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# New 2-Story Mixed-Use Pad Building For Lease



## Ann Darling Shopping Center

1639-1653 Mckee Road  
San Jose, CA 95116



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For Additional information, contact Exclusive Agent:

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Rev. June 26, 2024

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## New 2-Story Mixed-Use Pad Building For Lease



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

A new 2-story pad building with prominent visibility and anchored by Lucky 7 Supermercado. Excellent high-traffic location with fantastic monument and building signage and convenient and ample storefront parking. Located at one of the highest traffic intersections of McKee Road and King Road with quick access to US-101. Close to Transit and adjacent to Anne Darling Elementary School.

## Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.00 RSF/month - 2023
Number Of Units:	2
Available SF:	1,234 - 2,617 SF
Lot Size:	3.34 Acres
Building Size:	36,764 SF

## Property Highlights

- Brand New 2-Story Mixed-Use Pad Building
- Anchored by Lucky 7 Supermercado
- Heavy Traffic Intersection off of US-101
- Prominent Visibility and Fantastic Monument & Building Signage
- Excellent Location off of McKee Road and King Road
- Close to Transit and Adjacent to Anne Darling Elementary School
- Convenient and Ample Storefront Parking
- Ideal for Restaurant, Retail, Professional Medical or Dental Offices
- Separate HVAC Units Installed for Retail & Office Spaces with return & supply ducting stubbed out
- Fire Sprinklered Building
- Tenant Improvement Allowance Available for New Pad Building



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,234 - 2,617 SF	Lease Rate:	\$3.50 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 100: 1653 McKee Road	Available	1,633 SF	NNN	\$3.50 SF/month	Ground Floor Retail in cold/warm shell condition. Separate HVAC units installed for retail & office spaces with return & supply ducting stubbed out. Ideal for Restaurant, outdoor patio seating area. Available Now.
■ Suite 150: 1653 McKee Road	Available	1,234 SF	NNN	\$3.50 SF/month	Ground Floor End Cap Corner Retail space in cold/warm shell condition. Separate HVAC units installed for retail & office spaces with return & supply ducting stubbed out. Available Now.
■ Suite 200: 1653 McKee Road	Available	2,617 SF	NNN	Negotiable	2nd Floor Office in cold/warm shell condition. Divisible. Separate HVAC units installed for retail & office spaces with return & supply ducting stubbed out. Available Now. Base Rent: Contact Mark



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# New 2-Story Mixed-Use Pad Building For Lease

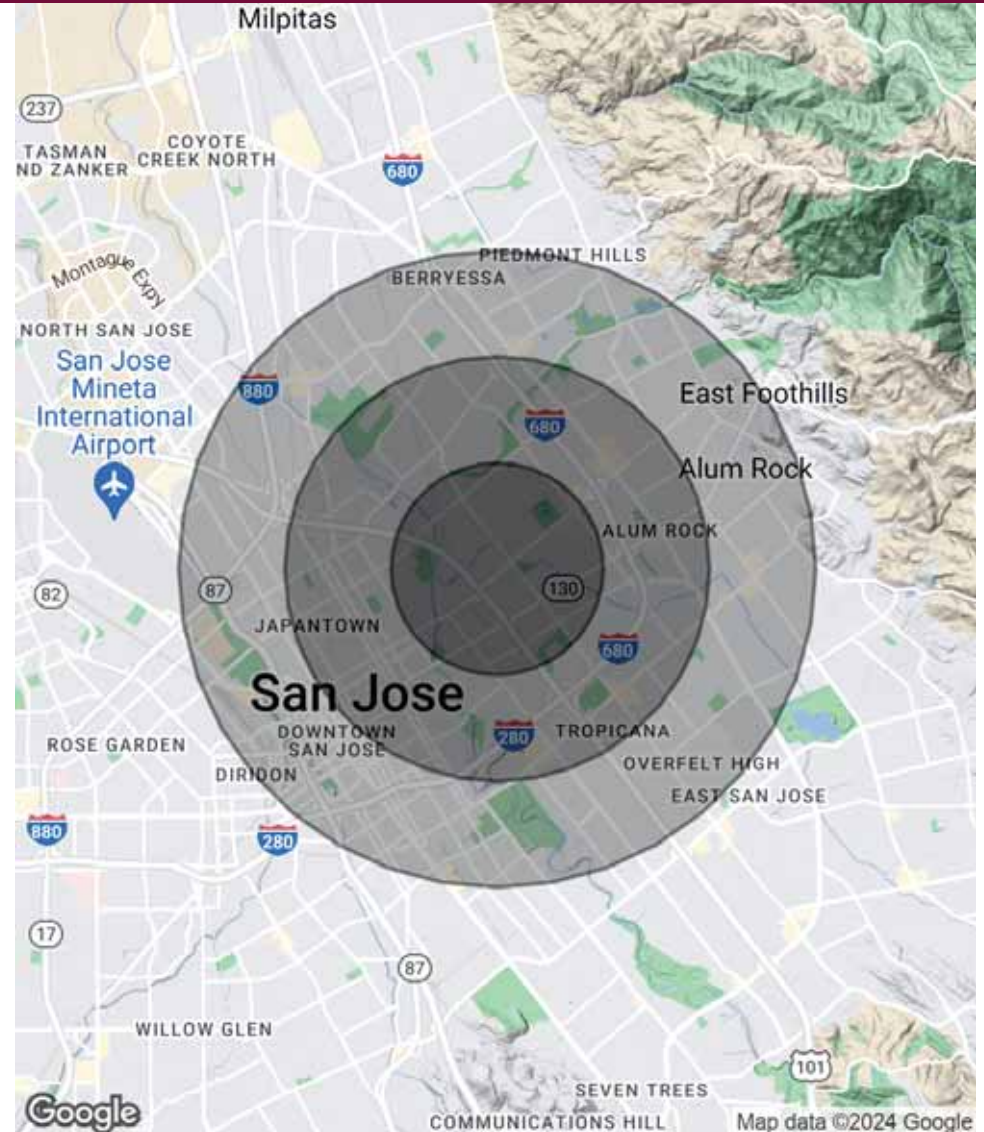
Population	1 Mile	3 Miles	2 Miles
Total Population	35,610	294,855	149,933
Average Age	35.6	35.4	34.8
Average Age (Male)	34.2	34.6	34.1
Average Age (Female)	36.7	36.2	35.5

