



Alum Rock Plaza

2652 Alum Rock Avenue
San Jose, CA 95116-2663



For Additional information, contact Exclusive Agent:

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Rev. August 01, 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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2652-E Interior - Glass Storefront & Hardwood Flooring



2652-E Interior - Ceiling Fans & Hardwood Flooring



2652-E Interior - Plumbing Stub Outs



2652-E Interior - ADA Restroom Upgraded Tile Floor/Walls



2652-E Interior - Mop Sink & 40-Gallon Hot Water Heater



2652-E Interior - Industrial Sink & Plumbing Stub Outs



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Location Description

On Signalized intersection of Capital Avenue, Alum Rock Avenue near the I-680 off-ramp; close to Light Rail. Small Pad Building fronting along Alum Rock Avenue. Co-Tenants include Orange Sunrise Juice, Sierra Dental Care, Toro Taxes/Rodriguez Legal Services and Cindy Hair & Nails Salon. Other small multi-tenant retail buildings share common parking lot. Other Tenants in area include Jack in the Box, Wheel Works, California Wheels, Sherwin-Williams Paint.

Offering Summary

Lease Rate:	\$3.40 SF/month
Estimated NNN Charges	\$1.71 SF/month - 2024
Number Of Units:	6
Available SF:	985 SF
Lot Size:	27,443 SF
Building Size:	6,411 SF

Property Highlights

- Heavy Traffic Volumes
- Easy Freeway Access to I-680 at Alum Rock Avenue
- High Visibility Pad Space with Great Exposure to Alum Rock Avenue at Capitol Avenue
- Ample Parking
- Great Signage
- Near Light Rail on Capitol Avenue
- Non Fire Sprinklered Building



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Lease Information

Lease Type:	NNN \$1.71 SF/month	Lease Term:	Negotiable
Total Space:	985 SF	Lease Rate:	\$3.40 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2652-E Alum Rock Avenue	Available	985 SF	NNN	\$3.40 SF/month	± 16' W x 60' D. Former Subway & most recently Insurance Office. Full height glass storefront, 1 ADA restroom with upgraded tile flooring and walls, drop t-bar ceiling 9' AFF (above finish floor), 2' x 4' fluorescent lights, hardwood flooring throughout, lots of plumbing stub outs for sinks, 220V outlet, mop sink, ceiling fans, 40-gallon electric hot water heater, separate HVAC, separate electrical panel (200 Amp; 3 PH; 4 W; 208/120V). Available Now.



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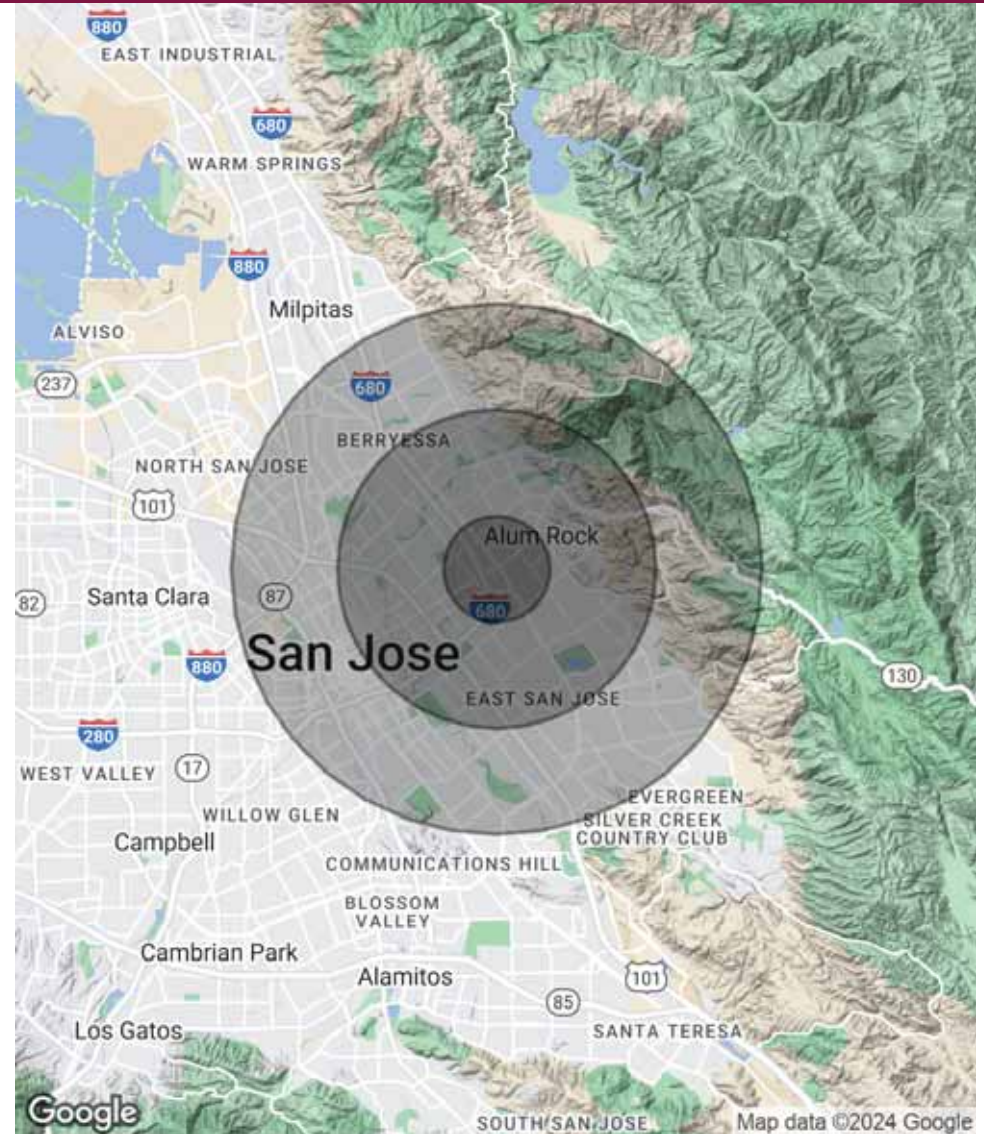
Population	1 Mile	3 Miles	5 Miles
Total Population	45,171	258,730	514,529
Average Age	36.0	36.1	36.9
Average Age (Male)	34.9	34.9	36.0
Average Age (Female)	37.2	37.5	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,869	68,637	151,879
# of Persons per HH	3.8	3.8	3.4
Average HH Income	\$92,624	\$114,982	\$125,231
Average House Value	\$615,629	\$731,873	\$750,836

