
Retail | Office | Commercial For Lease



Story Road Center

2842-2860 Story Road
San Jose, CA 95127-3941



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

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Sunnyvale, CA 94087

Rev. August 26, 2026

www.biaginiproperties.com



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Location Description

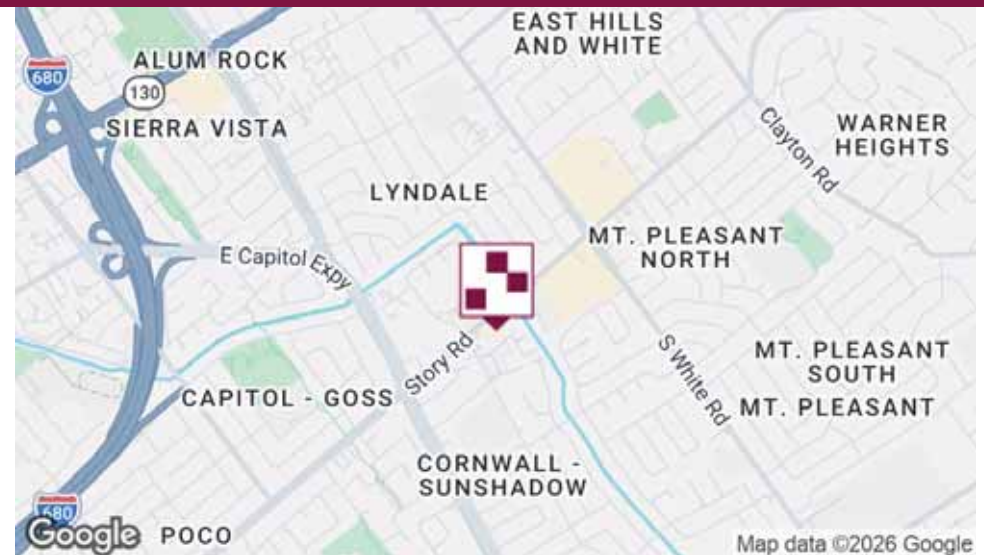
Discover the vibrant neighborhood surrounding Story Road Center in San Jose. Located in the heart of a bustling retail district, the area offers a diverse mix of shops, restaurants, and entertainment options, drawing in a steady flow of foot traffic. Within a short drive, tenants can find themselves at popular destinations such as Eastridge Mall, Lake Cunningham Park, and Raging Waters. The area is also surrounded by densely populated residential neighborhoods, providing a built-in customer base for retail and strip center tenants. With its central location and proximity to major transportation arteries, the location is primed for attracting both local and visiting shoppers.

Property Highlights

- Across from Home Depot
- Heavy Traffic Volumes & Excellent Exposure
- Monument Signage on Story Road plus Building Signage
- ADA Compliant Parking Lot
- 100% Fire Sprinkler
- Convenient Storefront Parking (57 Spaces)

Co-Tenants in The Area:

Home Depot, Rent-A-Center, Subway, Little Caesars Pizza, FoodMaxx, Shoe Palace, La Princesa International Bazaar, Starbucks, Cardenas Markets, dd's Discounts, Dollar Tree, Ross Dress for Less



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.74 SF/month - 2026
Number Of Units:	8
Available SF:	1,157 - 3,600 SF
Lot Size:	1.19 Acres
Building Size:	14,640 SF

Zoning:

PD, which allows all C-1 uses (Retail and Service uses)



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Population

	1 Mile	3 Miles	5 Miles
Total Population	41,572	234,461	490,138
Average Age	38	39	39
Average Age (Male)	37	38	39
Average Age (Female)	39	40	40