Households & Income	1 Mile	3 Miles	2 Miles
Total Households	10,380	87,360	44,361
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$93,138	\$113,889	\$106,053
Average House Value	\$664,849	\$692,985	\$672,209

2020 American Community Survey (ACS)

## Traffic Count 24 Hour ADT 2018

McKee Road at N. 33rd Street SW	30,783
McKee Road at N. 33rd Street NE	39,000
McKee Road at N. King Road SW	45,835
Bayshore Freeway at E. Santa Clara Street SE	188,500
US-101 at McKee Road	194,100



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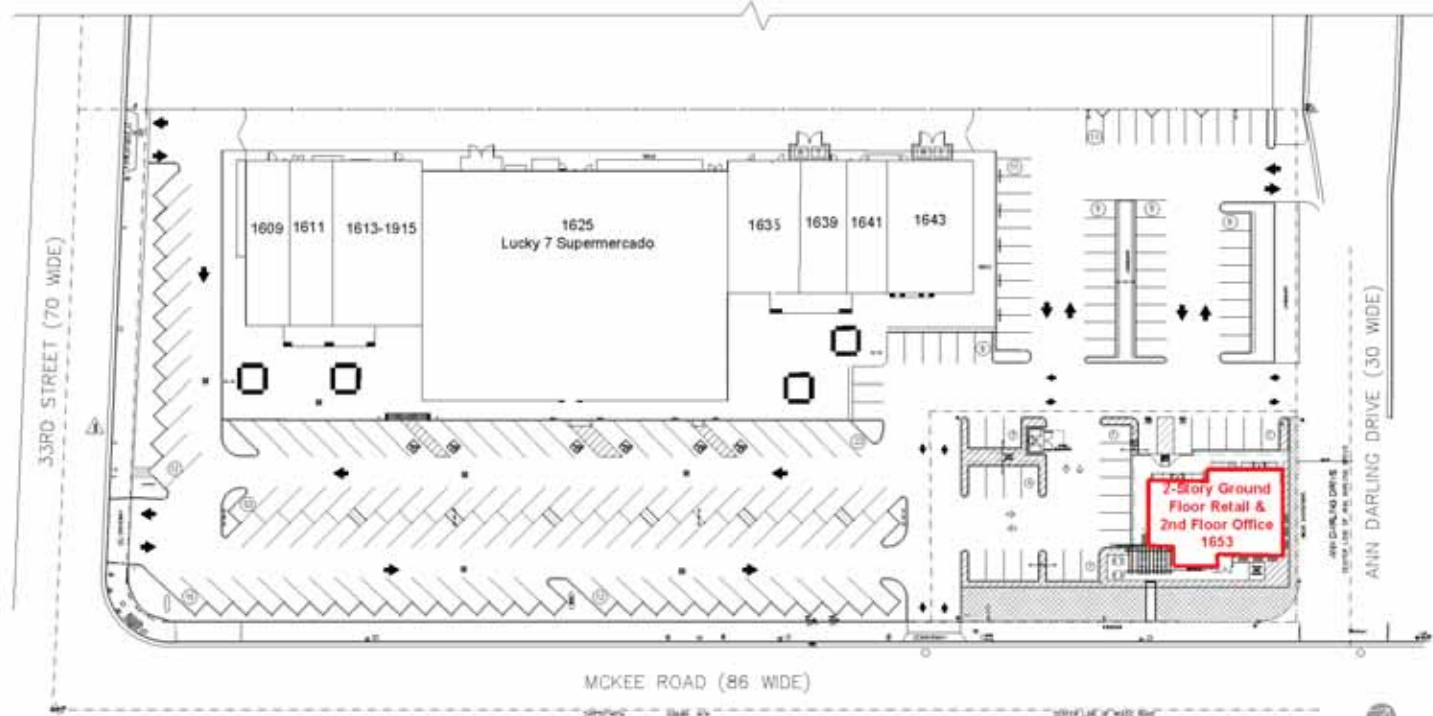
Vice President

