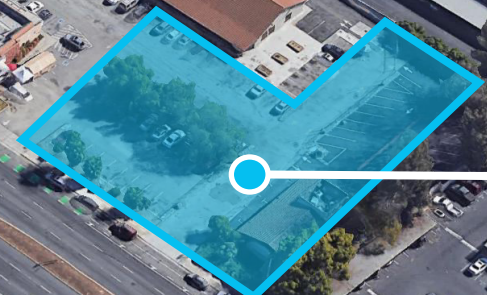


N. JACKSON AVENUE: 30,485 ADT

REGIONAL MEDICAL CENTER
2,000+ EMPLOYEES



MCKEE ROAD: 25,037 ADT



SITE

2102 & 2122 MCKEE ROAD
SAN JOSE, CA | RETAIL AVAILABLE FOR LEASE



PROPERTY PROFILE

PROPERTY HIGHLIGHTS

● LOCATION:

- 2102 & 2122 McKee Road
San Jose, CA

● AVAILABLE SF:

- ± 1,800 SF (Existing
Restaurant)
- Drive-Thru Pad Available
(Ground Lease)

● LEASE PRICE:

- Please Inquire W/ Broker

- Restaurant Ready Space Available

- Signalized Intersection

- Adjacent to Regional Medical Center
with over 2,000 Employees

- Fronting High Traffic East/West Arterial

- Underserved Trade Area

