



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

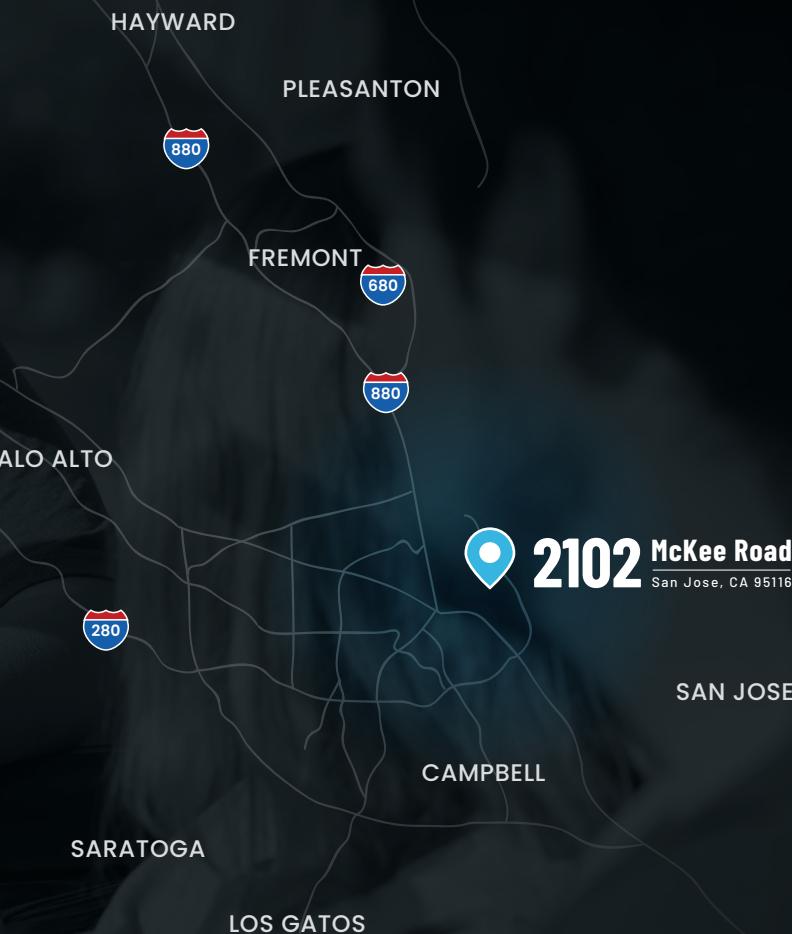
DEMOGRAPHICS

	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

