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## Former Bank Branch For Lease



# Tully Retail

1648 Tully Road  
San Jose, CA 95122



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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  
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### Property Description

Introducing an exceptional opportunity to lease a premier commercial space at 1648 Tully Road, San Jose. This freestanding building is strategically positioned on a prominent retail street, mere blocks from the bustling Eastridge Mall. Boasting heavy traffic volumes, excellent exposure, convenient storefront parking, and superb Tully Road visibility, this property offers immense potential for retail success. With two curb cuts onto Tully Road and the added benefit of monument and building signage, this location has been meticulously crafted to maximize visibility and accessibility.

### Location Description

North side of Tully Road between King Road and Alvin at US Highway 101 off ramp on the way towards Eastridge Mall (Macys, JCPenny, H&M, 24 Hour Fitness, AMC Theatres, Forever 21).



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### Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.37 SF/month - 2024
Number Of Units:	4
Available SF:	1,770 SF
Lot Size:	18,731 Acres
Building Size:	5,670 SF

### Property Highlights

- Freestanding Building Located on a Major Retail Street - Blocks from Eastridge Mall
- Superb Tully Road Exposure
- Convenient Storefront Parking
- High Traffic Counts & Excellent Exposure
- 2 Curb Cuts onto Tully Road
- Monument and Building Signage



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## Lease Information

Lease Type:	NNN
Total Space:	1,770 SF

Lease Term:	Negotiable
Lease Rate:	\$3.50 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1648-#10 Tully Road	Available	1,770 SF	NNN	\$3.50 SF/month	± 42' W x 42' D. Former Bank. Large open area, 2 offices, 1 ADA restroom, bank vault, storage room, 100% drop t-bar ceiling, separate electrical panel, separate HVAC. Availability Date: Contact Mark Biagini



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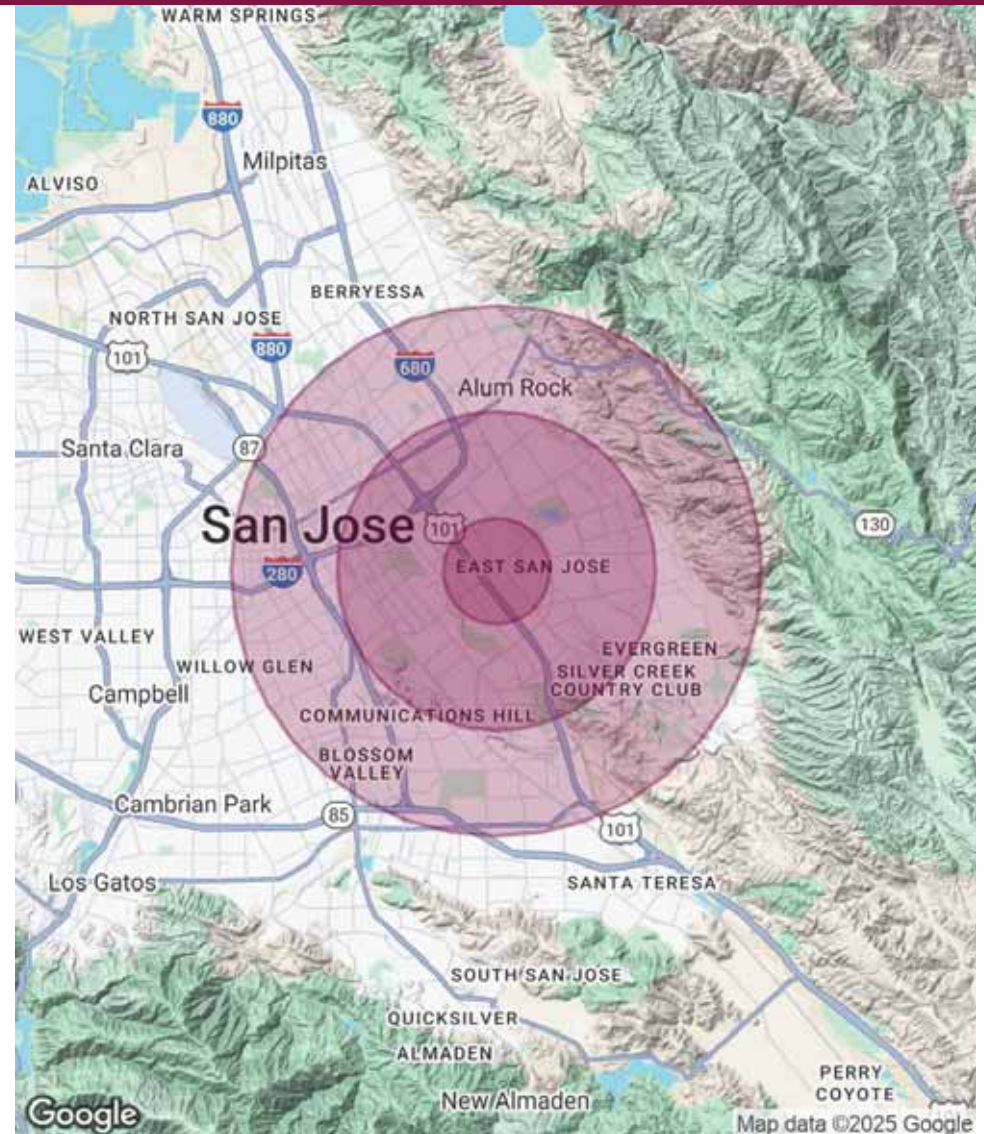
Population	1 Mile	3 Miles	5 Miles
Total Population	37,523	281,628	598,473
Average Age	36.6	35.8	37.2
Average Age (Male)	34.9	34.8	36.2
Average Age (Female)	39.4	37.3	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,006	71,875	181,109
# of Persons per HH	4.2	3.9	3.3
Average HH Income	\$104,157	\$110,078	\$128,594
Average House Value	\$606,265	\$656,890	\$767,764