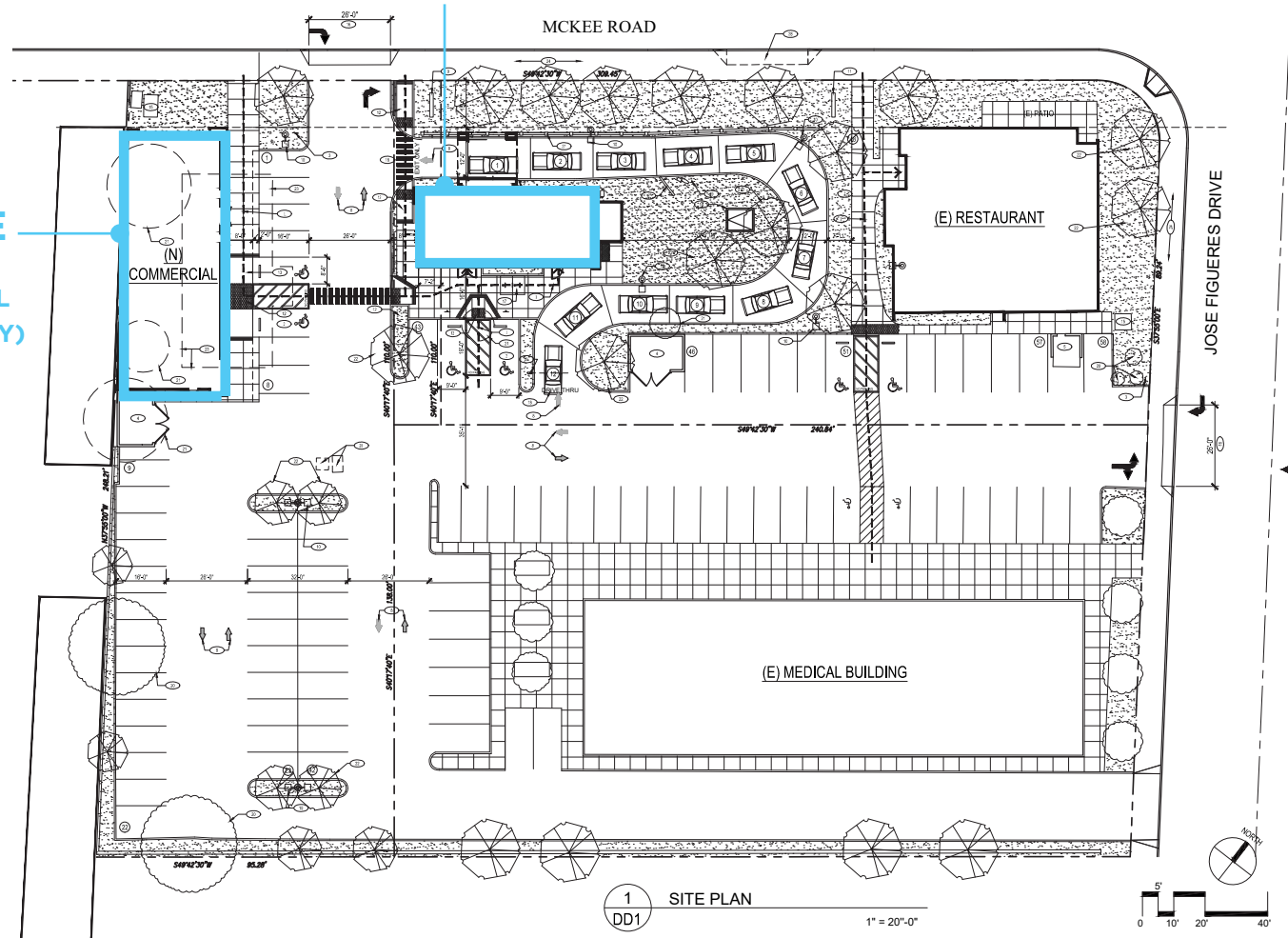
SITE PLAN

**DRIVE-THRU
PAD AVAILABLE
(APPROVED PLANS)**

KEY TO SHADING

- LANDSCAPED AREAS
- HARDSCAPE AREAS

**AVAILABLE
1,800 SF
FORMER TACO BELL
(RESTAURANT READY)**



DEMOGRAPHICS



POPULATION

1 MILE | 40,733
2 MILES | 153,864
3 MILES | 295,268



DAYTIME POPULATION

1 MILE | 10,000
2 MILES | 32,873
3 MILES | 108,302

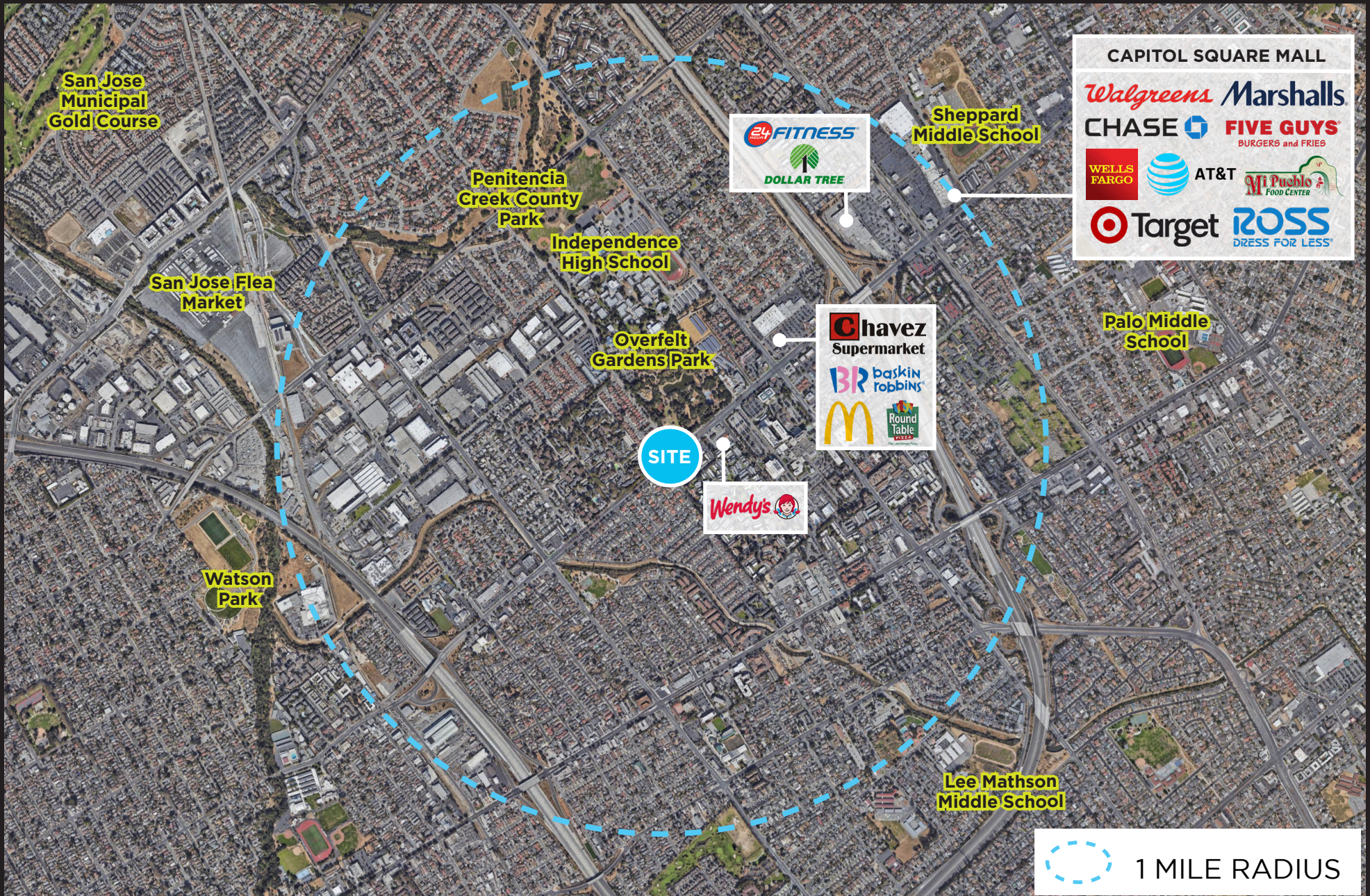


AVERAGE HHI

1 MILE | \$69,613
2 MILES | \$82,164
3 MILES | \$87,800

TRAFFIC COUNTS

- Mckee Road 25,037 ADT
- N Jackson Avenue 30,485 ADT



AERIAL MAP



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