



## Country Club Villa Shopping Center

3463-3491 McKee Road  
San Jose, CA 95127



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For Additional information, contact Exclusive Agent:

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**Biagini Properties, Inc.**

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Rev. September 11, 2025





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

125,000 SF Neighborhood Shopping Center anchored by Lucky Supermarket and CVS Pharmacy. Beautifully renovated center, clock tower, monument signage, beautiful landscaping, signalized intersection. Small second floor offices located above the retail stores, lots of parking evenly distributed, nicest center in the neighborhood located in San Jose Foothills, upper income area immediately adjacent to the San Jose Country Club. Over 300 nice apartments behind the center (separately owned from adjacent shopping center).

## Location Description

Introducing a prime commercial opportunity at Country Club Villa. This sought-after property, nestled in a Grocery & Drug Store Anchored Shopping Center, offers unparalleled visibility at a signalized intersection. With ample parking, excellent building signage, and separately metered utilities, it provides an ideal canvas for a range of businesses. Don't miss this chance to position your business for success in this thriving locale.

## Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.48 SF/month - 2025 (LOW)
Number Of Units:	14
Available SF:	1,350 - 5,220 SF
Lot Size:	164,657 Acres
Building Size:	112,279 SF



## Property Highlights

- Grocery & Drug Store Anchored Shopping Center
- Signalized Intersection
- Adjacent to San Jose Country Club
- Ample Parking
- Great Building Signage
- Separately Metered Utilities
- Second Floor Offices - No Elevator Needed



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### Lease Information

Lease Type:	NNN
Total Space:	1,350 - 5,220 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 3481 McKee Road	1,350 SF	NNN	Negotiable	± 18' W x 74' D. Former Wholesale Bakery. Type 2 bakery hood needs to be upgraded, marlite walls, tile flooring, 100% drop t-bar ceiling 9' AFF (Above Finish Floor), 1 restroom, 2 electrical panels (A unmarked & B 100 amp; 3 PH; 4W). Available Now.
■ 3491 McKee Road	5,220 SF	NNN	Negotiable	LEASE PENDING! Former Bank. End cap unit, dedicated pole sign, glass double entrance doors, ATM room, lobby area, bank vault removed, teller line, open area and open workstations, 1 conference room, break room, 2 ADA restrooms, storage room, telecom/server room, 2 janitor closets, separate HVAC, separate electrical (main 400A; 3PH; 4W & subpanel 225A; 3PH; 4W).



