

# SECOND GENERATION CAFE SPACE FOR LEASE!

RETAIL PROPERTY FOR LEASE

1694 TULLY RD STE 10, SAN JOSE, CA 95122



## PROPERTY HIGHLIGHTS

- Second-generation café space with existing food-service buildout
- Mop sink, three-compartment sink, floor drain, and multiple 220V outlets in place
- Built-out counter/POS area and open dining room layout
- Excellent window line with abundant natural light
- Private enclosed patio for outdoor dining or events
- Plug-and-play configuration minimizes startup costs
- High-traffic Tully Road frontage with monument signage
- Located in the Argent Center, a fully leased retail property with established co-tenancy
- 70 shared parking spaces (3.5/1,000 SF ratio)
- Strong retail corridor in East San Jose-Willow Glen submarket - 5.5% vacancy rate (Costar)

## OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN)
Available SF:	2,135 SF
Lot Size:	1.55 Acres
Building Size:	19,826 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	2,126	8,502	30,381
Total Population	8,459	35,381	122,789
Average HH Income	\$108,726	\$130,469	\$139,934

## MIKE PRIOLO

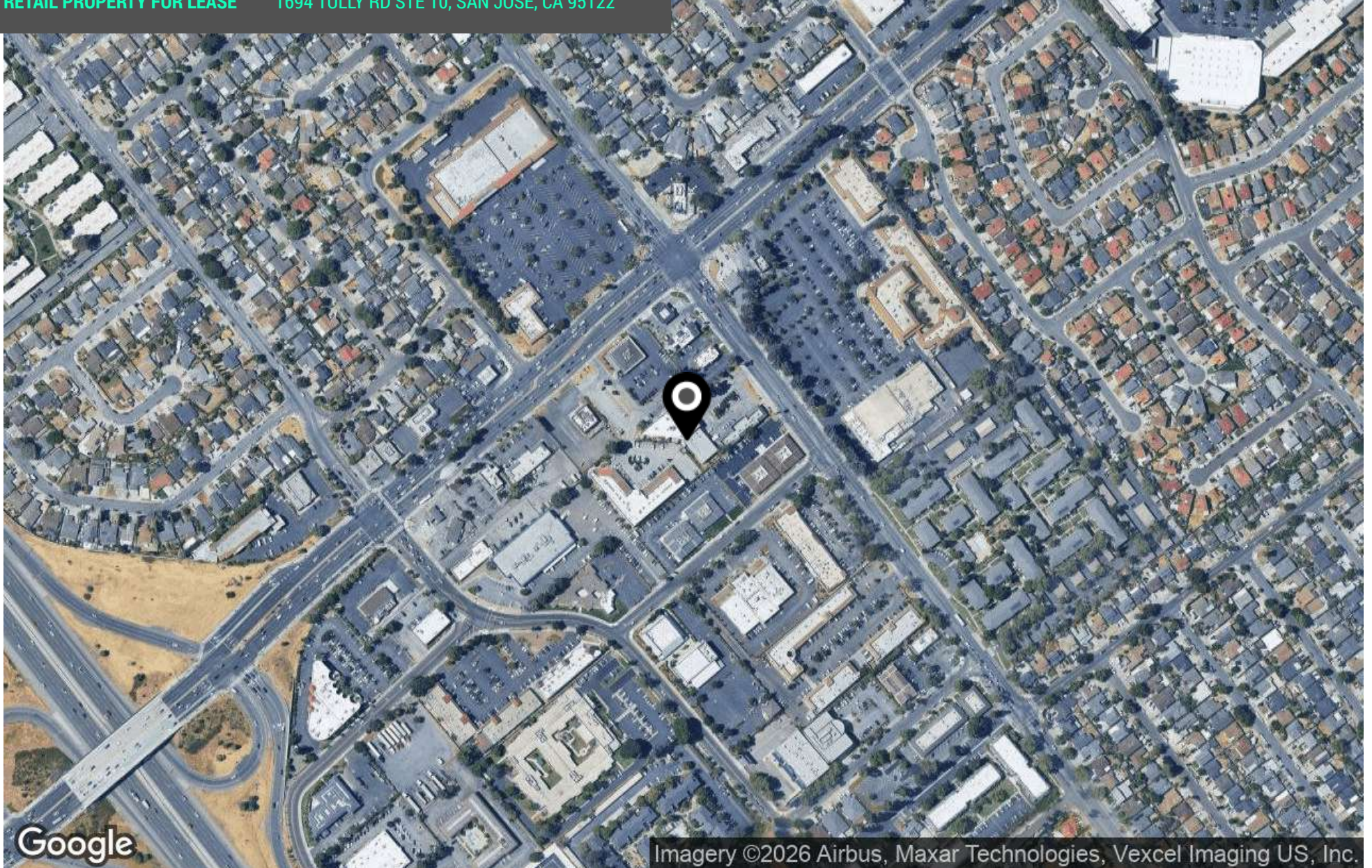
President  
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# LOCATION MAP

