



# Curtner Plaza

699 Curtner Avenue  
San Jose, CA 95125



For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

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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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### Property Description

Elevate your business at 699 Curtner Avenue, a highly sought-after retail center offering prime visibility at a signalized intersection with easy access to Highway 87 and Curtner off-on ramps. Stand out with exceptional building signage that ensures your brand captures the attention of the high traffic volume passing by. With the added convenience of ample parking and the VTA Light Rail Station located just across the street, this location provides unparalleled accessibility for your customers.

### Offering Summary

Lease Rate:	\$2.50 SF/month
Estimated NNN Charges	\$1.49 SF/month - 2024
Number Of Units:	4
Available SF:	1,125 SF
Building Size:	5,000 SF

### Property Highlights

- High Traffic & Visible Retail Center
- Signalized Intersection at Highway 87 & Curtner Off-On Ramps
- Great Building Signage
- Across from VTA Light Rail Station & Cathedral of Faith
- Ample Parking
- Separately Metered Utilities (except water & trash)
- Non-Fire Sprinklered Building



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**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,125 SF	Lease Rate:	\$2.50 SF/month

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 699-#130 Curtner Avenue	Available	1,125 SF	NNN	\$2.50 SF/month	Former MetroPCS. Full height storefront glass, 100% drop t-bar 9' 5" AFF (Above Finish Floor) with fluorescent lighting, 1 large storage room/office, 1 ADA restroom, separate 200 Amp; 3 PH; 4W electrical panel, separate HVAC, separate gas meter. Available Now.  * 2024 Estimated NNN includes trash and water.



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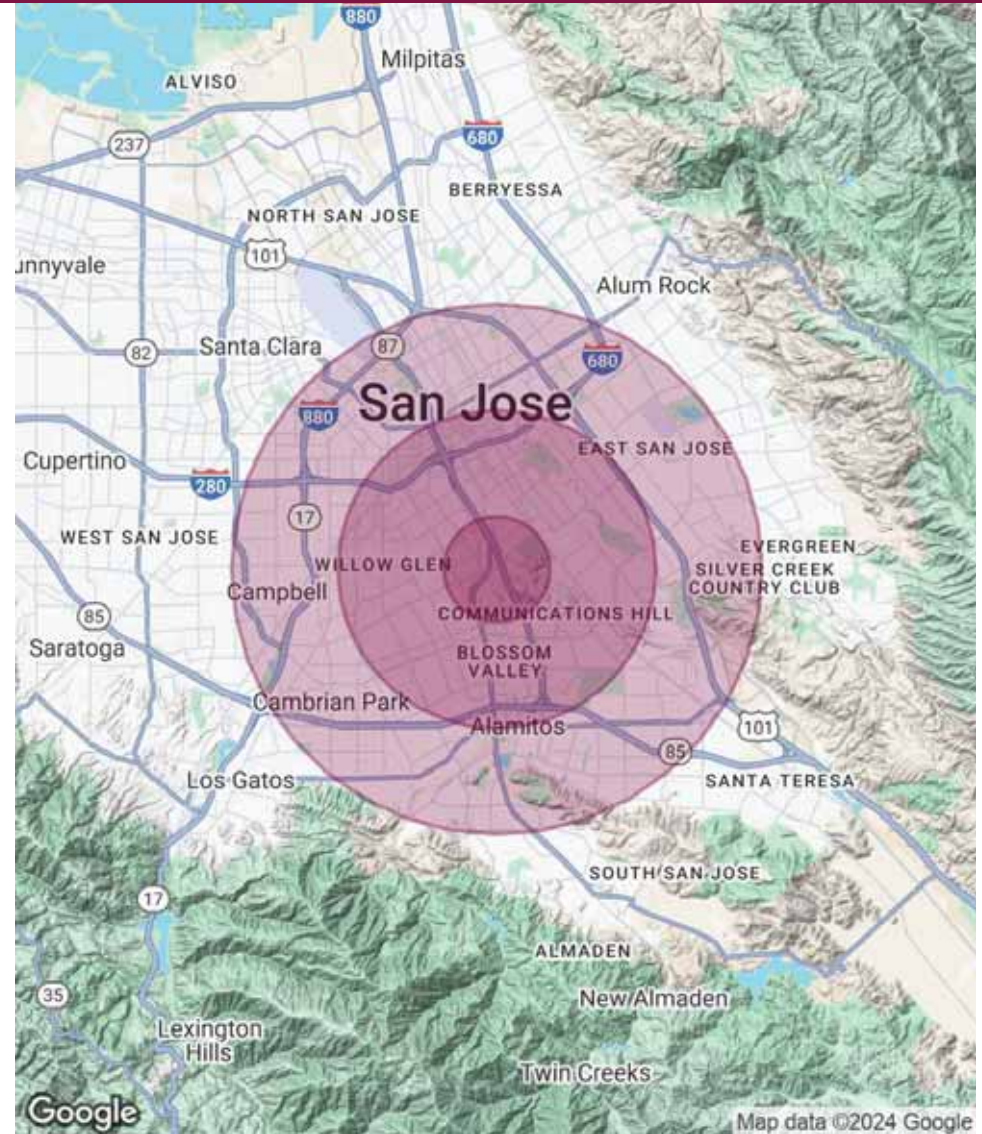
Population	1 Mile	3 Miles	5 Miles
Total Population	21,265	236,461	612,150
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,895	80,329	203,062
# of Persons per HH	2.7	2.9	3
Average HH Income	\$190,799	\$173,228	\$180,206
Average House Value	\$1,216,897	\$1,167,893	\$1,213,355