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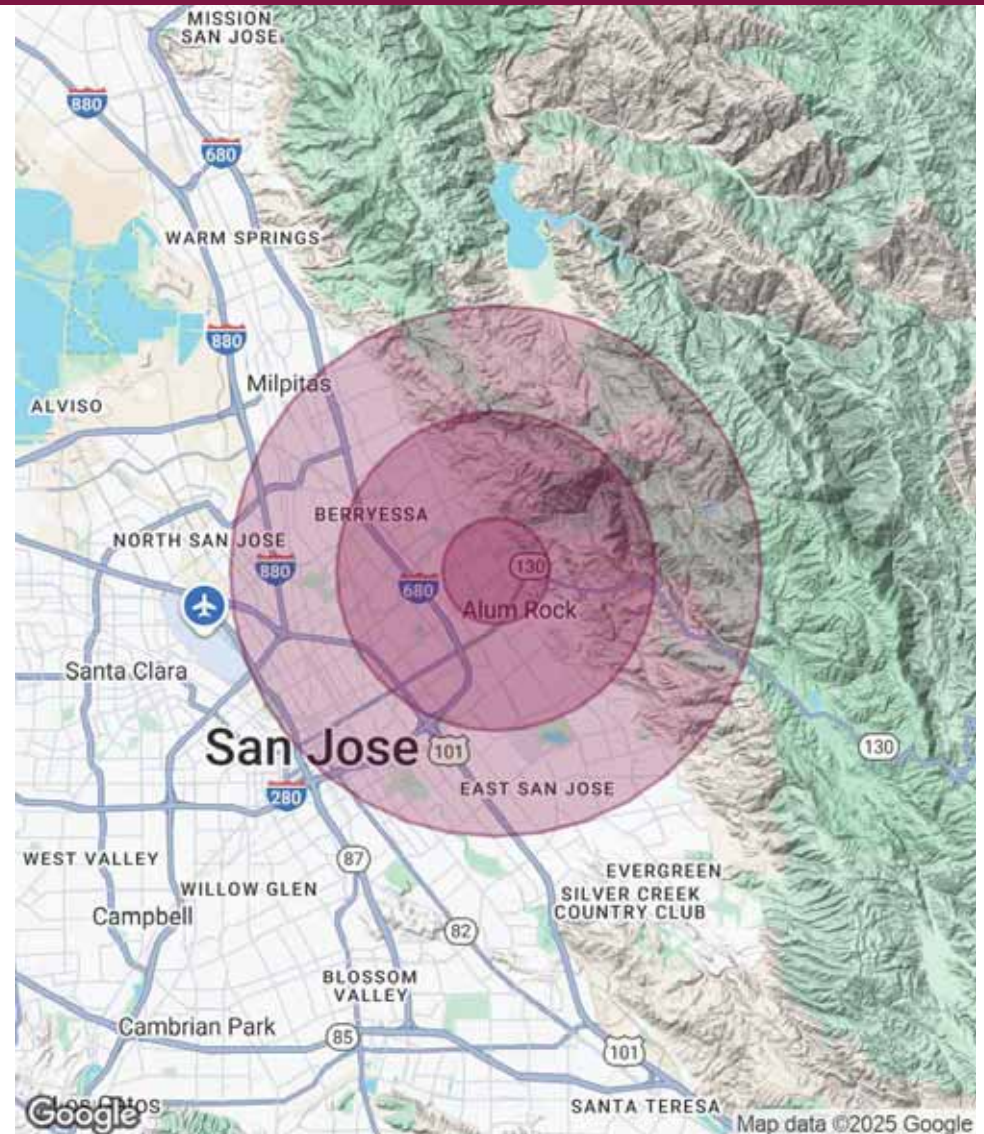
Population	1 Mile	3 Miles	5 Miles
Total Population	25,988	183,888	419,740
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,285	50,186	123,634
# of Persons per HH	3.6	3.7	3.4
Average HH Income	\$177,720	\$169,688	\$174,338
Average House Value	\$1,157,603	\$1,096,901	\$1,115,963

\* Demographic data derived from 2020 ACS - US Census

#### Traffic Counts - 24 Hour ADT as of 2011

McKee Road at Toyon Avenue	8,190
McKee Road at Vista Avenue SW	11,050
McKee Road at La Pala Drive SW	18,150
McKee Road at La Pala Drive NE	19,700



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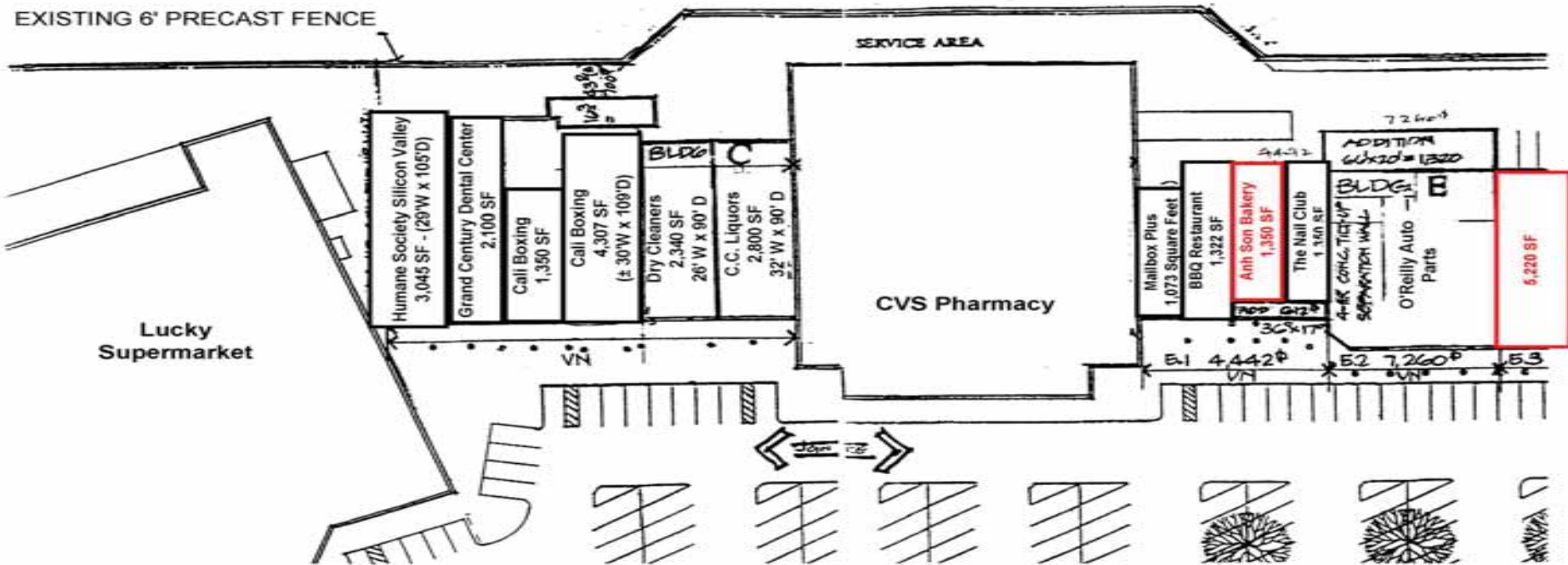


