



# Senter Road Plaza

2623-2651 Senter Road  
San Jose, CA 95111-1122



---

---

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
Mark@BiaginiProperties.com  
408.331.2308

**Biagini Properties, Inc.**

333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087  
www.biaginiproperties.com  
Rev. October 04, 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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308



### Property Description

This shopping center has very good exposure and visibility and has an attractive architectural design with ample parking. It is located on a signalized intersection of Senter Road at Umbarger near Santa Clara County Fairgrounds with lots of traffic. Each of the spaces are separately metered for gas and electricity. Each unit has its own restroom and a separate HVAC unit. The property is a single story wood frame and stucco building.

### Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.52 SF/Month - 2024
Number Of Units:	16
Available SF:	1,170 SF
Lot Size:	1.83 Acres
Building Size:	20,797 SF

### Property Highlights

- Good Exposure & Visibility
- Signalized Intersection
- Attractive Architectural Design
- Building Signage & High Traffic Count
- Secured Rear Employee Parking & Storage Area in Back
- Separately Metered Utilities
- Ample Parking
- Non Fire Sprinklered Buildings



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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308



**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,170 SF	Lease Rate:	Negotiable

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2637 Senter Road	Available	1,170 SF	NNN	Negotiable	± 25' W x 40' D. Double glass entrance doors, full height storefront glass, 100% drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' recessed fluorescent lighting, 1 ADA restroom, separate HVAC, separate electrical panel (125 Amps; 120/240V); 3 PH; 4W), floor drain stub out, rear door.  Available December 1, 2024. Please DO NOT disturb the occupant.



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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308

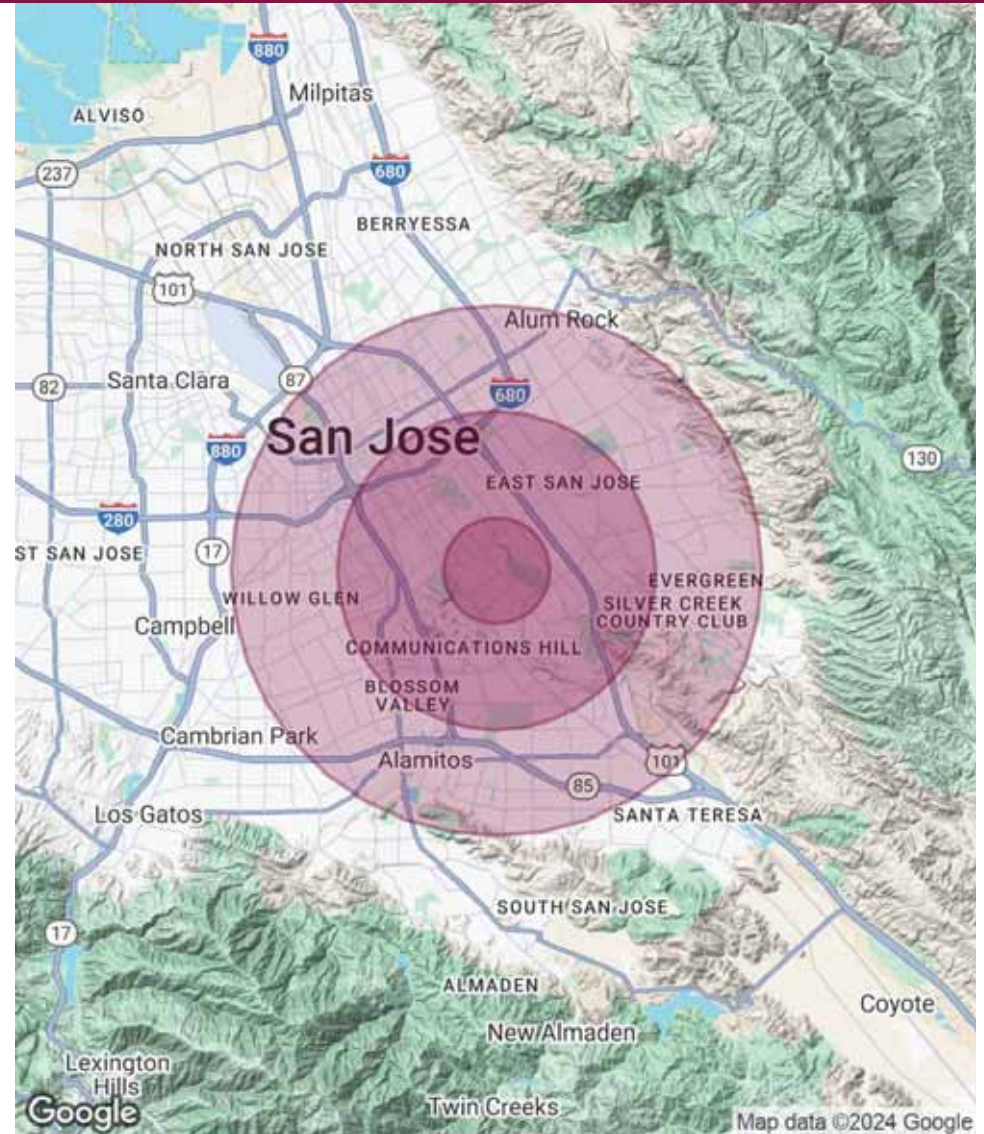
Population	1 Mile	3 Miles	5 Miles
Total Population	29,106	266,859	671,602
Average Age	37.4	36.2	37.5
Average Age (Male)	35.3	35.3	36.5
Average Age (Female)	38.6	37.5	38.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,140	76,200	210,933
# of Persons per HH	3.6	3.5	3.2
Average HH Income	\$90,729	\$119,016	\$131,509
Average House Value	\$455,937	\$682,037	\$789,352

