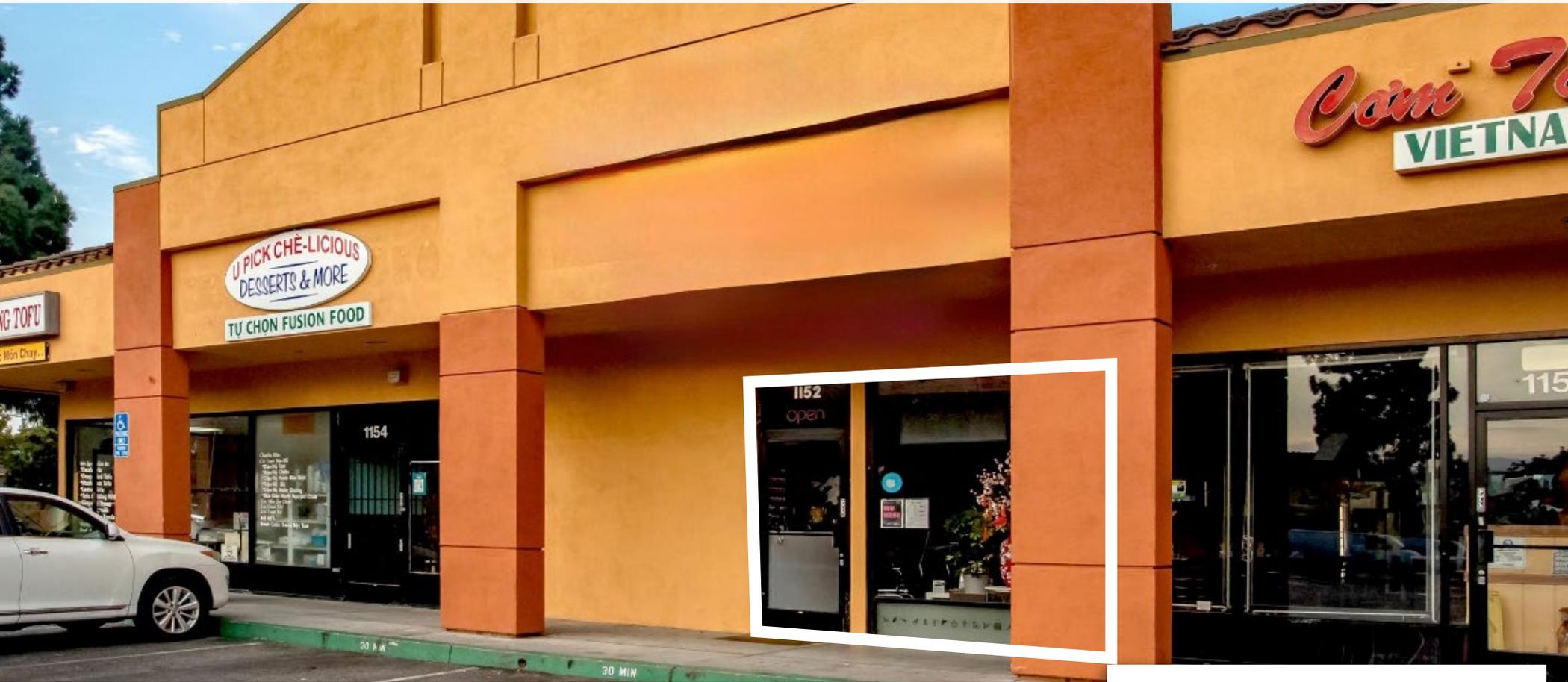


INLINE RETAIL SPACE FOR LEASE

1152 Story Rd.
San Jose, CA



PRICE
\$4.95/SF NNN
(\$1.77/SF)



AVAILABLE SIZE
± 892 SF



LOT SIZE
± 65,340
(± 1.5 acres)



YEAR BUILT
1992
(Remodeled
2026)