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# New 2-Story Mixed-Use Pad Building For Lease

**1609-1653 McKee Road  
San Jose, CA 95116**



1609 Mi La Cay Chinese Noodle House  
1611 Happy Salon Hair & Nails  
1613-1615 El Aguila Restaurant  
1625 Lucky 7 Supermercado

1635 La Enramada Restaurant  
1639 Dulceria Con Sabor A Mexico  
1641 Cricket Wireless  
1643 Family Wash & Pure Water

**1653 New 2-Story Pad Building**  
**1,633 RSF Suite 100: Ground Floor Retail**  
**1,234 RSF Suite 150: Ground Floor Retail**  
**2,617 RSF Suite 200: 2nd Floor Office**

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Site plan not to scale and subject to change without notice

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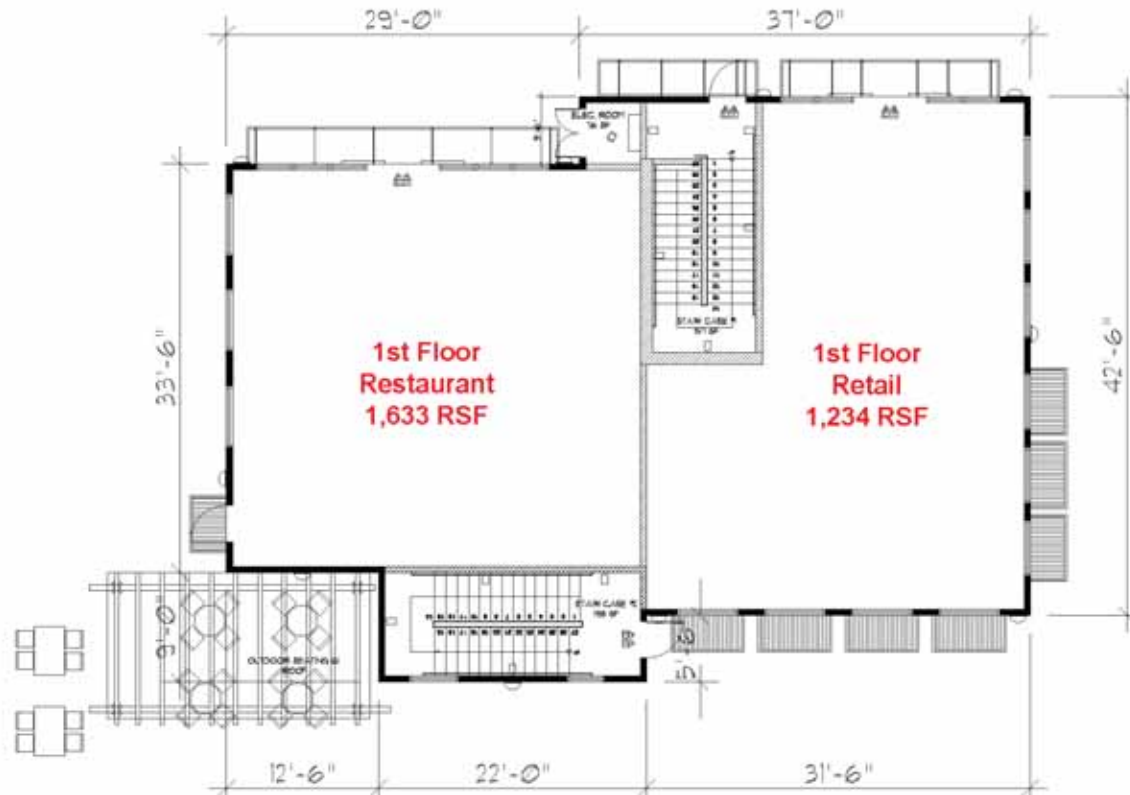
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# New 2-Story Mixed-Use Pad Building For Lease

