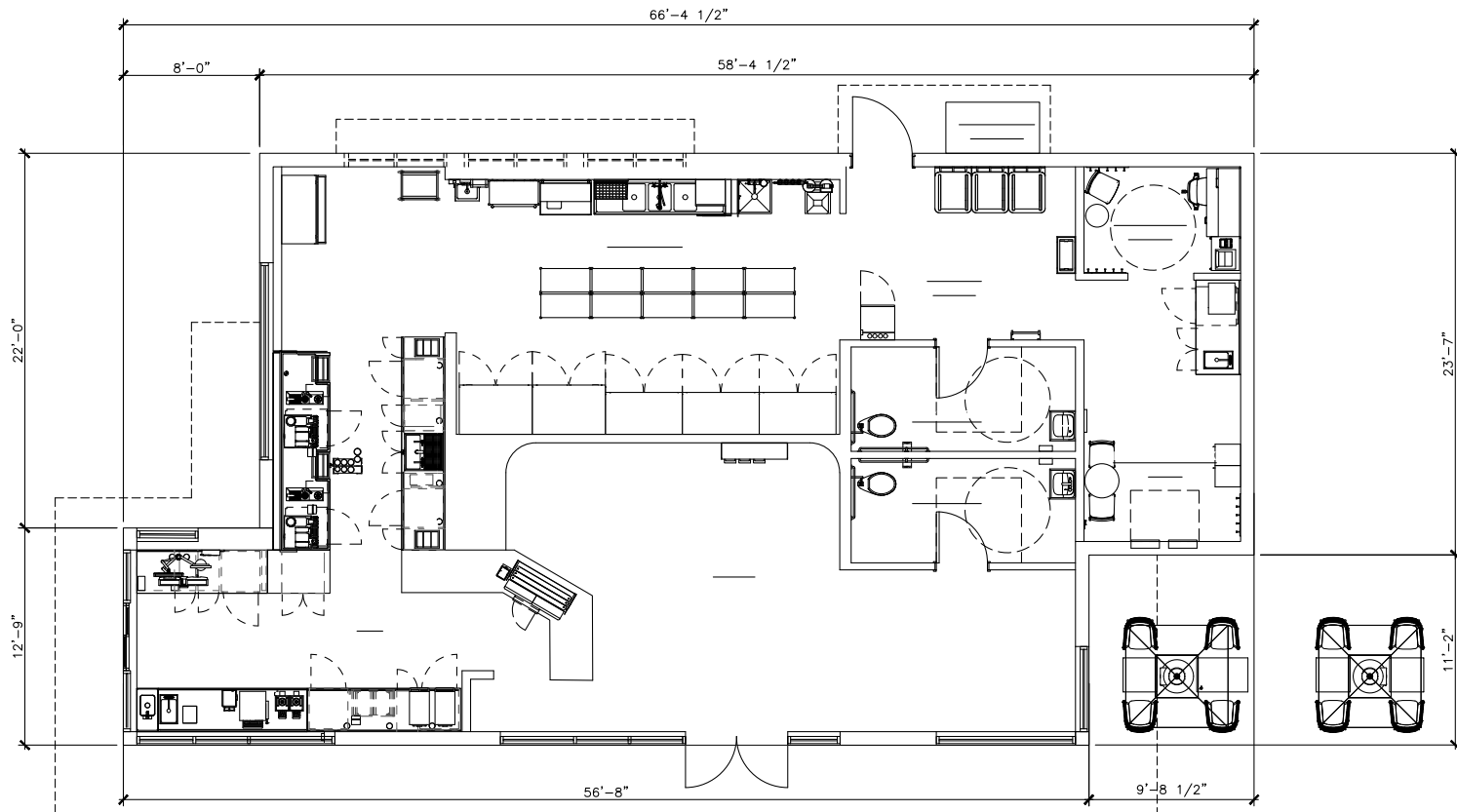
McKee Rd	±40,000 ADT
N Jackson Ave	±30,485 ADT
Fairmont Dr	±20,594 ADT