FREEWAY ACCESS
Immediate access
to Hwy 101



USE
Retail

THE IVY GROUP

Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

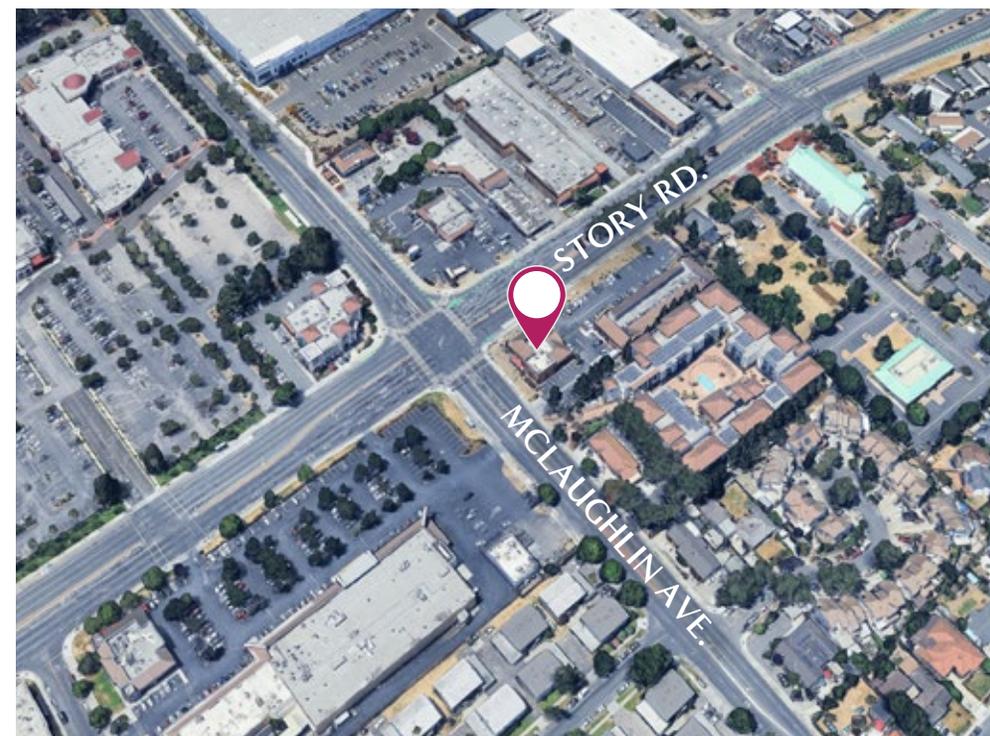
tim@theivygroup.com | 510.213.8883
CA DRE #01784630

1152 Story Rd offers a prime neighborhood retail opportunity within Saigon Plaza II. Formerly occupied by a salon, the space is well suited for personal service, retail, or other neighborhood-serving uses.

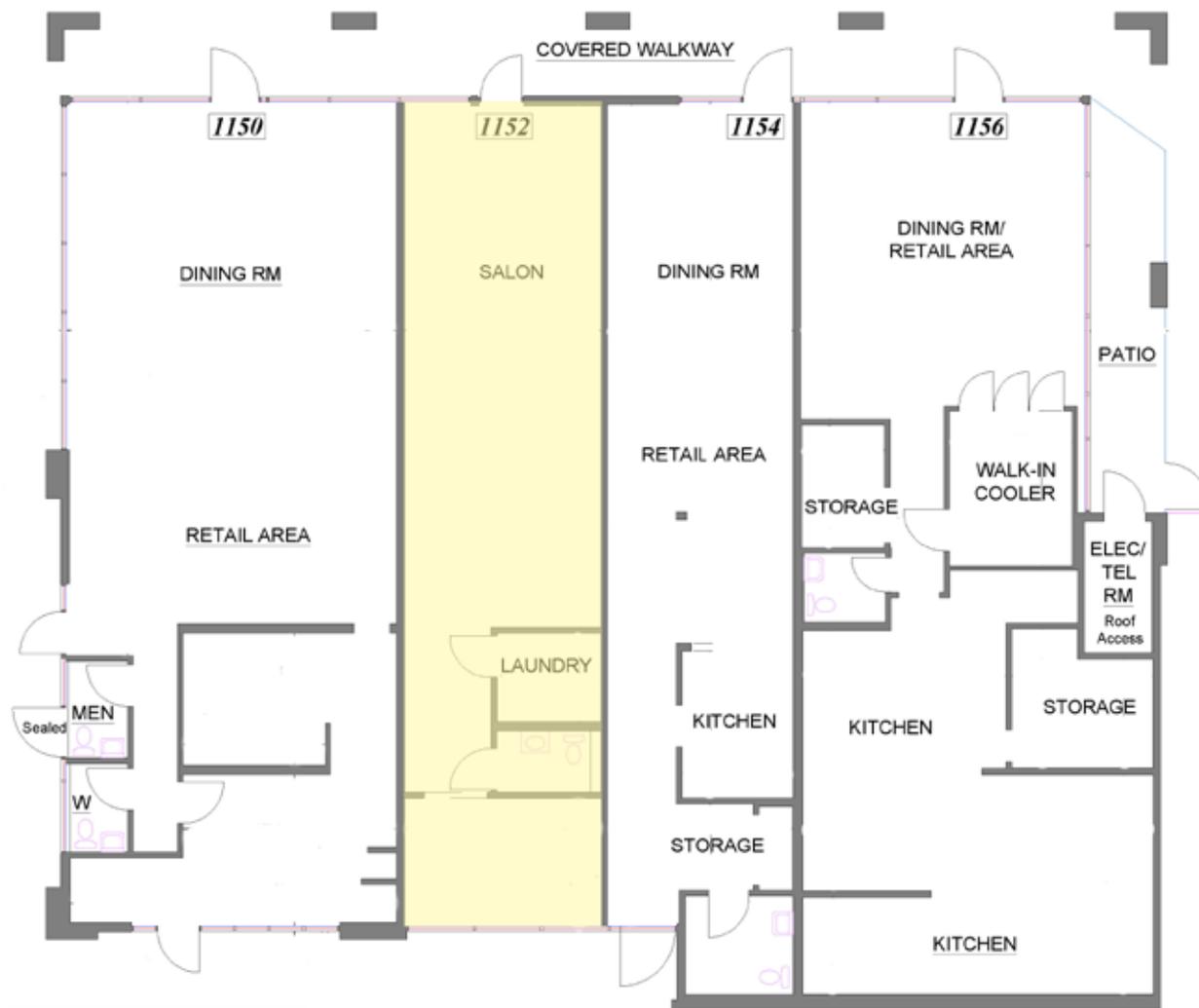
The property benefits from strong street visibility, consistent daily traffic, and a dense surrounding residential population, providing an ideal environment for businesses seeking exposure and accessibility. Conveniently located with quick access to Highway 101 and Interstate 280, the location draws clientele from throughout the surrounding community.