\* Demographic data derived from 2020 ACS - US Census

## Traffic Counts 24 Hour ADT 2018

Tully Road at S. King Road	45,090
Tully Road at Seacli	58,930
Tully Road at Alvin Avenue NE	80,000
Tully Road at Highway 101	275,800



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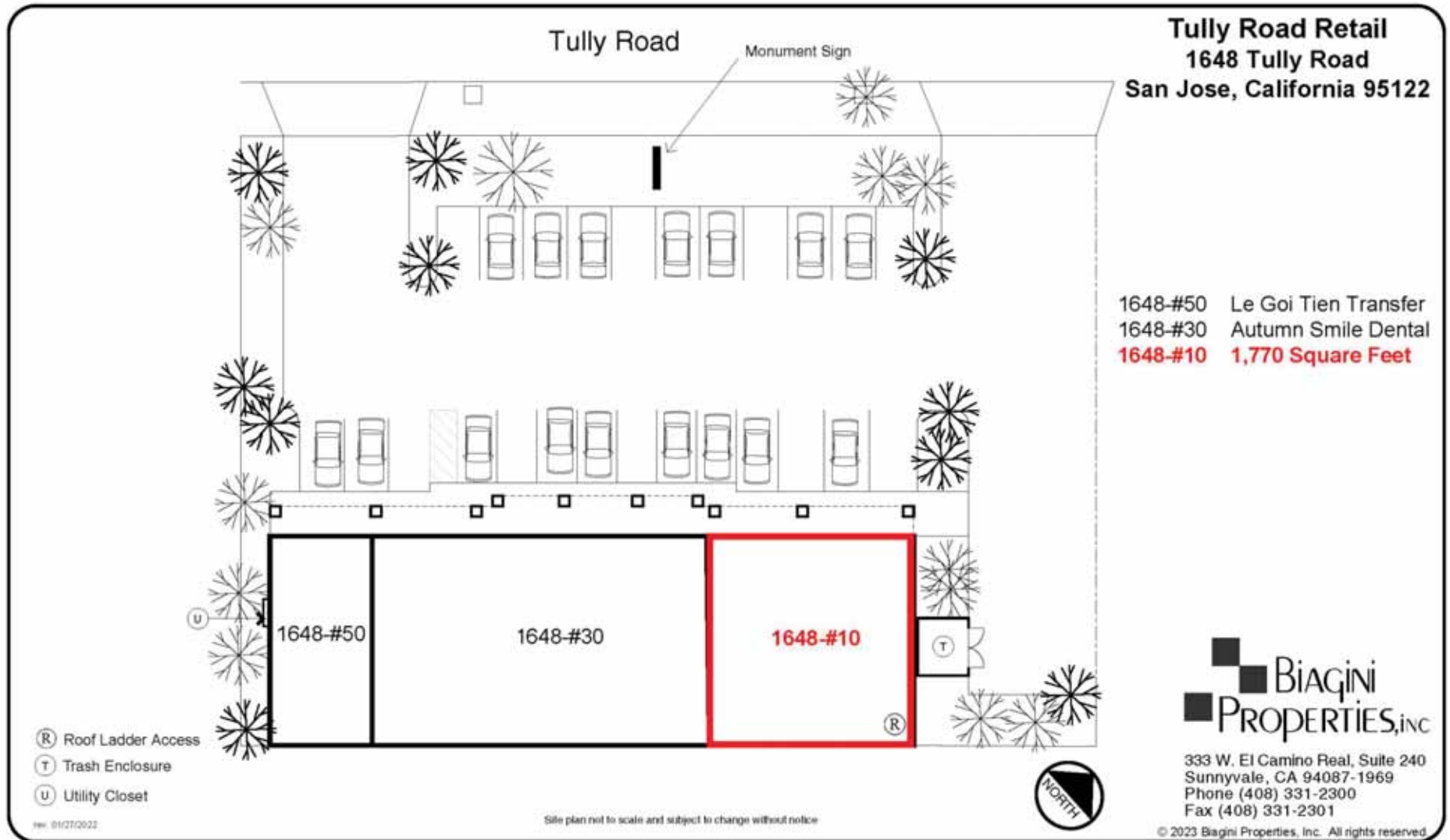