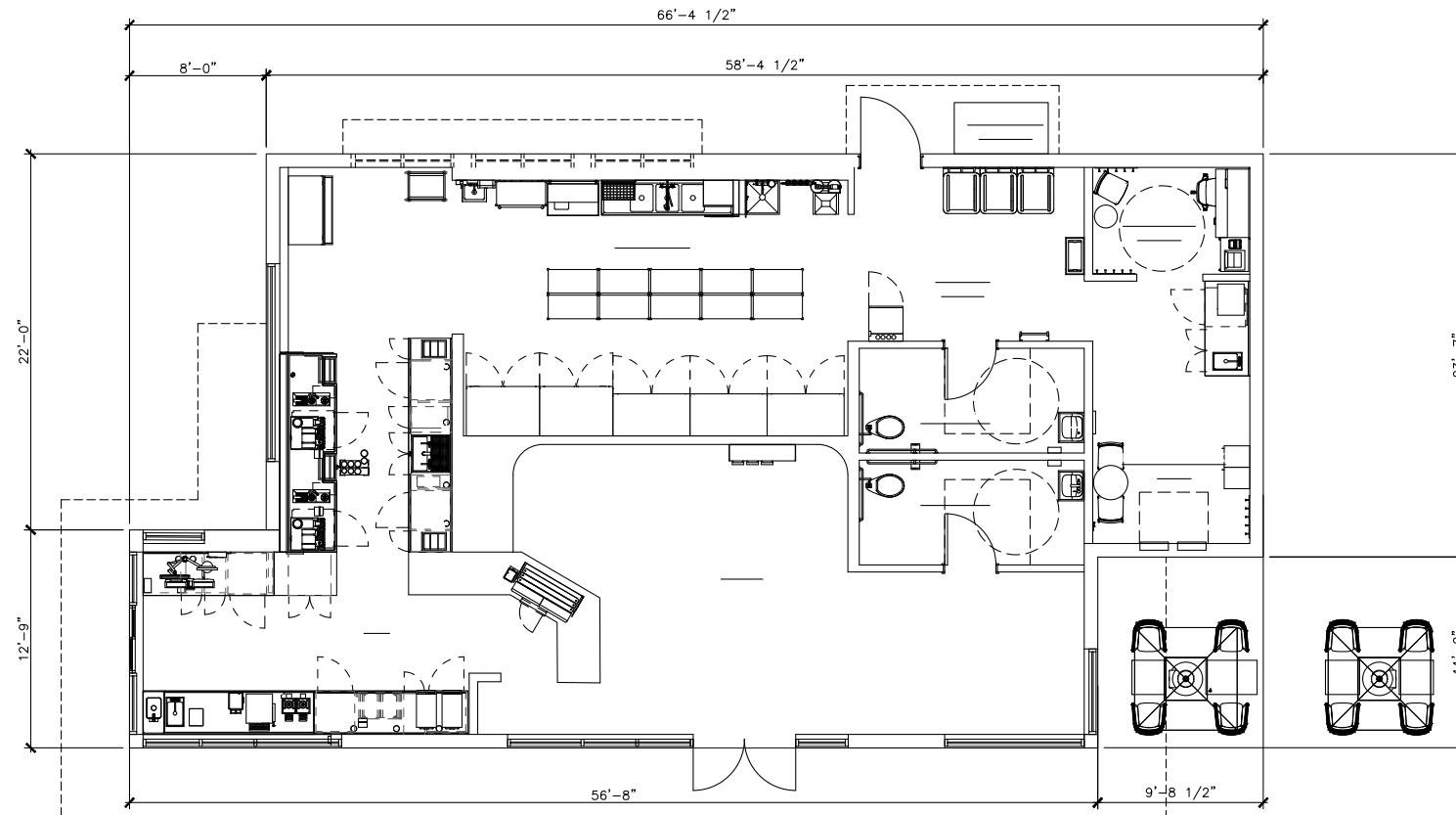
TRAFFIC COUNTS

Source: 2025 Esri.

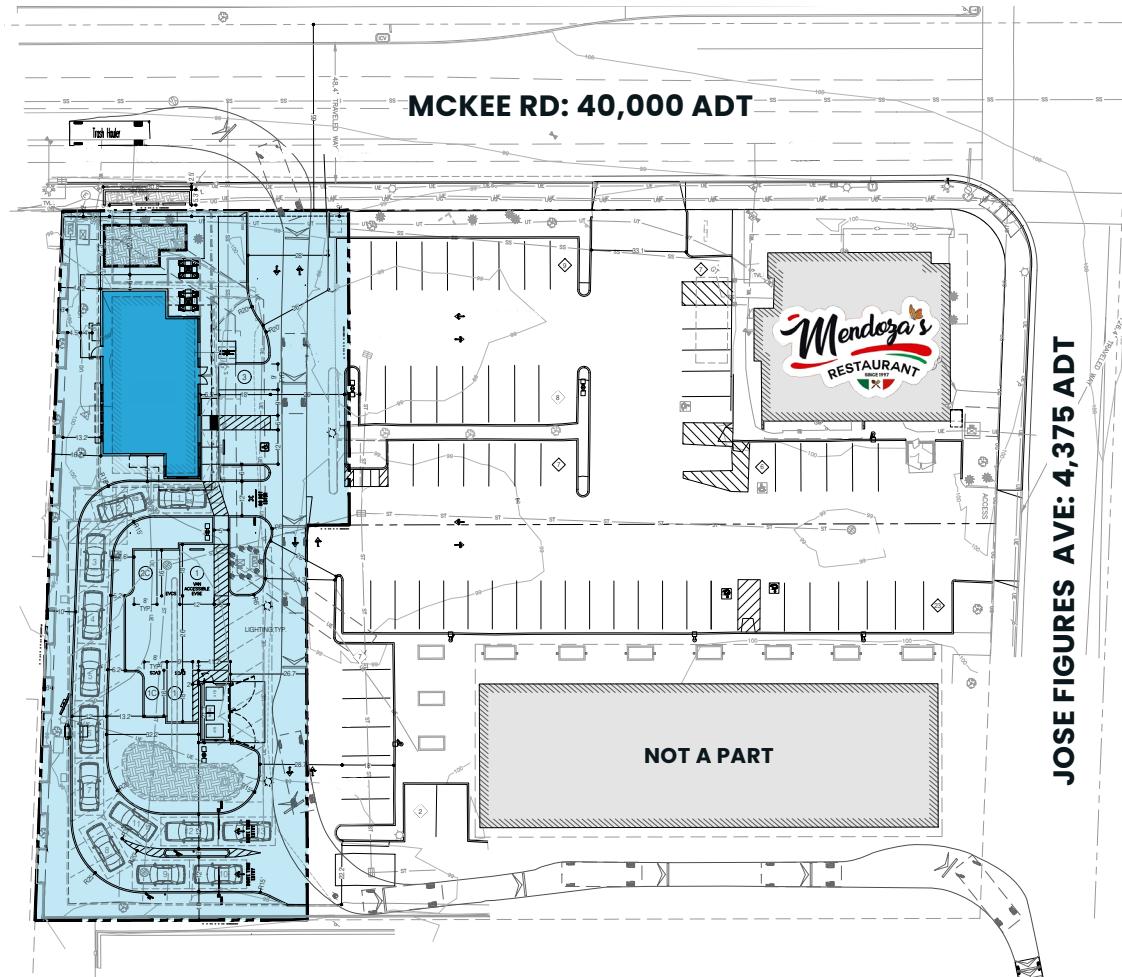
McKee Rd	±40,000 ADT
N Jackson Ave	±30,485 ADT
Fairmont Dr	±20,594 ADT



