

Photo Courtesy of Costar Group, Inc.

RETAIL FOR LEASE

1,163 SF

UMBARGER SQUARE

2668
Monterey Road

SAN JOSE, CA 95111



PRIME COMMERCIAL
INCORPORATED

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PROPERTY Overview

ADDRESS 2668 Monterey Road, Suite 160
San Jose, CA 95111

PRICING / SF \$3.75 / SF + NNN

NNN (2026 EST.) \$1.41 / SF / Mo.
» Plus Building Water

AVAILABILITY 1,163 SF - Retail

HIGHLIGHTS

- 1,163 SF - Retail space available in busy neighborhood shopping center
 - Anchored by Chavez Supermarket
- Highly visible center along Monterey Road
- Large monument signage available
- Signalized corner of Monterey Road @ Umbarger Road
- Ample parking (6/1000 Excellent Parking Ratio)
- High traffic counts and strong demographics

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	26,954	248,238	669,548
Daytime Population	22,024	197,553	598,098
Avg. Household Income	\$177,368	\$194,188	\$199,930

TRAFFIC COUNTS

	CARS PER DAY
Monterey Road	7,293 ADT
Umbarger Road	42,727 ADT



UMBARGER SQUARE Site Plan

AVAILABLE:

Suite 160 - 1,163 SF



Monument Signage Available
Visible From Monterey Road



NEARBY RETAILERS

Market Aerial



THE PLANT SHOPPING CENTER

VALLEJO
SUPERMARKETS

PETSMART

dd's
DISCOUNTS

BEST BUY

ULTA
BEAUTY

ROSS
DRESS FOR LESS



target



OFF BROADWAY
SHOES

GROCERY OUTLET
bargain market

Auto Zone



COSTCO
WHOLESALE



THE FAIRGROUNDS
SANTA CLARA COUNTY

UMBARGER SQUARE

YOUR BUSINESS HERE

Chavez
Supermarket

PAPA JOHN'S



MONTEREY ROAD



mi rancho
Supermarket

大興超級市場
DAI THANH SUPERMARKET

BURGER KING

BANK OF AMERICA

Capital Drive-In & Flea Market



CAPITOL AUTO MALL



WATERFORD PLAZA

Lucky
California

CVS



WELLS FARGO



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