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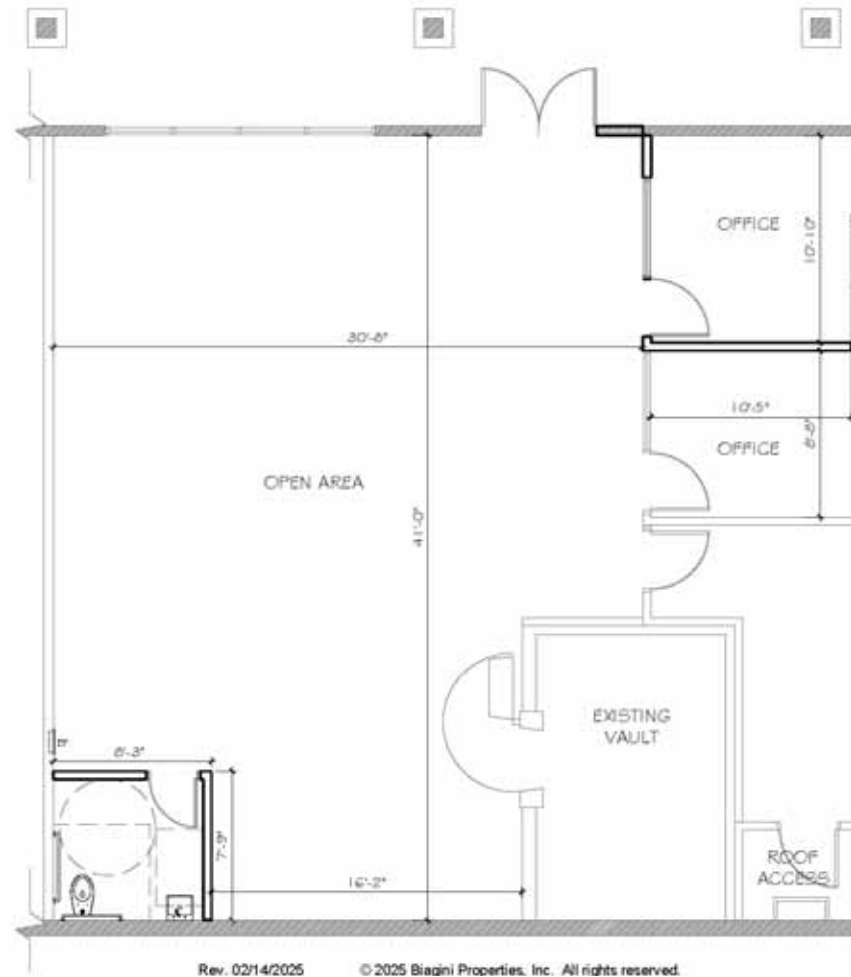
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1648-#10 Tully Road | San Jose, CA 95122  
± 1,770 Square Feet (± 42' W x 42' D)

**PROPOSED FLOOR PLAN**



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