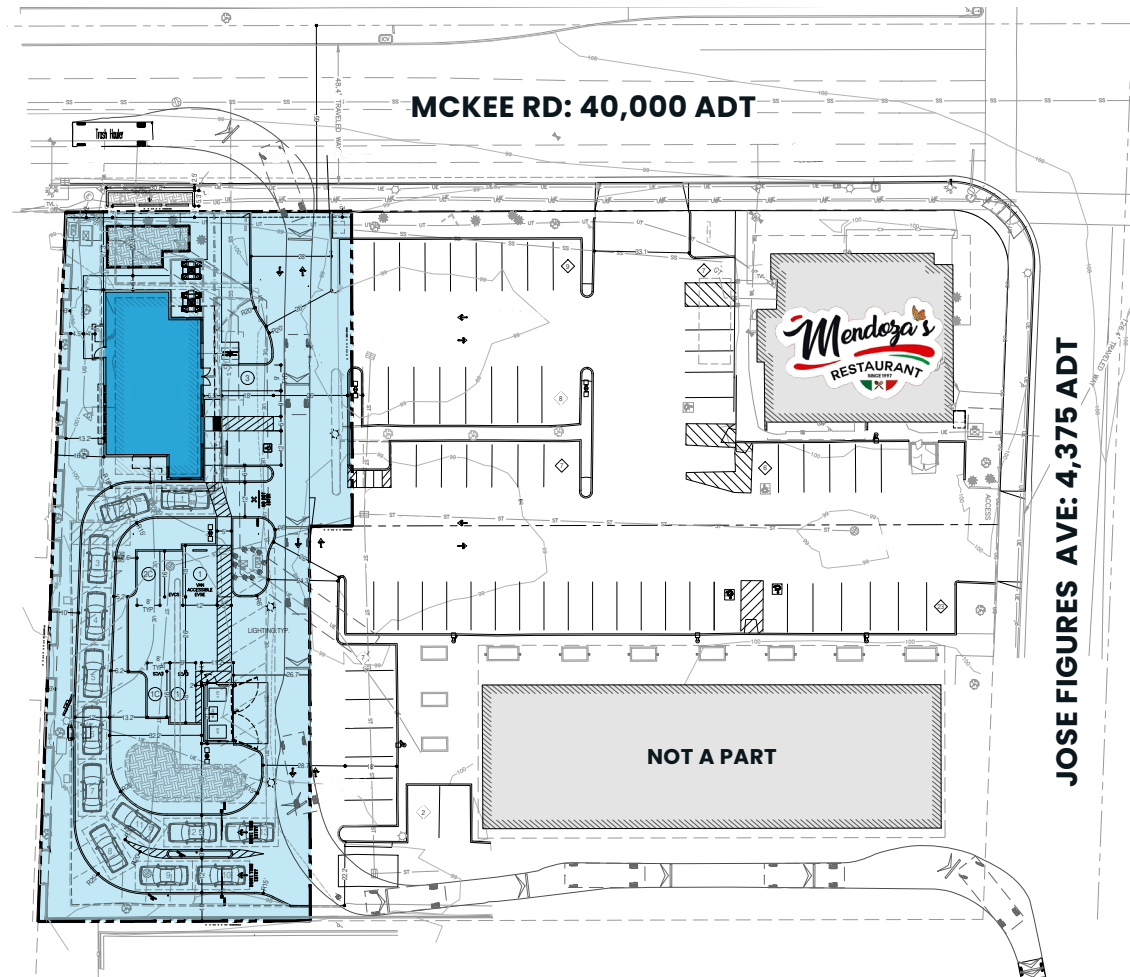
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# FLOOR PLAN



# SITE PLAN







**PACIFIC RIM PLAZA**

99 RANCH MARKET    BUDWEISER    POKÉ HOUSE

**BERRYESSA HILLS**

dd's DISCOUNTS    SUPERCUTS    DOLLAR TREE

Mountain Mike's    HAR-Block    Auto Zone    McDonald's

SAFeway    CVS

**CAPITOL SQUARE MALL**

SPROUTS FARMERS MARKET    ROSS DRESS FOR LESS    CARDENAS

GROCERY OUTLET Bargain Market    DOLLAR TREE    TARGET

PANDA EXPRESS    WELLS FARGO    CHASE

COSTCO WHOLESALE

ARCO    ampm    Starbucks

TACO BELL    LEES SANDWICHES

HomeGoods    SPROUTS FARMERS MARKET

**BERRYESSA CENTER**

iCare Pharmacy    Chevron    PAPA JOHN'S

LOWE'S

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Chavez Supermarket    McDonald's