Demographics data derived from AlphaMap

**Traffic Count 24 Hour ADT**

Curtner Avenue at Almaden Road	23,852
Curtner Avenue at Canoas Garden Avenue	38,000
Curtner Avenue at Unified Way	38,610
Almaden Expressway at Almaden Road	41,190
Curtner Avenue at Guadalupe Parkway	107,500
Highway 87 at Curtner Avenue	131,700
Guadalupe Parkway at Carol Drive	139,700



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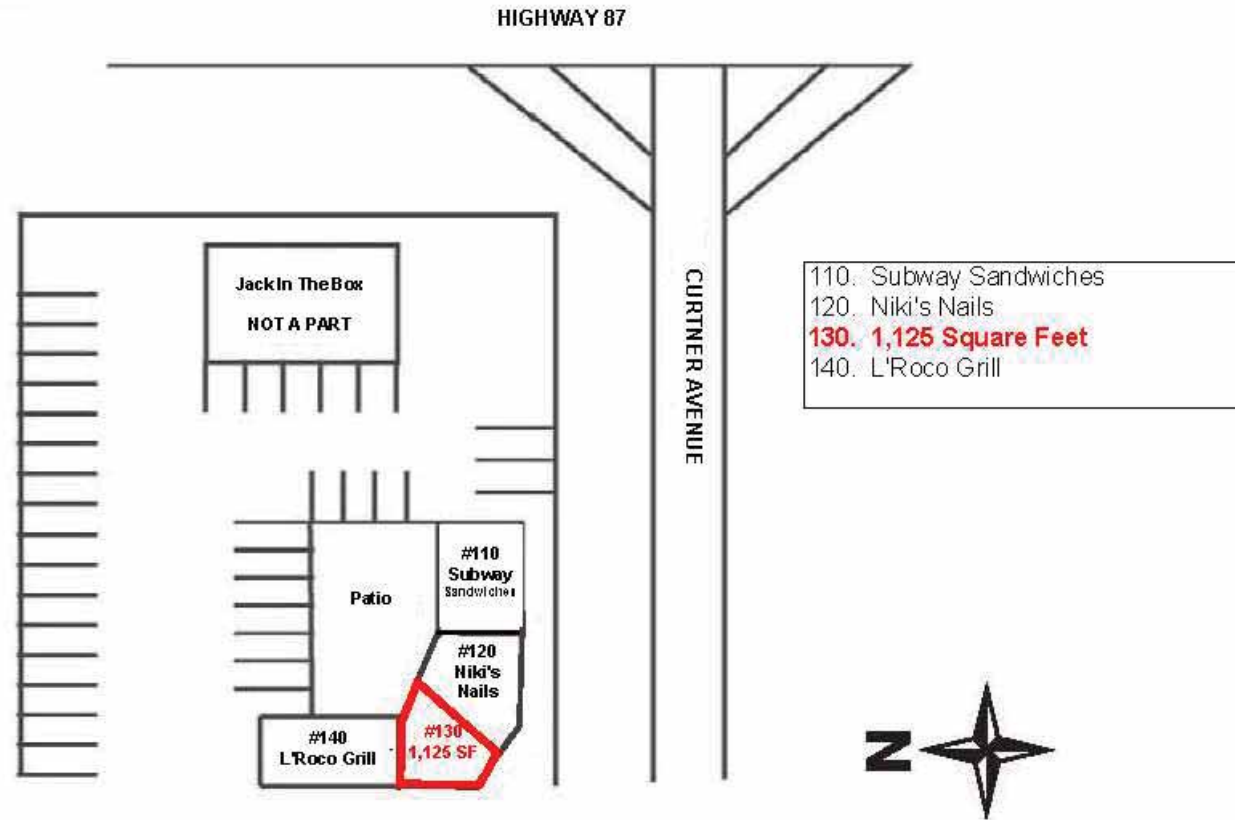
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**CURTNER PLAZA**  
**699 Curtner Avenue, Suites 110-140**  
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Site plan not to scale and subject to change without notice