FLOOR PLAN



SITE PLAN





2102 McKee Rd

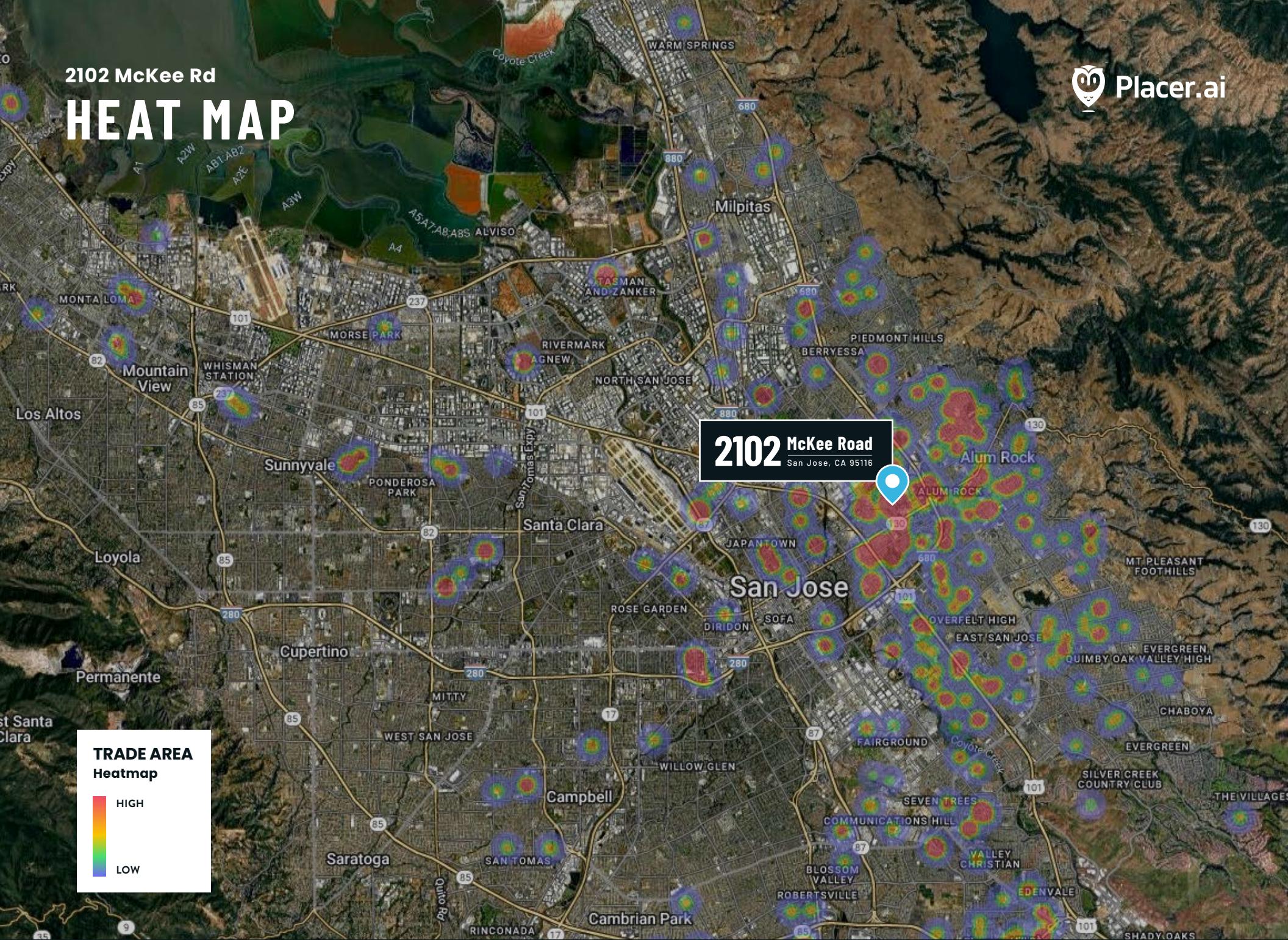
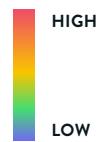
HEAT MAP



2102 McKee Road
San Jose, CA 95116

TRADE AREA

Heatmap



2102 McKee Road

San Jose, CA 95116

JAMES CHUNG

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

MIKE CONROY

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

