



Park Avenue Retail

1731-1749 Park Avenue
San Jose, CA 95126-2016



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. May 01, 2024



Park Avenue Retail Storefront



Park Avenue Retail - Hair Salon



Park Avenue Retail Storefront



Park Avenue Retail - Rear Outdoor Area



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Property Description

This attractive retail single story commercial building has storefront and street parking, great signage with nice interior improvements and rear storage areas. Recently renovated with all new electrical system, lighting, HVAC and more. Great foot traffic with over 1,033 students enrolled at Hoover Middle School.

Location Description

Excellent location in San Jose-Rose Garden District just a few blocks off The Alameda, minutes from I-880 and downtown San Jose. Located at the intersection of Park Avenue and Naglee Avenue across the street from Starbucks and adjacent to the landmark Rosicrucian Egyptian Museum. Affluent, well-established neighborhood surrounded by a good mix of retail, office, apartments and single-family residential units.



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Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.29 SF/Month - 2024
Number Of Units:	4
Available SF:	1,196 SF
Lot Size:	0.19 Acres
Building Size:	4,274 SF

Nearby Tenants

Kumon Learning Center, Cleaners Connections, Park Station Hashery, Sola Salon and Starbucks

Property Highlights

- Excellent Location for College Counseling or After School Learning
- Across from Hoover Middle School & Lincoln High School
- Desirable Rose Garden District
- Excellent Demographics
- Storefront Parking
- Recently Renovated Interiors
- Highly Visible Exterior Signage in Illuminated Sign Cabinet Box



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Lease Information

Lease Type:	NNN
Total Space:	1,196 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1749 Park Avenue	Available	1,196 SF	NNN	Negotiable	± 23' W x 54' 6" D. Former Hair Salon. End cap unit, jewel box storefront glass and glass entrance door, high sheetrock ceilings (over 11' high AFF (Above Finish Floor), upgraded surface mounted fluorescent lights, minimum of 5 hair stations with separate electric outlets, painted concrete floors, manicure area, plumbing stub outs for 2 shampoo bowls, color mixing area with upgraded red cabinets above & below with quartz countertops, 1 ADA restroom with upgraded marble floors & pedestal sink, laundry room with stub outs for washer dryer, closet with hot water heater and mop sink, separate HVAC, new upgraded separate 3-phase electrical panel (200 Amps; 1 Phase 120/208V) derived from 3 phase 4 wire system; rear door to secured backyard patio area ideal for employee breaks. Available Now.