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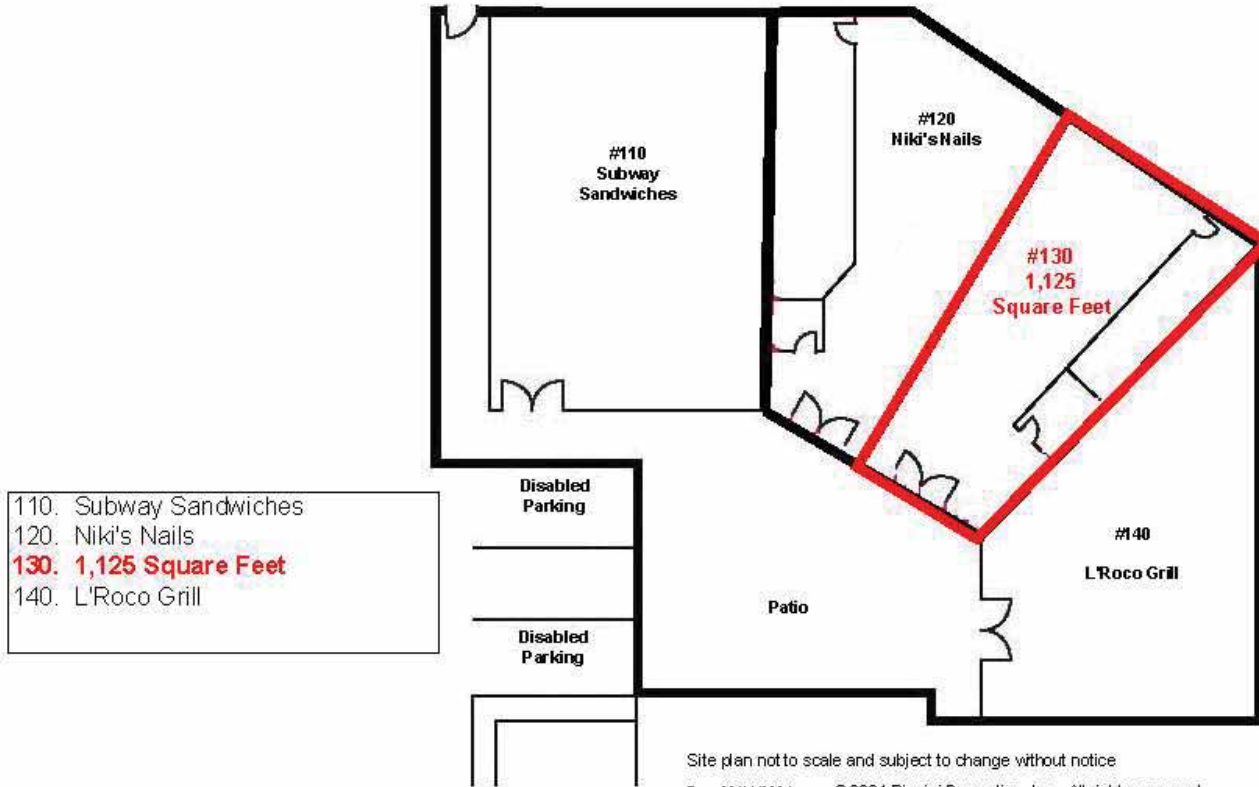
