



Curtner Plaza

699 Curtner Avenue
San Jose, CA 95125



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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www.biaginiproperties.com



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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Interior - Unit #130



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Location Description

Immerse yourself in the vibrant surroundings of Curtner Plaza in San Jose. This prime location, nestled in the popular 95125 area, offers an array of nearby attractions and conveniences. Just moments away, potential tenants can explore the renowned Santana Row for upscale shopping, dining, and entertainment, while Willow Glen's charming tree-lined streets provide a local, boutique-filled atmosphere. Along with excellent accessibility to major roadways and public transportation, the area is teeming with possibilities for retail and strip center tenants. Embrace the dynamic energy and endless potential of this thriving San Jose location.



Offering Summary

Lease Rate:	\$2.50 SF/month
Estimated NNN Charges	\$1.66 SF/month - 2026
Number Of Units:	4
Available SF:	1,125 SF
Building Size:	5,000 SF

Property Highlights

- High Traffic & Visible Retail Center
- Signalized Intersection at Highway 87 & Curtner Off-On Ramps
- Great Building Signage
- Across from VTA Light Rail Station & Cathedral of Faith
- Ample Parking
- Separately Metered Utilities (except water & trash)
- Non-Fire Sprinklered Building



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,125 SF	Lease Rate:	\$2.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 699-#130 Curtner Avenue	Available	1,125 SF	NNN	\$2.50 SF/month	Former MetroPCS. Full height storefront glass, 100% drop t-bar 9' 5" AFF (Above Finish Floor) with fluorescent lighting, 1 large storage room/office, 1 ADA restroom, separate 200 Amp; 3 PH; 4W electrical panel, separate HVAC, separate gas meter. Available Now. * 2026 Estimated NNN includes trash and water.



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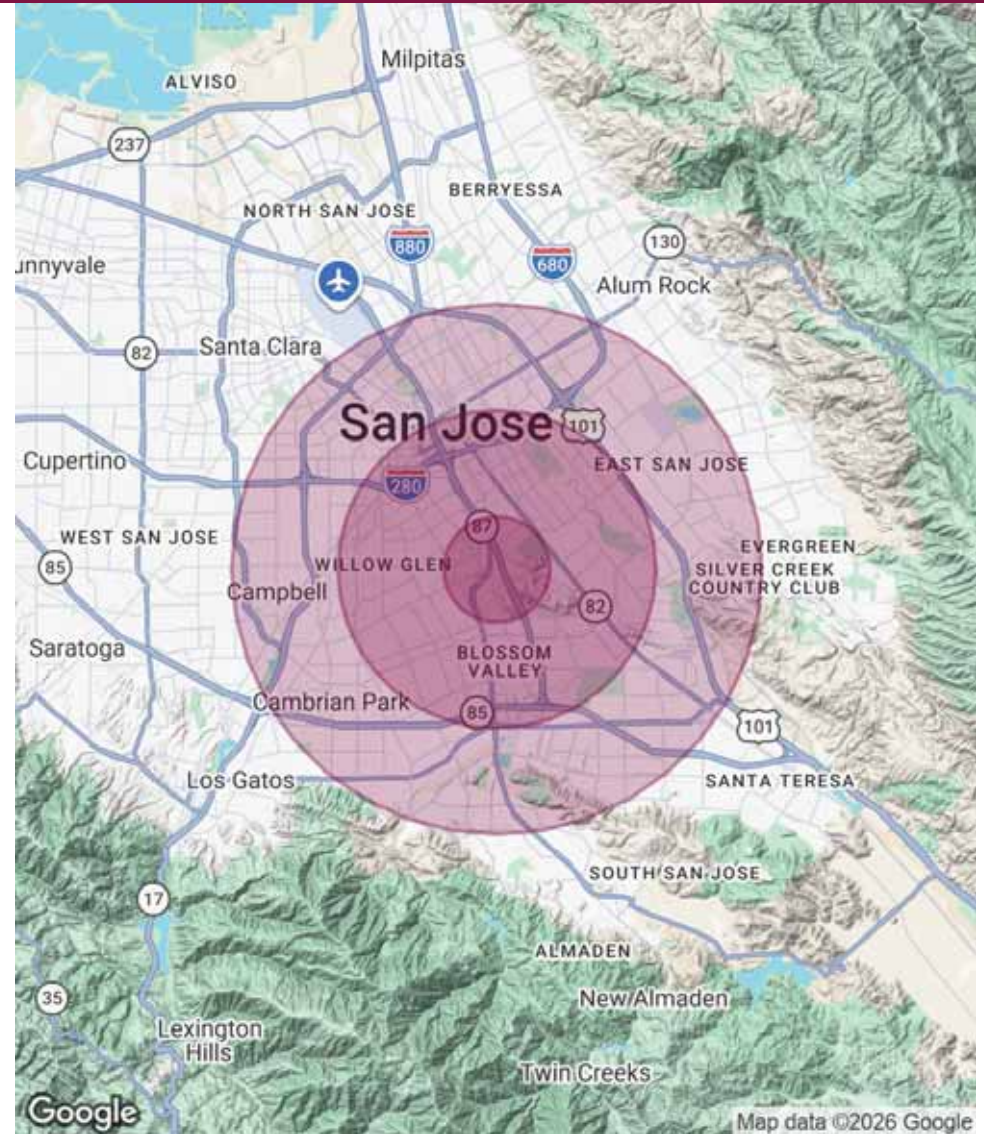
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Population	1 Mile	3 Miles	5 Miles
Total Population	21,265	236,461	612,150
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,895	80,329	203,062
# of Persons per HH	2.7	2.9	3
Average HH Income	\$190,799	\$173,228	\$180,206
Average House Value	\$1,216,897	\$1,167,893	\$1,213,355