2020 American Community Survey (ACS)

### Traffic Counts 24 Hour ADT 2012

Senter Road at Haiti Road	33,418
Senter Road at Baltic Way	34,623
Senter Road at Tully Road	40,855
Tully Road at Senter Road	52,885



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.

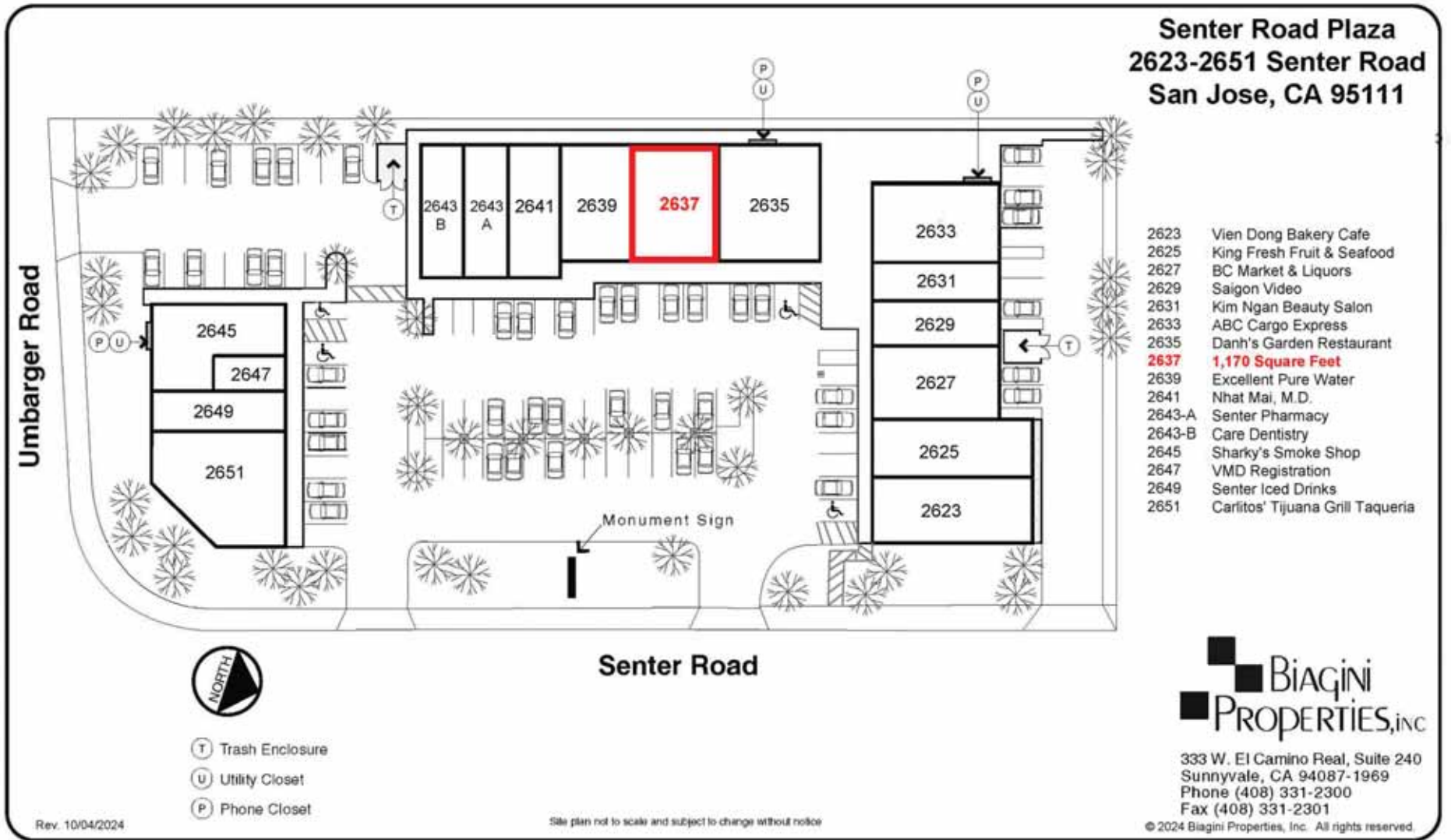
For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