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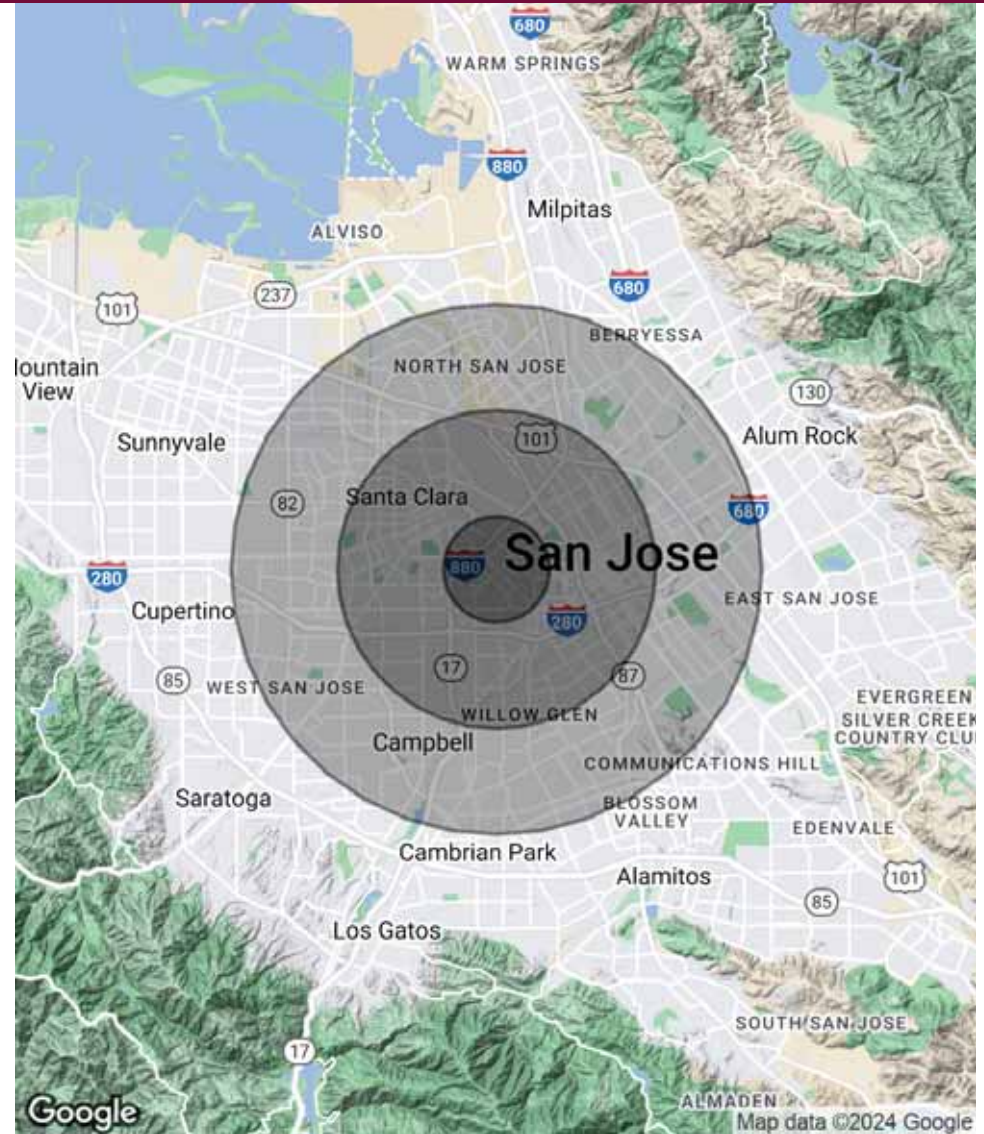
Population	1 Mile	3 Miles	5 Miles
Total Population	26,869	239,917	636,665
Average Age	36.1	35.6	36.7
Average Age (Male)	35.5	35.0	36.0
Average Age (Female)	36.2	36.3	37.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,324	93,873	232,924
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$151,303	\$132,167	\$142,203
Average House Value	\$1,029,074	\$889,766	\$918,393

2020 American Community Survey (ACS)

Traffic Counts - 24 Hour ADT as of 2015

Park Avenue at Randol Avenue	11,380
Park Avenue at Luxor Court	12,279
Naglee Avenue at Papyrus Lane	12,904
Park Avenue at Magnolia Avenue	13,755
The Alameda at Asbury Street	27,066



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Park Avenue

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1731-1749 Park Avenue
San Jose, CA 95126

1731 Cleaners Connections
1737 On The Corner Music
1743 Kumon Learning Center
1749 1,196 Square Feet

Park Avenue Music Center
(adjacent building not a part)