2020 American Community Survey (ACS)

Traffic Count 24 Hour ADT	Header 2	Header 3	Header 4
Curtner Avenue at Almaden Road	23,852	-	-
Curtner Avenue at Canoas Garden Avenue	38,000	-	-
Curtner Avenue at Unified Way	38,610	-	-
Almaden Expressway at Almaden Road	41,190	-	-
Curtner Avenue at Guadalupe Parkway	107,500	-	-
Highway 87 at Curtner Avenue	131,700	-	-
Guadalupe Parkway at Carol Drive	139,700	-	-



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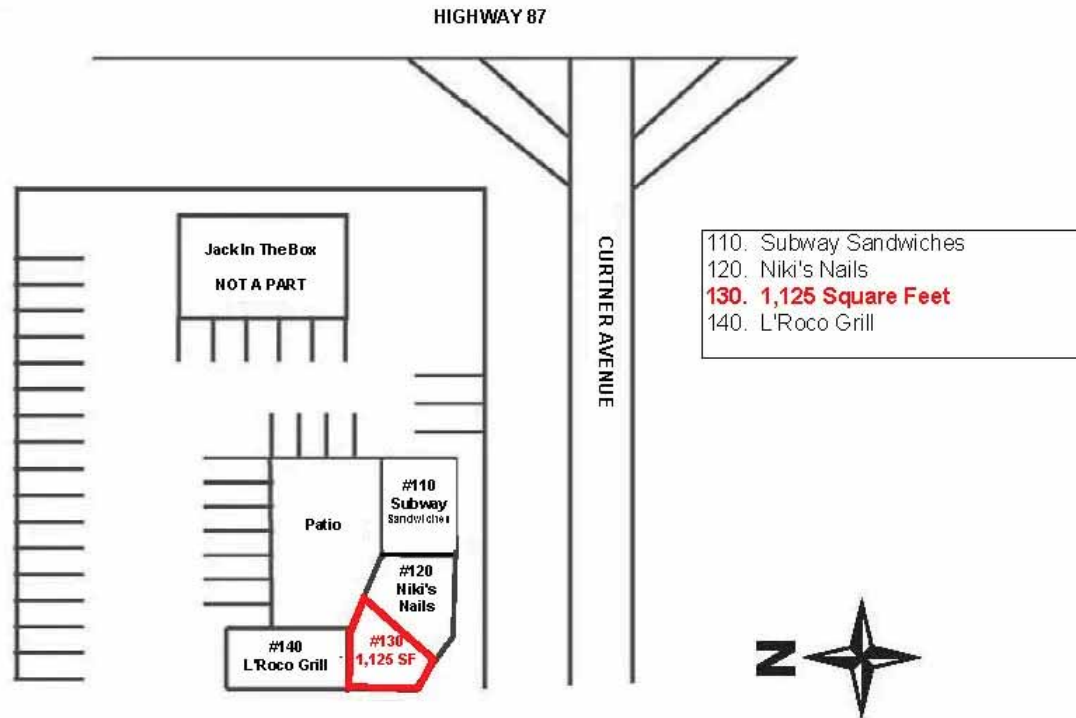
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CURTNER PLAZA
699 Curtner Avenue, Suites 110-140
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Site plan not to scale and subject to change without notice

