



ABILITY TO COMBINE
FOR UP TO **±2,647 SF**

909
STORY ROAD
SAN JOSE, CA

SUITE 135 & 140
FOR SALE

CBRE

PROPERTY HIGHLIGHTS



Newly available adjacent units within Vietnam Town



Corner units with glass line and maximum visibility



Fully built out retail units with high end finishes



16' clear height



Work permitted through the city of San Jose, fast tracking buyers occupancy timeline



Ability to combine for up to $\pm 2,647$ SF.



Power: 400 amps @ 120/208v 3 phase (200 amps per unit)



Variety of uses allowed including office, retail, and restaurants



Over 1,300 parking spaces including 550 onsite parking garage stalls



Heavy foot traffic with over 200 businesses within The Shops at Vietnam Town



Gas line



Convenient access to Highway 280 and Highway 101



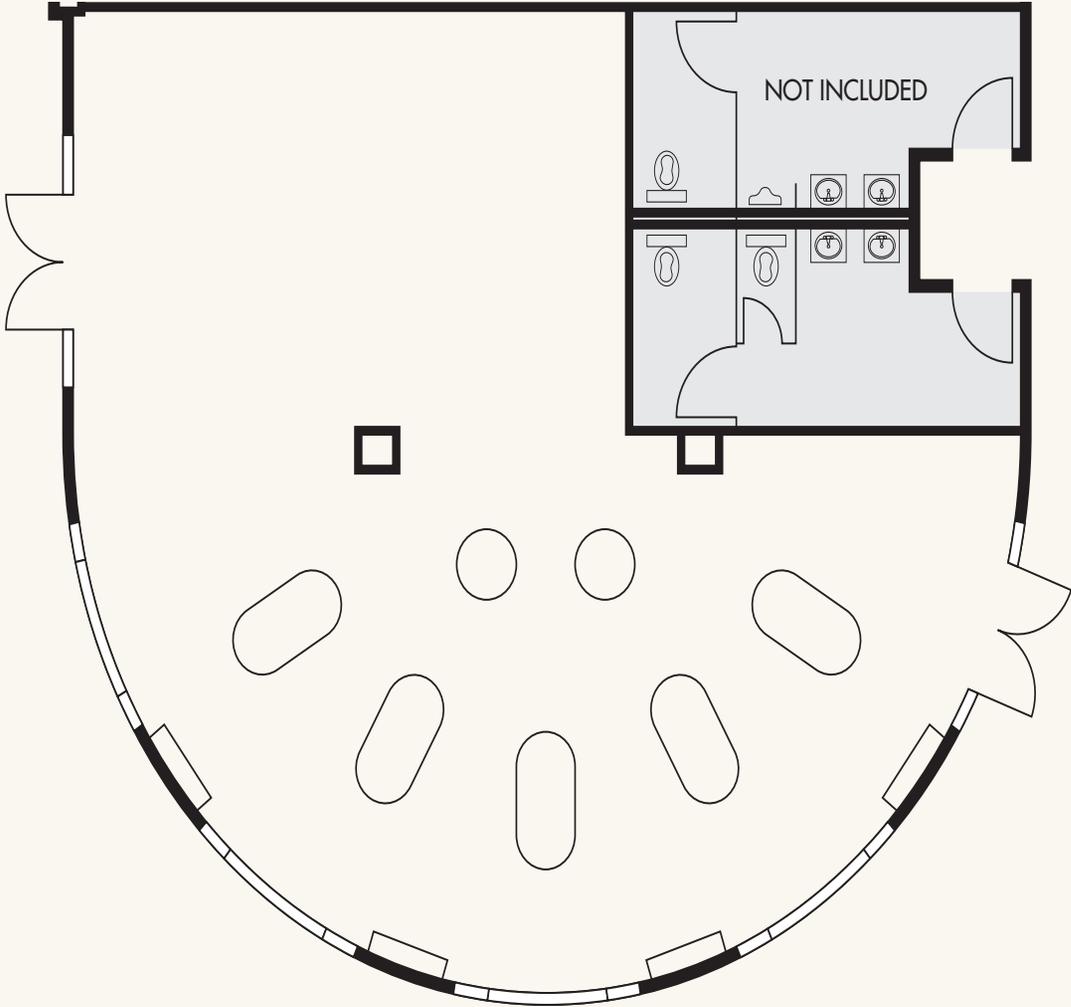
20 \pm EV stations



FLOOR PLAN

1,513 SF

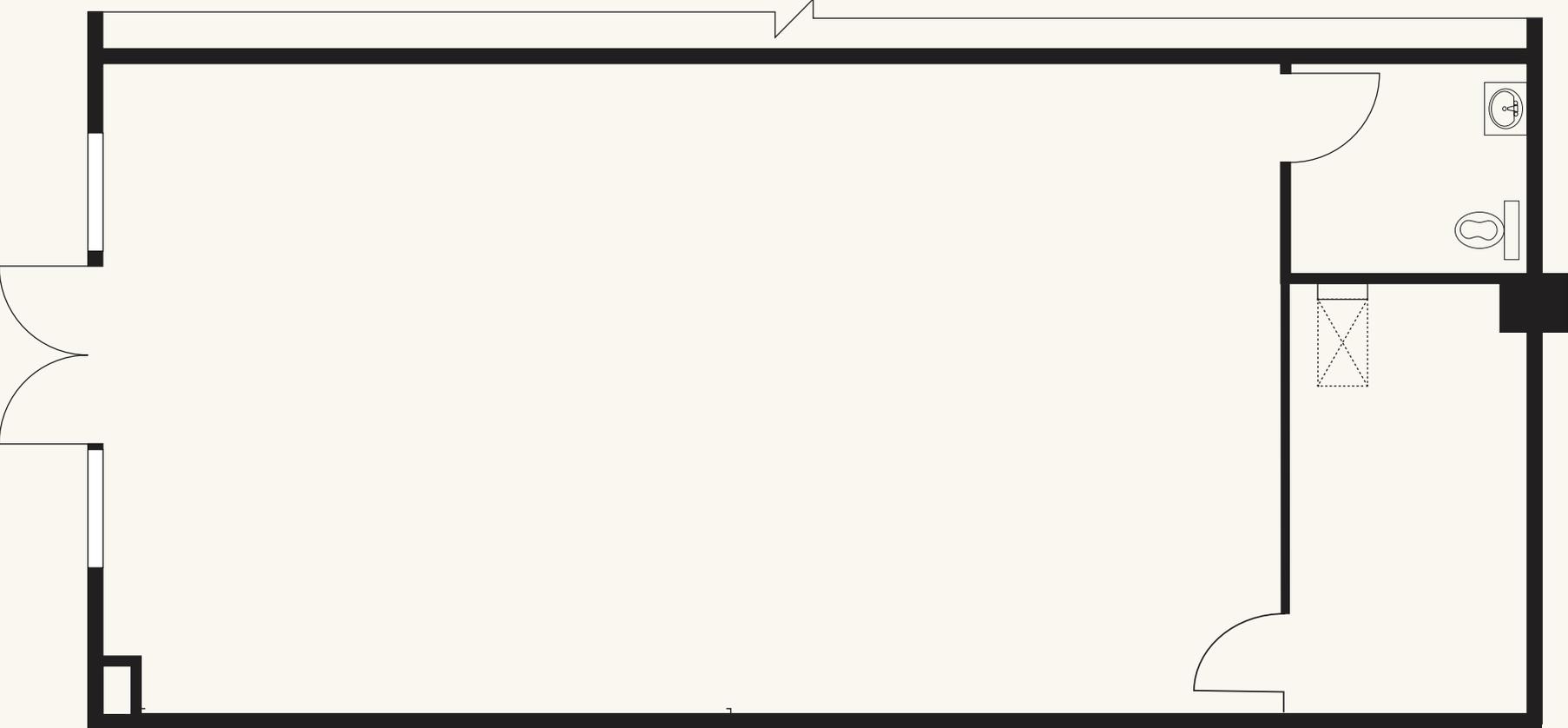
SUITE 135



FLOOR PLAN

