



## McKee & White Retail

3081-3087 McKee Road  
San Jose, CA 95127-1835



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For Additional information, contact Exclusive Agent:

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**Biagini Properties, Inc.**

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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.

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3093 McKee Road - Interior



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3093 McKee Road - ADA Restroom



Electrical Panel & 40-Gallon Electric Hot Water Heater



3093 McKee Road - Fire Sprinklered



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## Location Description

Conveniently situated in the bustling city of San Jose, the area surrounding the property is teeming with opportunity for Retail/Neighborhood Center tenants. Just minutes away from Eastridge Mall and surrounded by popular dining spots. This location offers prime exposure to a diverse and dynamic consumer base. With its proximity to numerous residential neighborhoods, as well as easy access to public transportation along McKee Road, it presents an ideal setting for businesses seeking high visibility and foot traffic.

## Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.91 SF/month - 2025
Number Of Units:	6
Available SF:	1,250 SF
Lot Size:	0.25 Acres

## Property Highlights

- Freestanding Pad Building with Excellent Exposure Facing White Road
- Signalized Intersection
- Grocery Anchored La Playa Supermarket
- ADA Compliant Parking Lot & Convenient Ample Parking
- Great Location plus Heavy Traffic Counts
- BMO Bank, Little Caesar Pizza, Happy House Co-Tenants
- Great Signage on Both Sides of the Building
- Fire Sprinklered Building



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**Lease Information**

Lease Type:	NNN
Total Space:	1,250 SF

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

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 3093 McKee Road	Available	1,250 SF	NNN	\$3.50 SF/month	± 30' W x 42' D. Newly remodeled interiors, full height storefront glass, 100% drop t-bar with new 2' x 4' drop-in ceiling tiles 10' Above Finish Floor (AFF), freshly painted walls, 1 ADA restroom with new fixtures, separate HVAC, separate electrical, 40-gallon electric hot water heater. Available Now.



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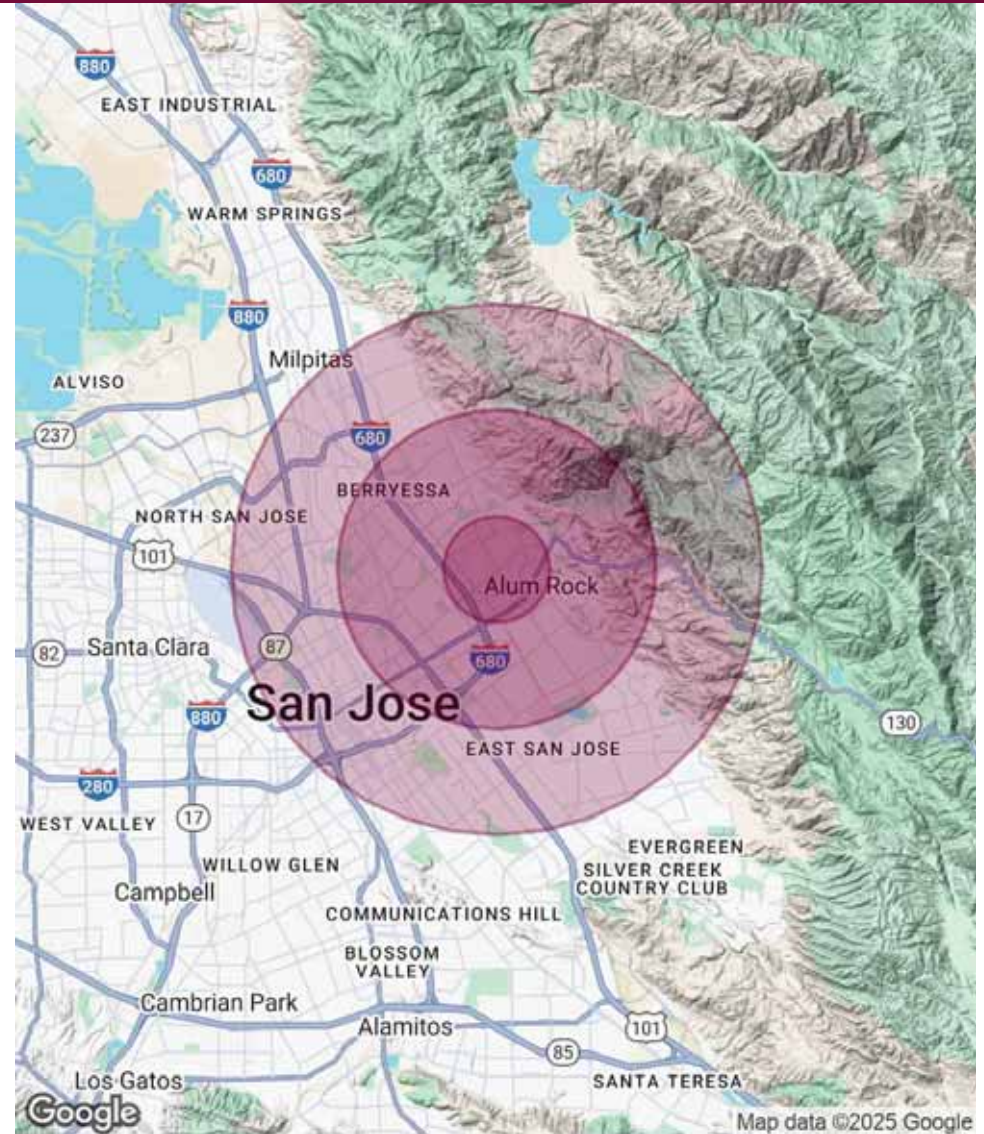
Population	1 Mile	3 Miles	5 Miles
Total Population	35,645	224,067	462,133
Average Age	38.1	37.3	36.7
Average Age (Male)	36.8	36.0	35.7
Average Age (Female)	39.3	38.6	37.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,047	60,482	135,363
# of Persons per HH	3.5	3.7	3.4
Average HH Income	\$111,805	\$121,684	\$124,100
Average House Value	\$716,825	\$762,633	\$743,585