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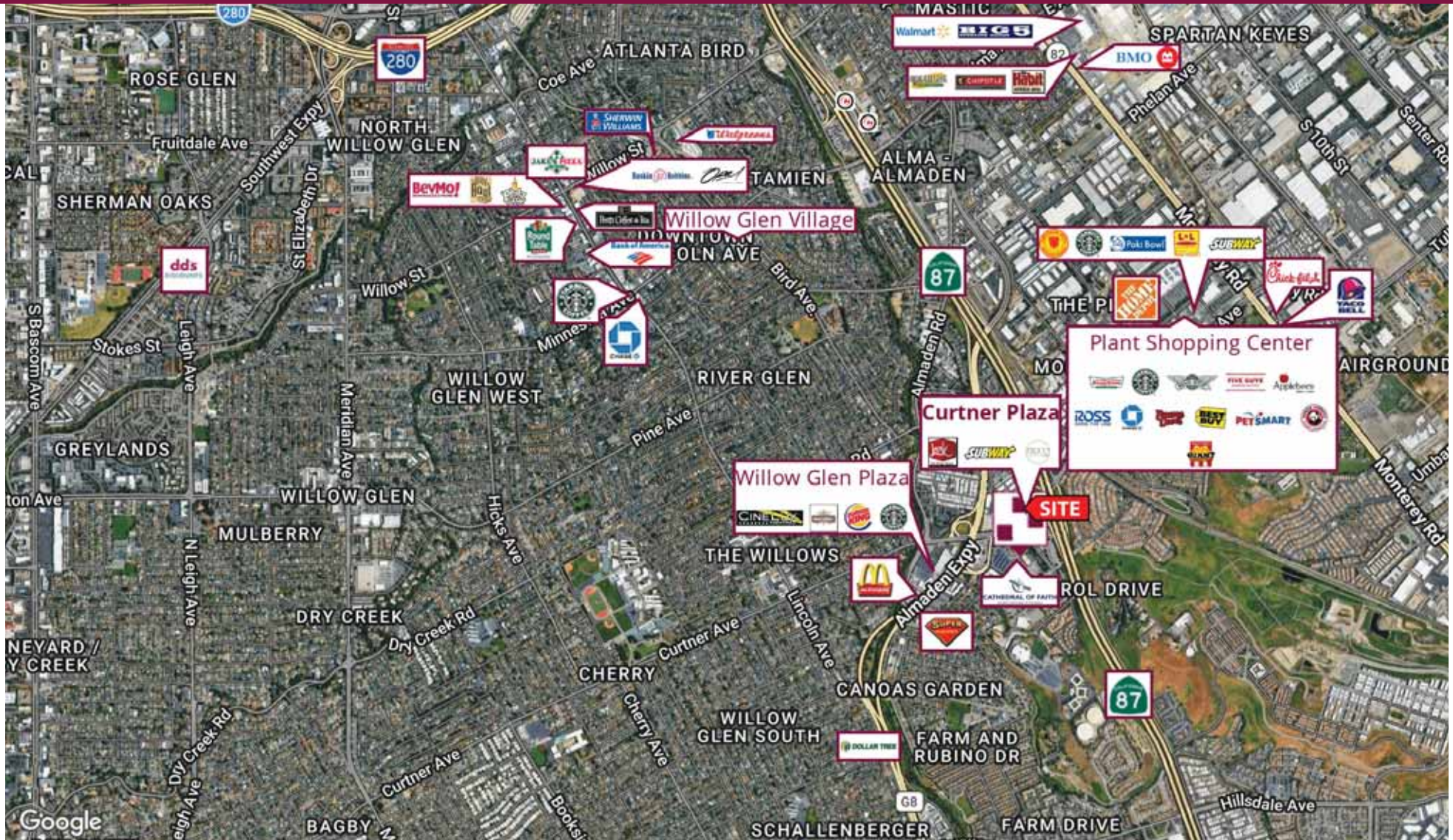
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