A flexible layout and established retail setting make the space an excellent opportunity for operators looking to establish or expand in the vibrant San Jose commercial corridor and trade area.

Building Size	± 892 SF
Lot Size	± 65,340 (± 1.5 acres)
Year Built/Remodeled	1992/2026
Use	Retail
Freeway Access	Immediate access to Highway 101 and Interstate 280
Bus Stop	Walking distance to major bus stops



STORY ROAD



MCLAUGHLIN AVENUE



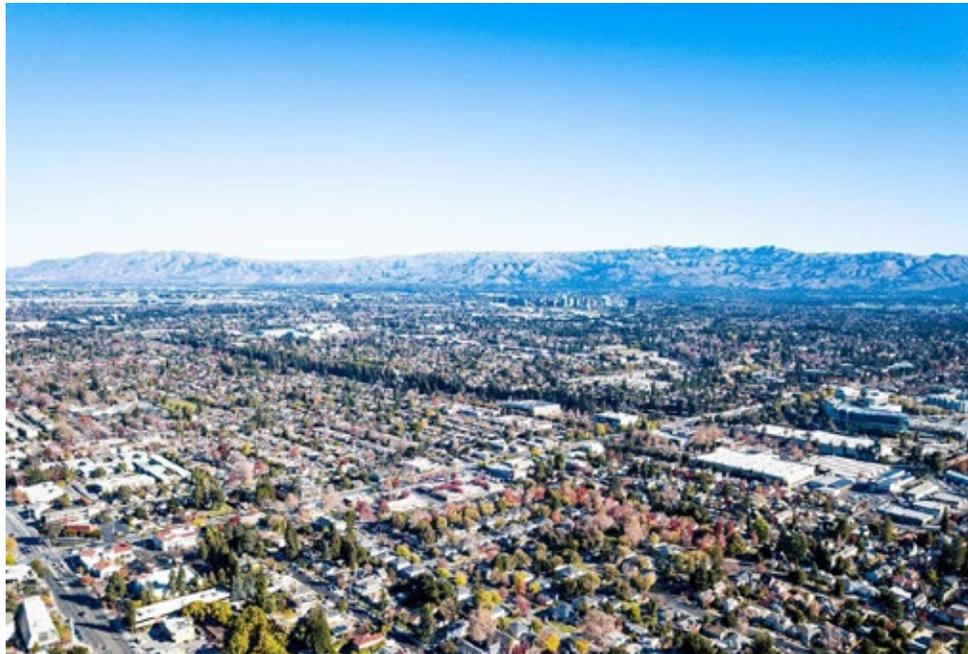




LOCATION OVERVIEW

San Jose, California, is a dynamic city located in the heart of Silicon Valley, approximately 50 miles south of San Francisco. Nestled within the scenic Santa Clara Valley and flanked by the Diablo Range to the east and the Santa Cruz Mountains to the west, San Jose enjoys a Mediterranean climate with warm, dry summers and mild, wet winters. Founded in 1777 as Pueblo de San José de Guadalupe, it was the first civil settlement in California. Over time, it transformed from an agricultural hub into a global center of technological innovation, earning its reputation as the capital of Silicon Valley.

San Jose's rich cultural tapestry is shaped by its diverse population, with significant Hispanic and Asian communities. The city offers a variety of attractions, including the Tech Museum of Innovation, and a vibrant downtown filled with restaurants, shops, and cultural venues. Its extensive parks and outdoor spaces provide ample opportunities for recreation and enjoying nature. As a key player in the global tech industry, San Jose's strategic location and cultural diversity make it an attractive destination for both residents and visitors.



LARGEST EMPLOYERS

#	Employer	# of Employees
1	County of Santa Clara	22,732
2	City of San Jose	8,262
3	Cisco Systems	7,500
4	Adobe Systems Inc	4,100
5	San Jose State University	4,086
6	Kaiser Permanente	3,969
7	San Jose Unified School District	3,609
8	eBay	3,088
9	Paypal	2,808
10	Broadcom	2,736
11	Tik Tok	2,601
12	Target Stores	2,437
13	Super Micro Computer Inc	2,422
14	IBM	2,300
15	Western Digital	2,159

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing