



**FOR LEASE**

RETAIL PROPERTY

# Mt Pleasant Shopping Center

3074 Story Rd  
San Jose, CA 95127

**LEASE RATE: MARKET RATE**



**Jeffrey Helm**

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Executive Summary

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### OFFERING SUMMARY

<b>Lease Rate:</b>	Inquire with Broker
<b>Building Size:</b>	126,428 SF
<b>Available SF:</b>	3,763 - 3,791 SF
<b>Lot Size:</b>	11.04 AC
<b>Zoning:</b>	CP (Commercial Pedestrian)
<b>APNS:</b>	488-03-009,010,011, & 014

### PROPERTY OVERVIEW

Mt Pleasant shopping center is strategically located in the Northeast area of San Jose, CA, and is easily accessible by car or public transportation. Situated in a high-traffic area, near major roads or highways, surrounded by dense residential neighborhoods.

It is located in a densely populated residential area, making it a convenient destination for local residents to shop and run errands. Mt Pleasant shopping center is home to a diverse mix of tenants, including anchor tenants (large retailers that draw in customers), specialty stores, restaurants, and services such as dentistry, salons, and retailers. The tenant mix is often curated to provide a variety of offerings to attract and retain customers.

The property may feature amenities such as ample parking, outdoor seating areas, restrooms, and well-maintained landscaping to enhance the customer experience.

Overall, shopping centers such as the Mt Pleasant Shopping Center are designed to provide a convenient and enjoyable shopping experience for consumers, while also generating revenue for the property owner and tenants.

### PROPERTY HIGHLIGHTS

- Conveniently located in a dense residential neighborhood
- Anchored by a Large high revenue grocer FoodMaxx
- Free rent is available to high-credit tenants, inquire with Broker
- Ample parking and visibility

### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	3,763 - 3,791 SF	Lease Rate:	Market Rate

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3050	3,763 SF	NNN	Market Rate	Retail
3046	3,791 SF	NNN	Market Rate	Retail

### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Additional Photos

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

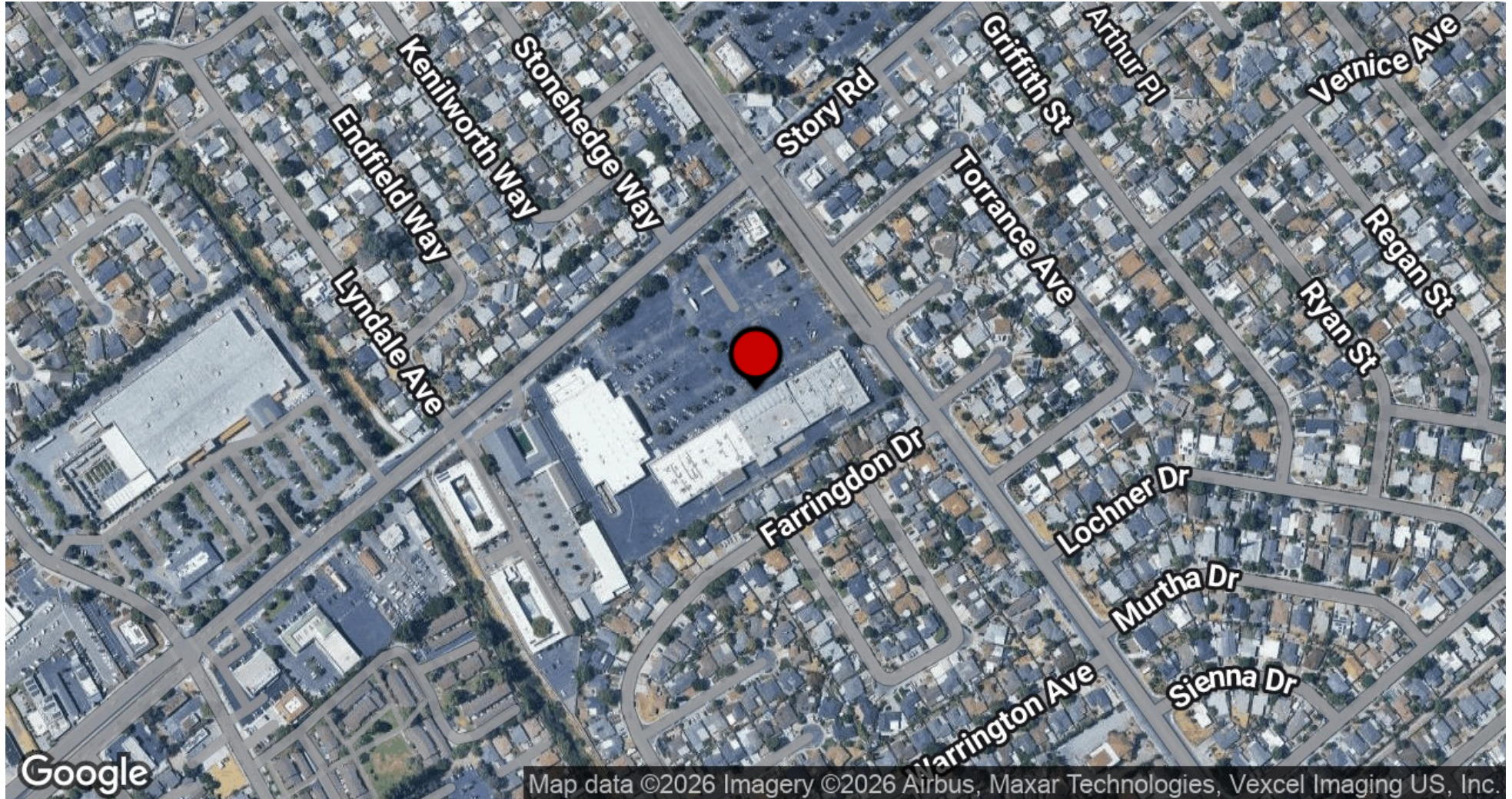
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Location Map