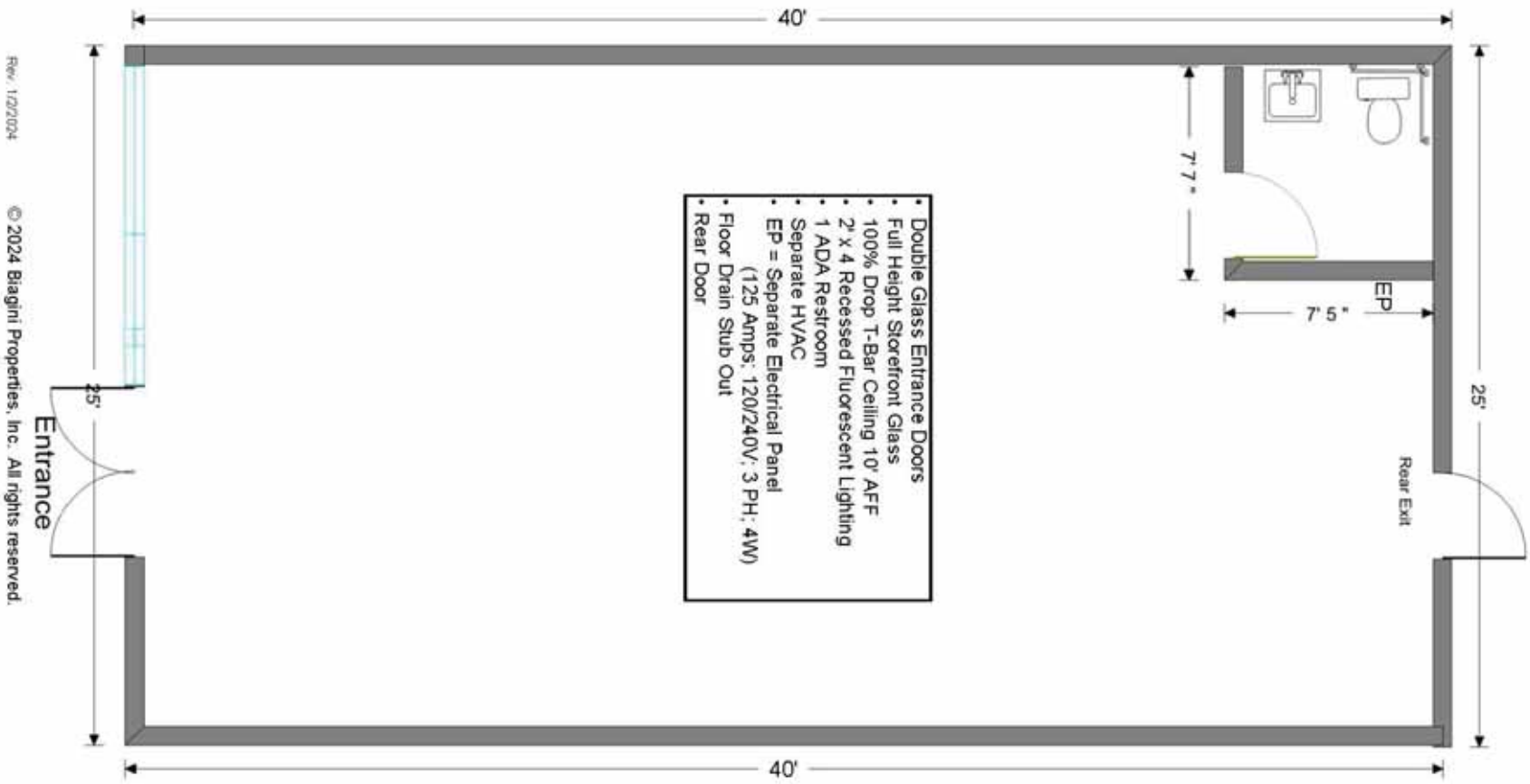
**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308

2637 Senter Road • San Jose, CA 95111  
± 1,170 Square Feet (± 25' W x 40' D)



© 2024 Biagini Properties, Inc. All rights reserved.



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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308





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.

For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308