Property Line

rev: 07/25/2023

Site plan not to scale and subject to change without notice

Biagini
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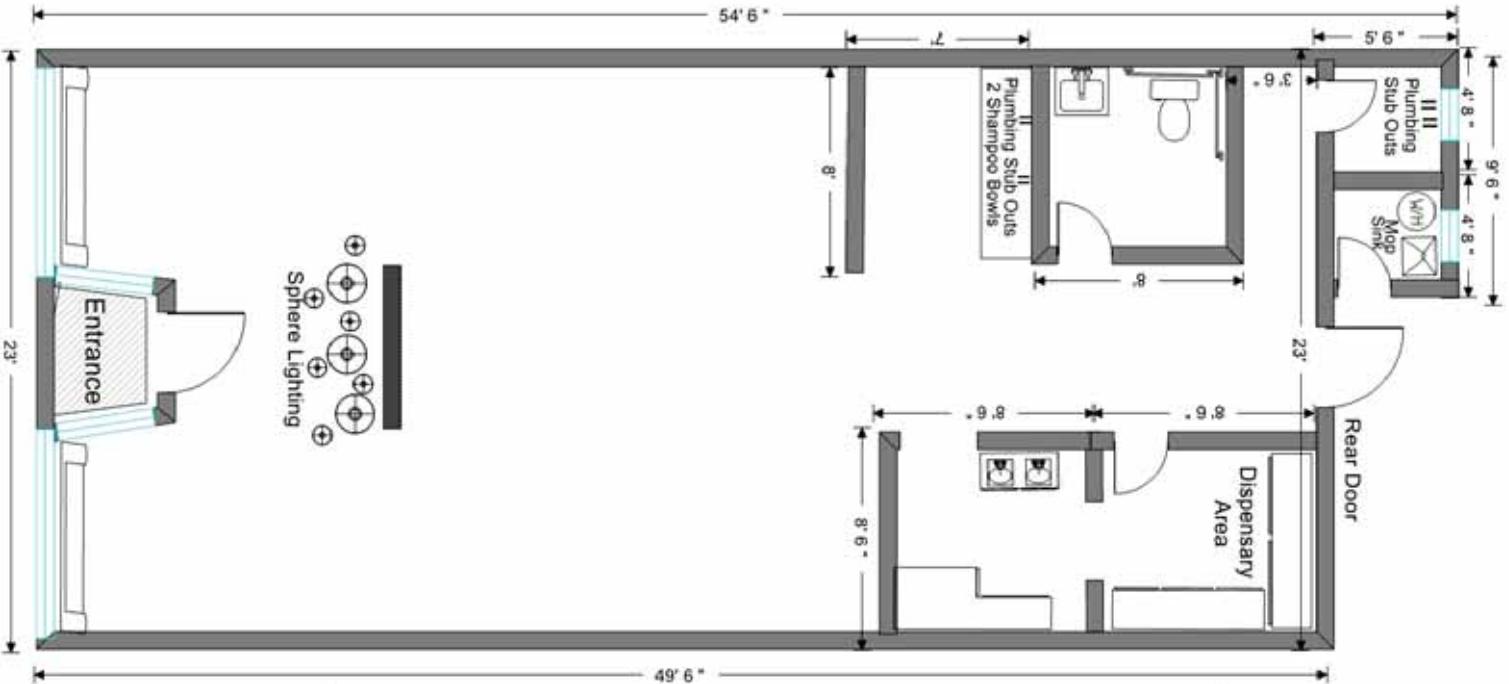
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 ± 1,196 Square Feet (± 23' W x 54' 6" D)



Rev. 03/16/2024

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- Jewel Box Storefront Glass
- Glass Entrance Door
- High Sheetrock Ceilings (over 11' high AFF (Above Finish Floor))
- Upgraded Surface Mounted Fluorescent Lights
- Minimum of 5 Hair Stations with Separate Electric Outlets
- Painted Concrete Floors
- Manicure Area
- Plumbing Stub Outs for 2 Shampoo Bowls
- Color Mixing Area with Upgraded Red Cabinets Above & Below with Quartz Countertops
- 1 ADA Restroom with Upgraded Marble Floors & Pedestal Sink
- Laundry Room with Stub Outs for Washer/Dryer
- Closet with Hot Water Heater & Mop Sink
- Separate HVAC
- New Upgraded Separate 3-Phase Electrical Panel (200 Amps; 1 Phase 120/208V) Derived from 3 Phase 4 Wire System
- Rear Door to Secured Backyard Patio Area



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