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**COUNTRY CLUB VILLA SHOPPING CENTER**  
3463-3493 McKee Road • San Jose, CA 95127

EXISTING MULTI-FAMILY RESIDENTIAL



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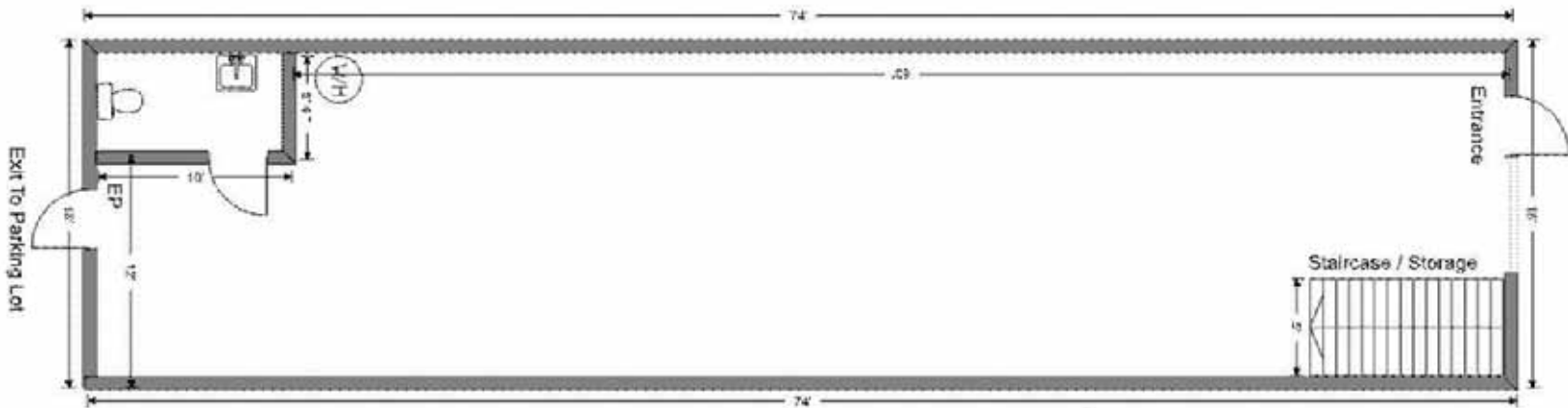
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± 1,350 SF (± 18' W x 74' D)



- Former Wholesale Bakery
  - Type 2 Bakery Hood Needs to be Upgraded
  - Marble Walls
  - Tile Flooring
  - 100% Drop T-Bar Ceiling 9' AFF (Above Finish Floor)
  - 1 Restroom
  - 2 Electrical Panels (A is unmarked & B is 100 Amp, 3 PH, 4W)
- \*Measurements are inside edge to inside edge