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Google

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# ADDITIONAL PHOTOS

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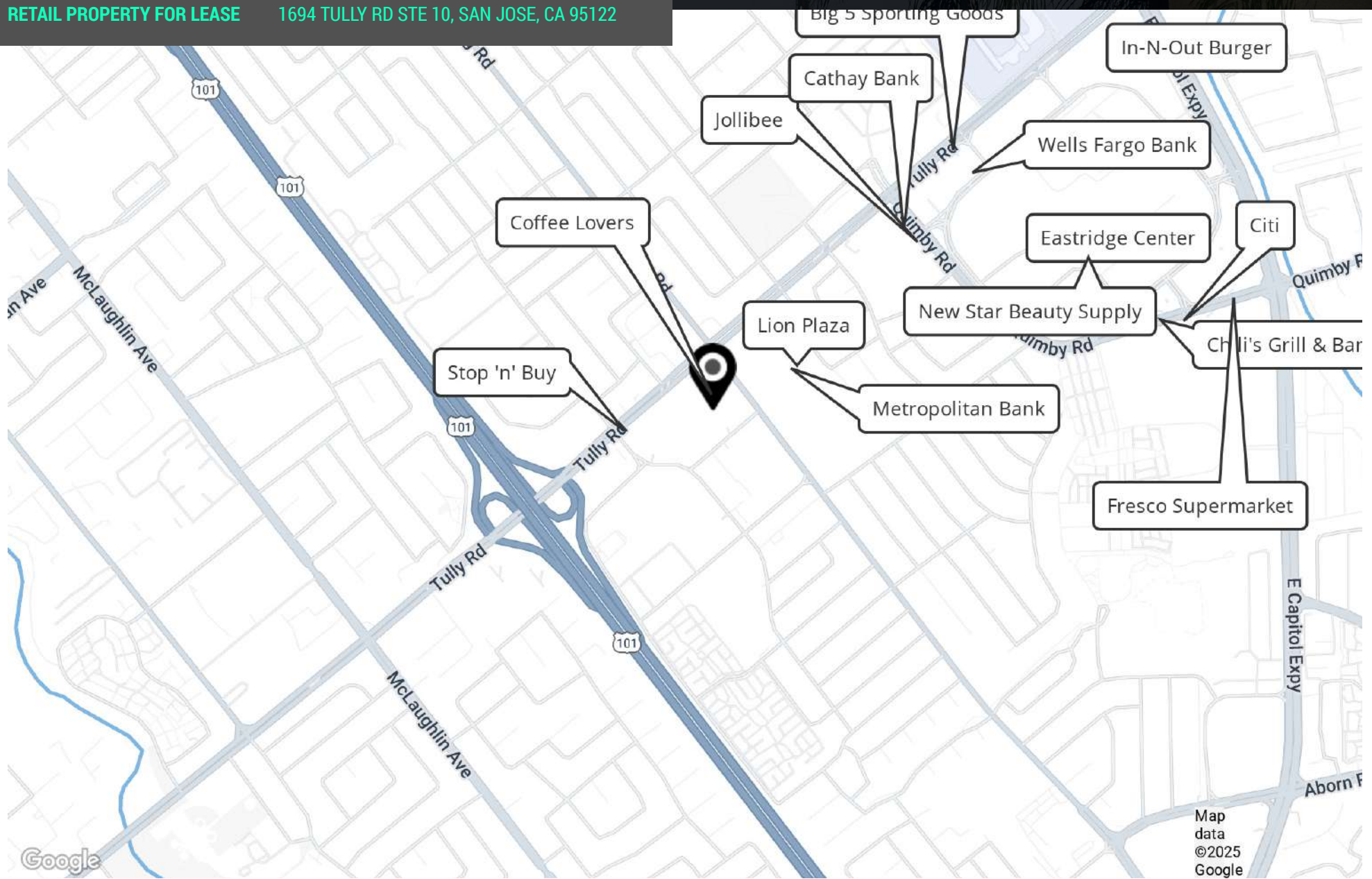
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# RETAILER MAP

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