\* Demographic data derived from 2020 ACS - US Census

**Traffic Counts 24 Hour ADT 2013**

N. White Road at McKee Road	15,847
McKee Road at La Pala Drive	19,700
McKee Road at Eastside Drive	22,500
McKee Road at Francis Drive	33,969



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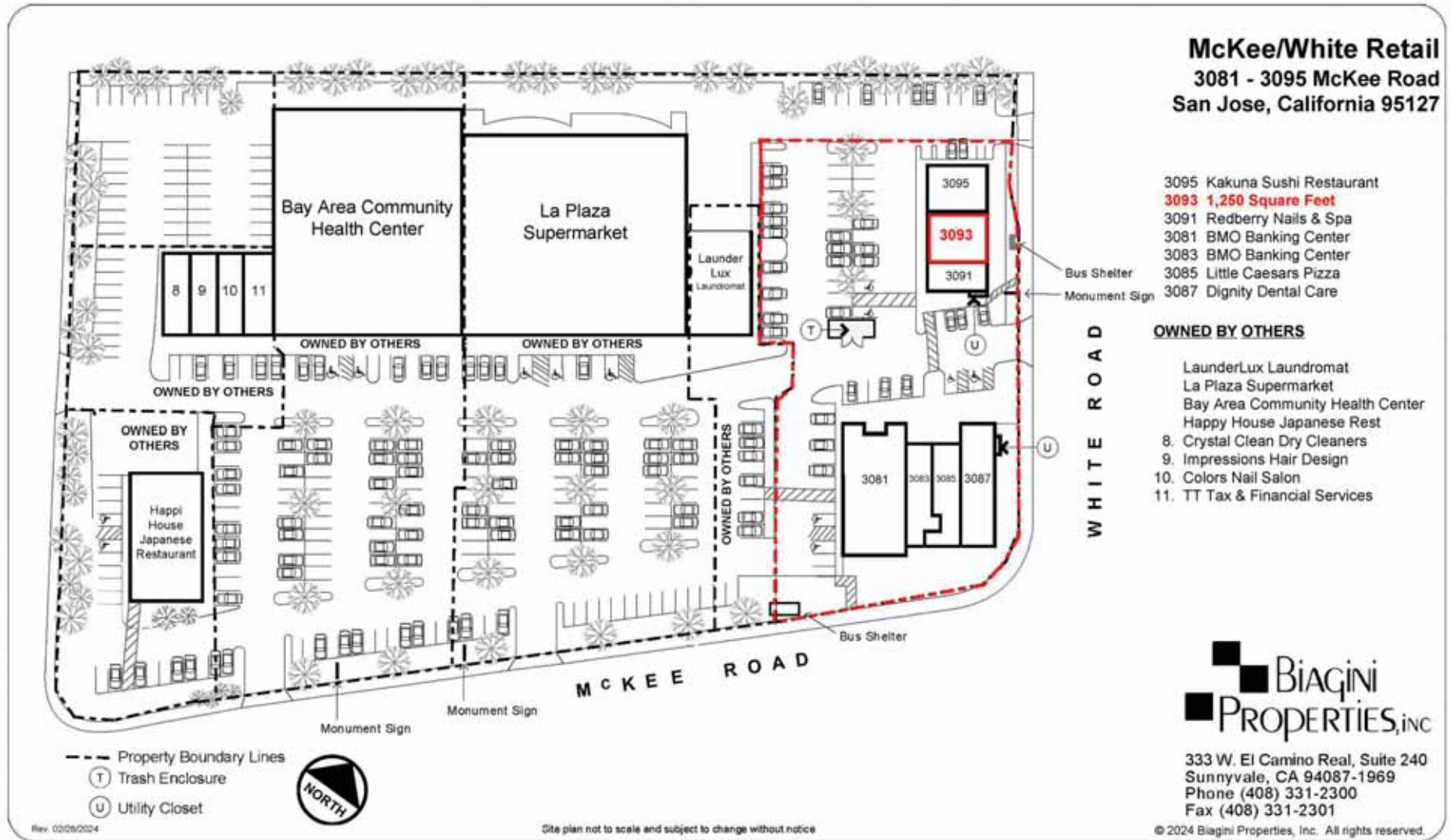
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