2020 American Community Survey (ACS)

Traffic Counts ADT 2018

Alum Rock Avenue at N. Capitol Avenue	34,500
Alum Rock Avenue at I-680 SW	35,000
Alum Rock Avenue at Pleasant Ridge Avenue	36,000
Capitol Expressway at Massar Avenue E	73,000
I-680 at Alum Rock Avenue	209,000



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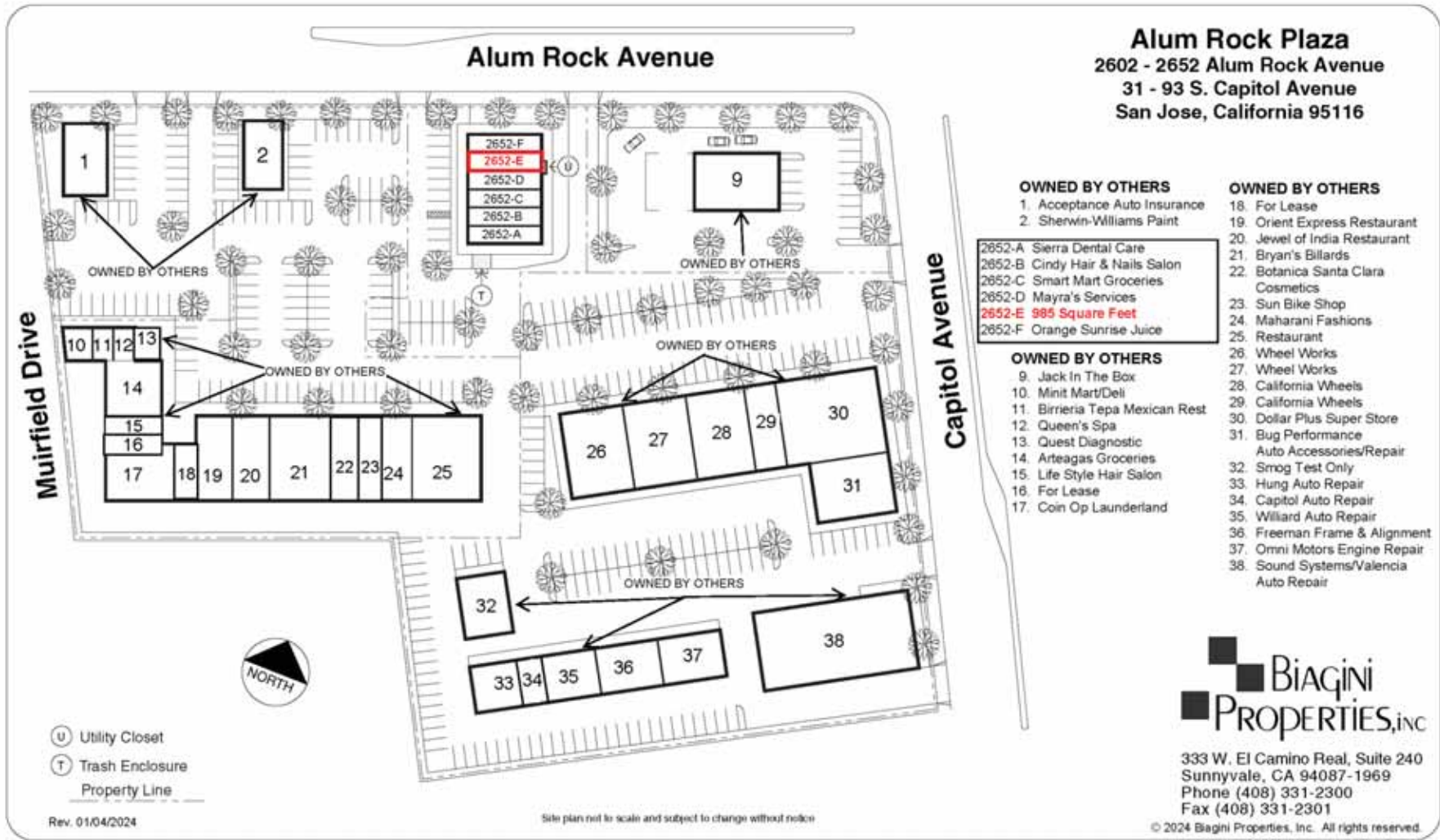
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Site Plan - Alum Rock Plaza