SUITE 140

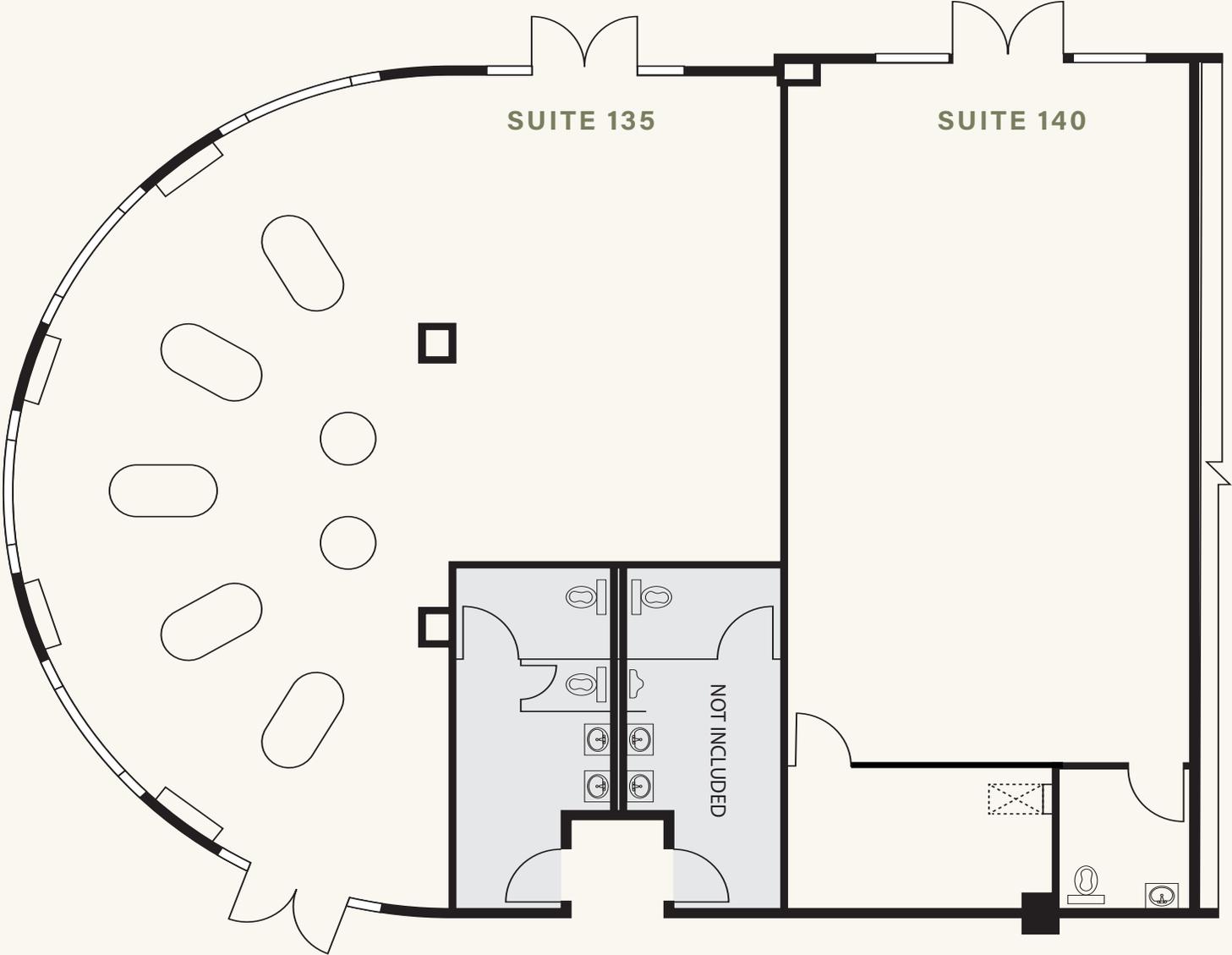
1,134 SF



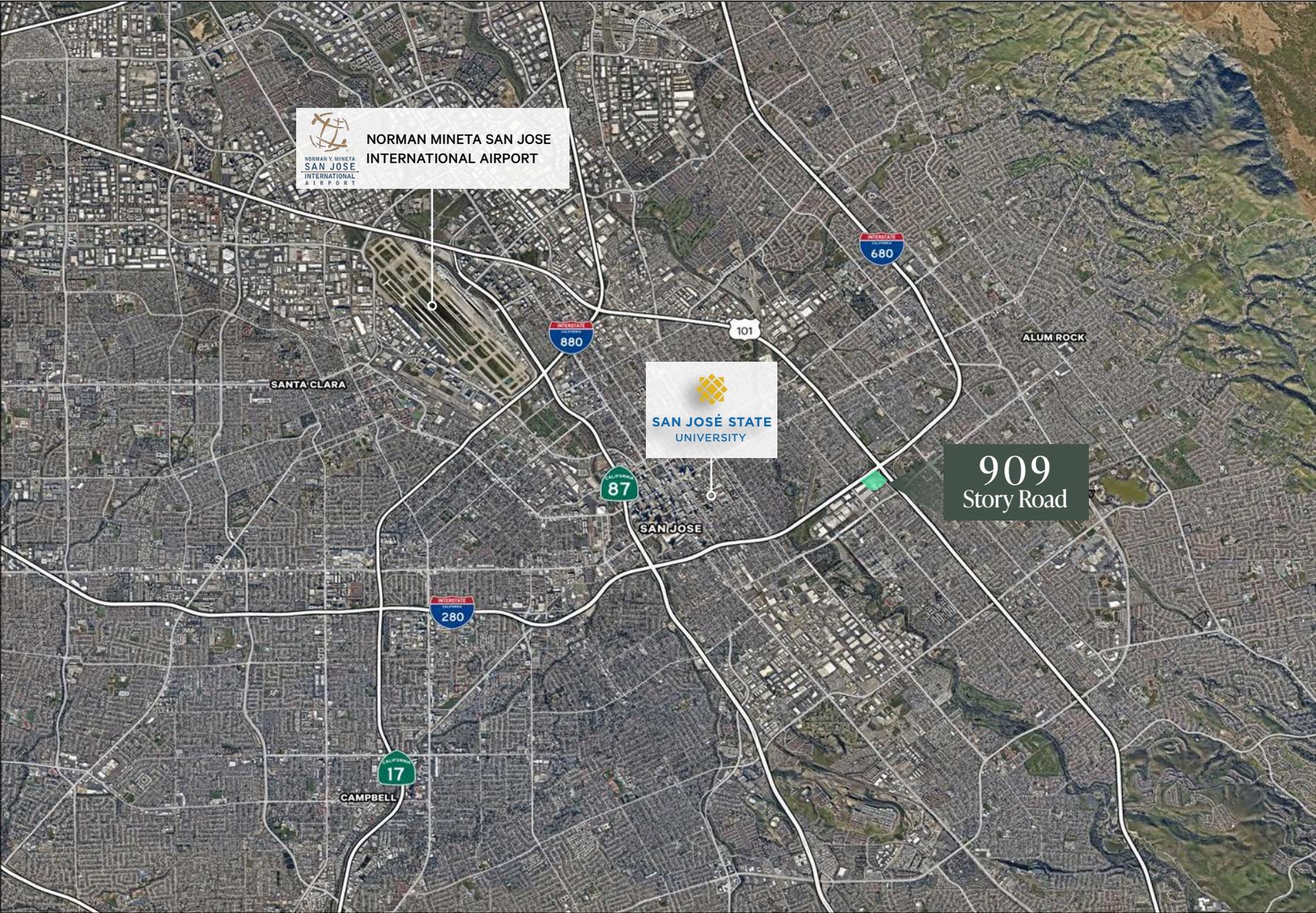
FLOOR PLAN

CONTIGUOUS TO 2,647 SF

SUITES 135 & 140



LOCATION MAP




NORMAN MINETA
SAN JOSE
INTERNATIONAL
AIRPORT


SAN JOSÉ STATE
UNIVERSITY

909
Story Road

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