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127



### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Demographics Map & Report

## Mt Pleasant Shopping Center

3074 Story Rd, San Jose, CA 95127

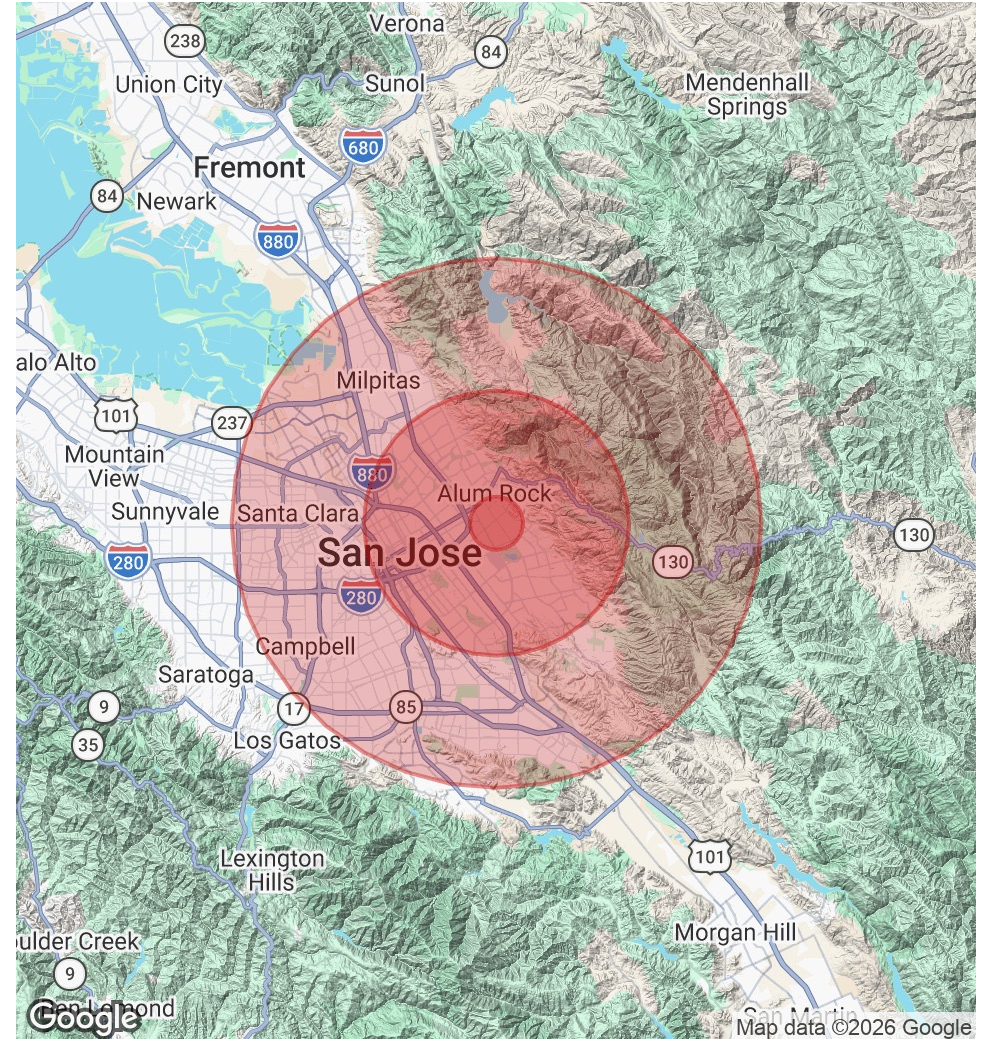


POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	41,885	489,139	1,254,336
<b>Average Age</b>	34.8	37.1	37.8
<b>Average Age (Male)</b>	34.1	36.1	36.9
<b>Average Age (Female)</b>	36.3	38.2	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	9,547	140,337	417,955
<b># of Persons per HH</b>	4.4	3.5	3.0
<b>Average HH Income</b>	\$102,717	\$123,682	\$143,940
<b>Average House Value</b>	\$672,008	\$746,976	\$872,199

RACE	1 MILE	5 MILES	10 MILES
<b>% White</b>	26.5%	25.4%	37.1%
<b>% Black</b>	1.3%	2.5%	3.0%
<b>% Asian</b>	22.9%	42.7%	38.3%
<b>% Hawaiian</b>	0.5%	0.6%	0.5%
<b>% American Indian</b>	1.1%	0.7%	0.6%
<b>% Other</b>	41.0%	20.7%	12.8%

2020 American Community Survey (ACS)



### Jeffrey Helm

Broker

CalDRE #01428618

949.624.0630

jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.