ROUND TABLE PIZZA ROYALTY    BR BOUTIQUE

**NORTH PARK PLAZA**

MART    PANDA EXPRESS    FedEx

Starbucks    PIZZA HUT    McDonald's    BAJA FRESH MEXICAN GRILL

THE HOME DEPOT

**MARKET PARK MALL**

SAFeway    CHASE    PIZZA HUT

DUNKIN'    CVS    Carbon Health

**MT PLEASANT SHOPPING CENTER**

food maxx    CVS    BURGER KING    Pizza Hut    BR BOUTIQUE

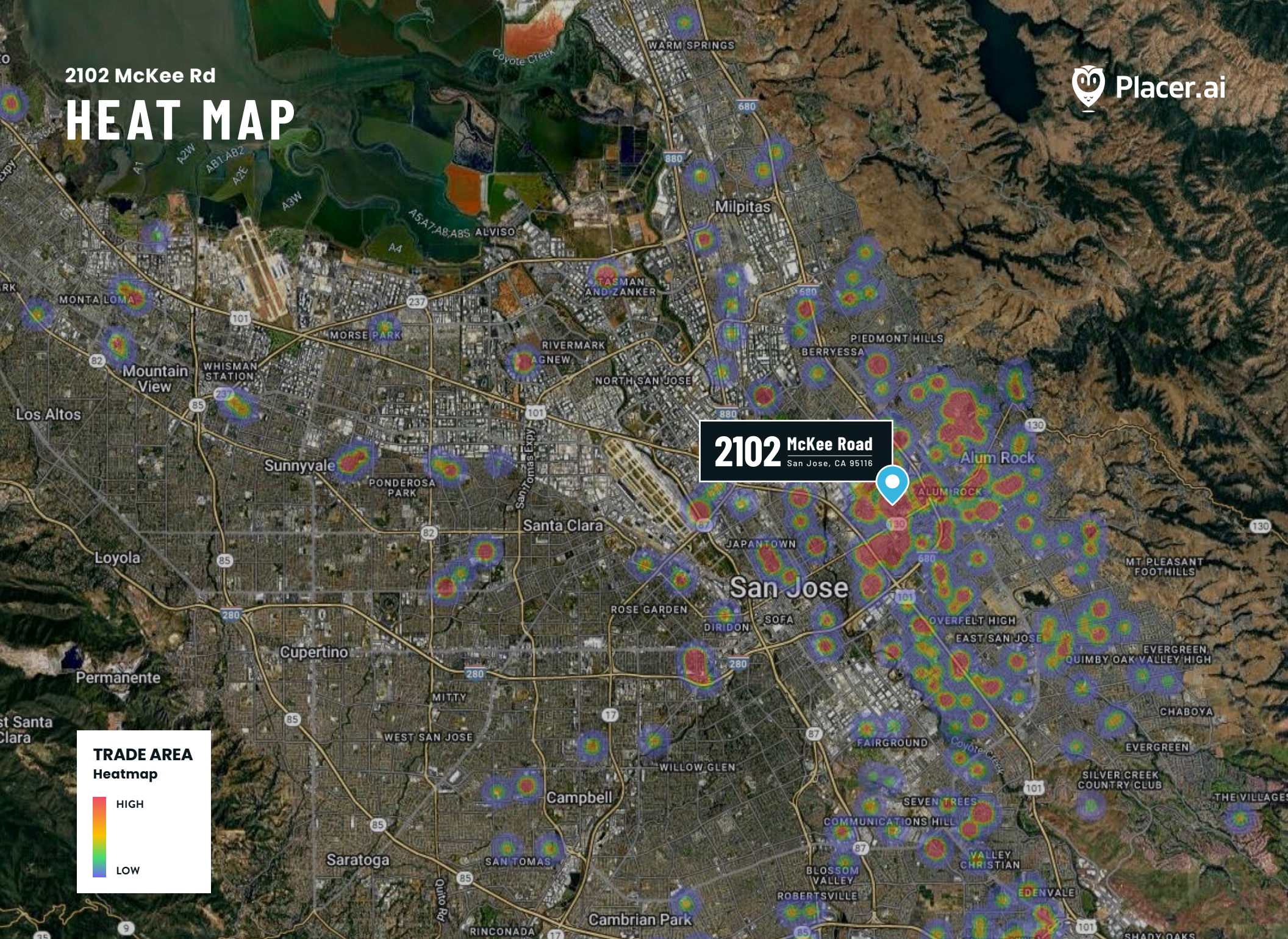
Trade Area  
**AERIAL**

**San Jose**



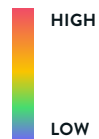
2102 McKee Rd

# HEAT MAP



**2102 McKee Road**  
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## TRADE AREA Heatmap





# 2102 McKee Road

San Jose, CA 95116

**JAMES CHUNG**

jchung@theeconiccompany.com | (408) 400-7017 | LIC. 01408190

**MIKE CONROY**

mconroy@theeconiccompany.com | (408) 400-7061 | LIC. 02046912