New 2-Story Pad Building  
1653 McKee Road • San Jose, CA 95116

**1st Floor**  
± 2,867 Rentable Square Feet Total



Rentable Square Feet includes prorata share of electrical room, storage room and both staircases.

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## Ground Floor Retail in Cold Shell Condition



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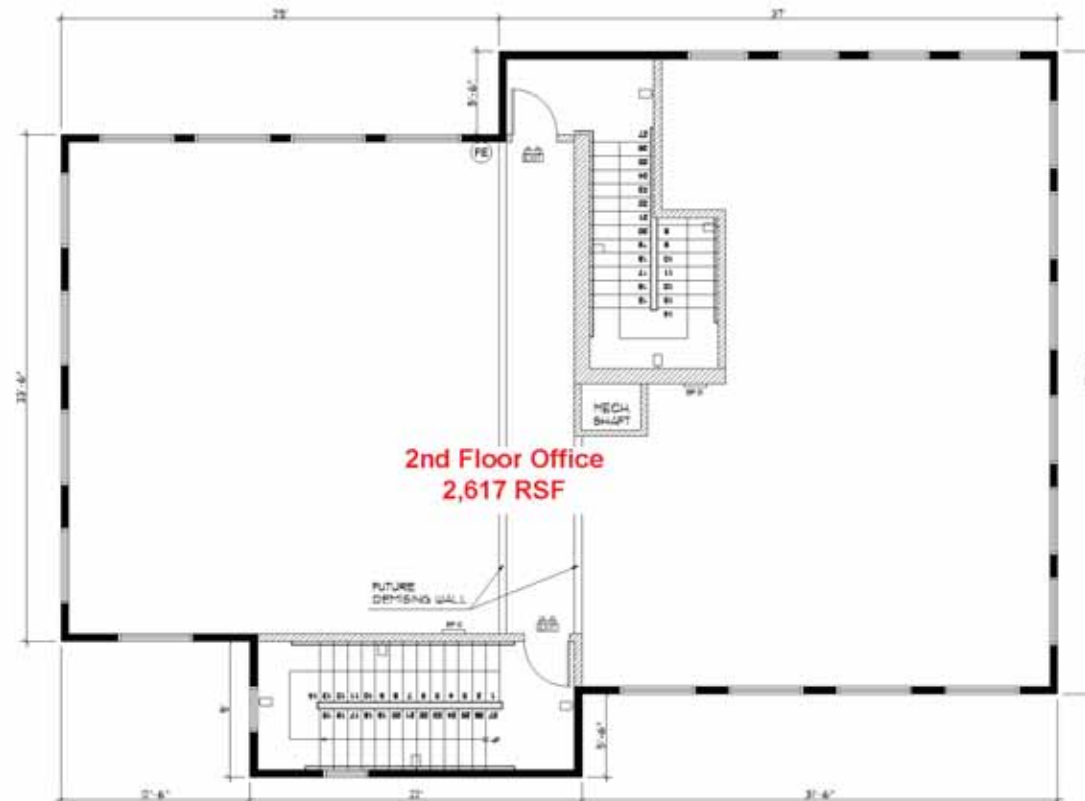
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# New 2-Story Mixed-Use Pad Building For Lease

New 2-Story Pad Building  
1653 McKee Road • San Jose, CA 95116  
**2nd Floor**  
± 2,617 Rentable Square Feet Total (Divisible)



Rentable Square Feet includes prorata share of electrical room, storage room and both staircases.

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## 2nd Floor Office in Cold Shell Condition



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