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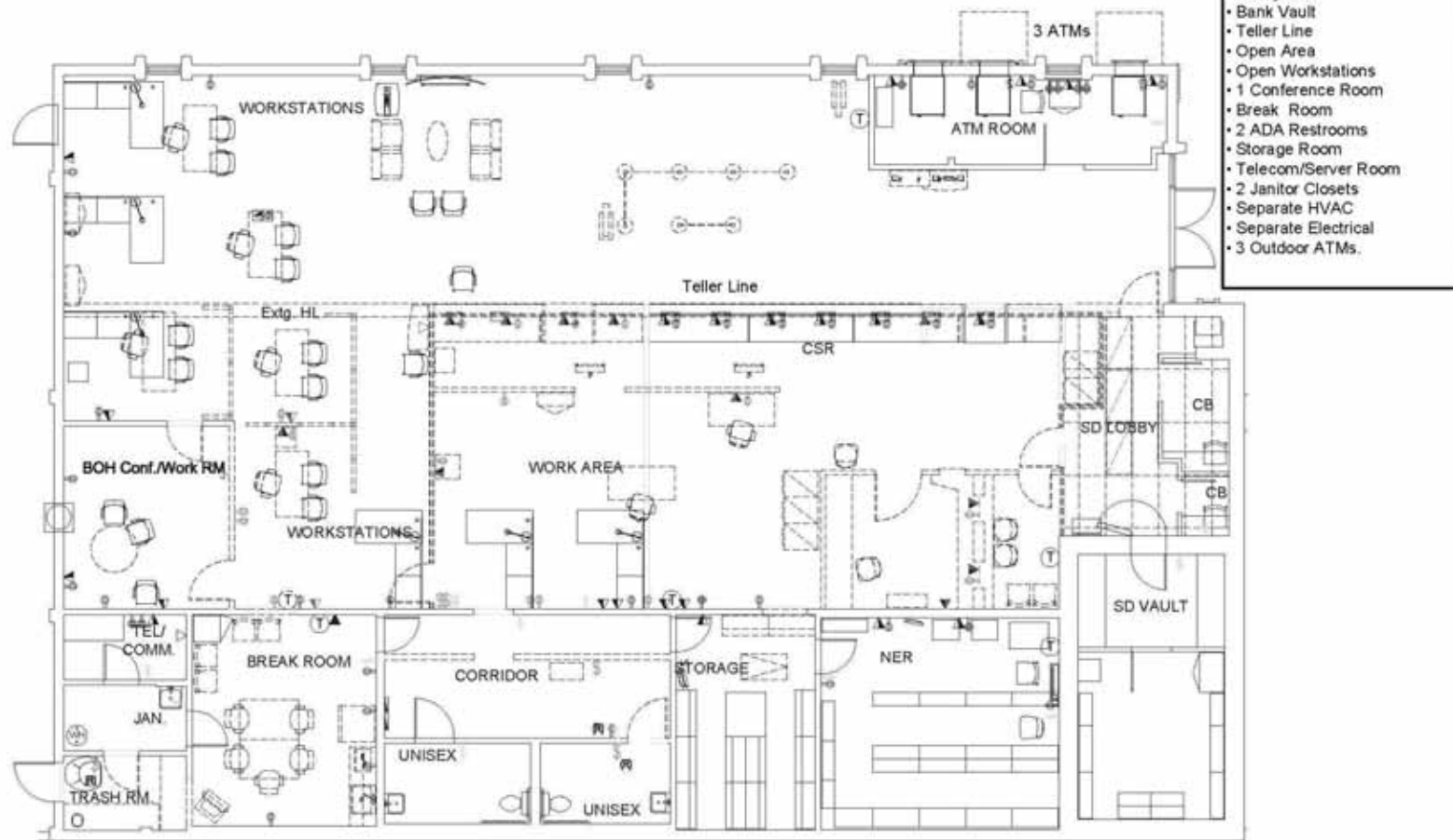
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**BANK OF AMERICA PROPOSED FLOOR PLAN**

**3491 McKee Road | San Jose, CA 95127**  
**± 5,220 Square Feet**



- End Cap Unit
- Glass Double Entrance Doors
- ATM Room
- Lobby Area
- Bank Vault
- Teller Line
- Open Area
- Open Workstations
- 1 Conference Room
- Break Room
- 2 ADA Restrooms
- Storage Room
- Telecom/Server Room
- 2 Janitor Closets
- Separate HVAC
- Separate Electrical
- 3 Outdoor ATMs.

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