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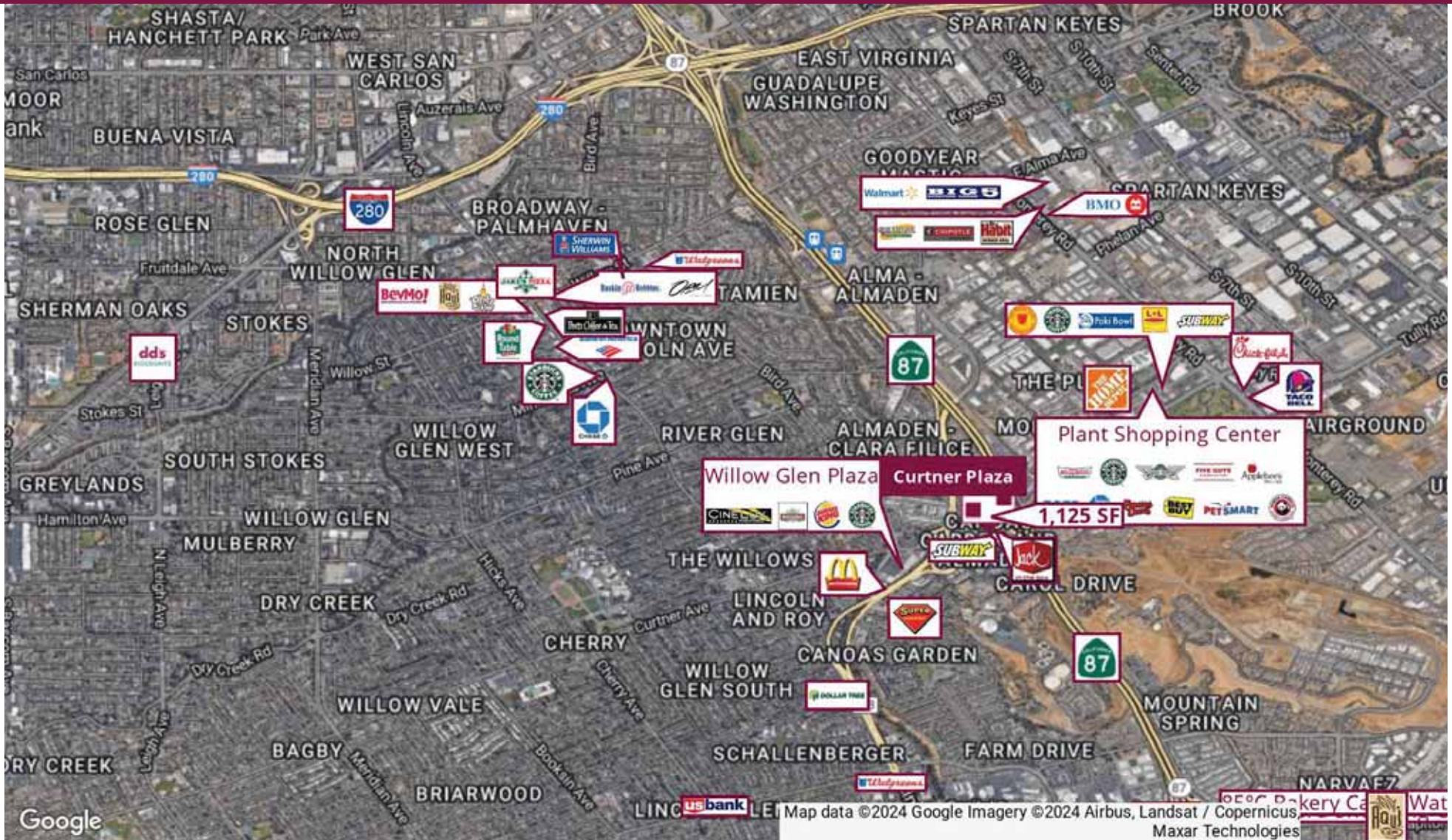
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