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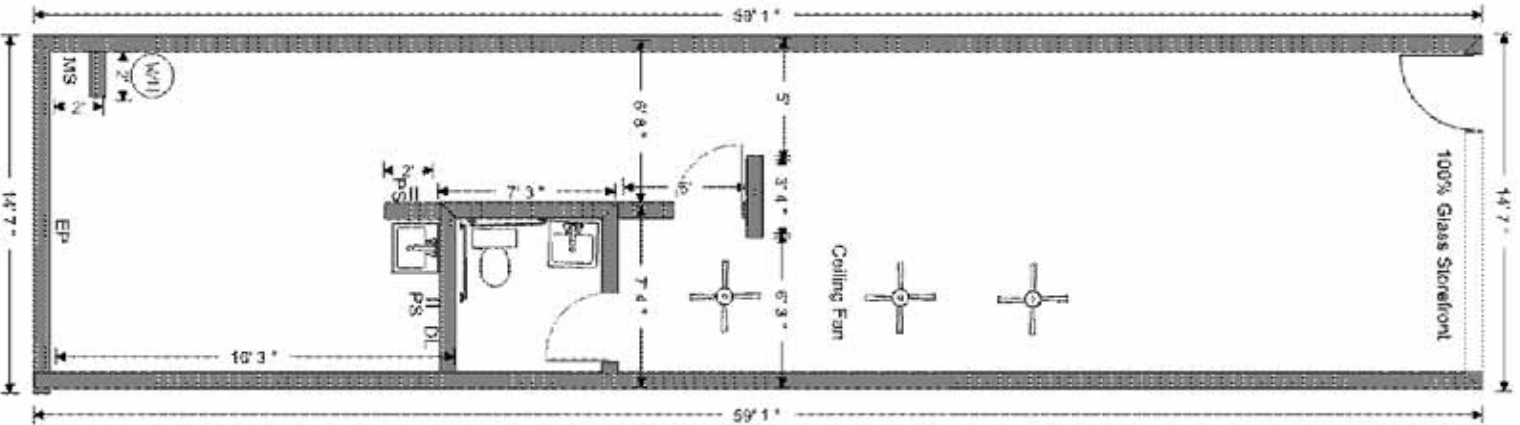
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2652-E Alum Rock Avenue | San Jose, CA 95116
 ± 985 Square Feet (14' 7" W x 59' 1" D)



- FORMER SUBWAY & INSURANCE OFFICE**
- 100% Glass Storefront
 - 100% Drop T-Bar Ceiling 9' AFF
 - 2' x 4' Fluorescent Lights
 - Ceiling Fans
 - Hardwood Floor Throughout
 - Marlite Walls
 - 1 ADA Restroom with Upgraded Tile Flooring & Walls
 - 40-Gallon Electric Hot Water Heater
 - Lots of Plumbing Stub Outs for Sinks
 - 220V Outlet
 - Mop Sink
 - Separate HVAC
 - Separate Electrical Panel (200 Amp; 3 PH; 4 W; 208/120V)
- AFF = Above Finish Floor
 DL = Drain Line
 EP = Electrical Panel
 HW = Hot Water Heater
 MS = Mop Sink
 PS = Plumbing Stub Outs

Dimensions are IE to IE (inside Edges)

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