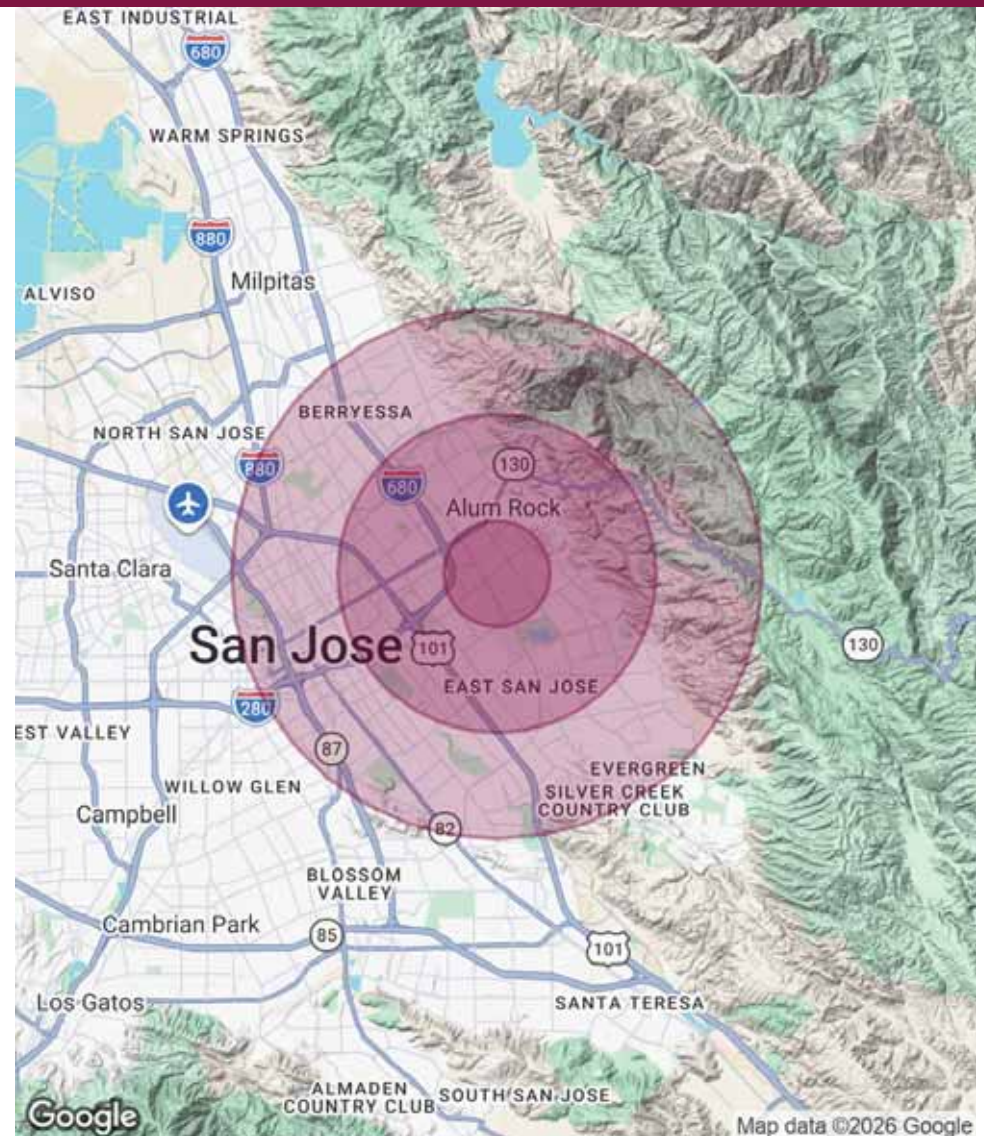
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,285	61,198	143,889
# of Persons per HH	4.5	3.8	3.4
Average HH Income	\$146,569	\$155,066	\$173,205
Average House Value	\$945,161	\$1,027,422	\$1,117,212

2020 American Community Survey (ACS)

Traffic Counts - 24 Hour ADT

Story Road at S. White Road SW	23,190
S. White Road at Story Road NW	29,640
Capitol Expressway at Story Road SE	75,090
Capitol Expressway at Foxdale Loop SE	78,000



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Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ 2842-#10 Story Road	3,600 SF	Negotiable	± 60' W x 60' D (faces Story Road). Formerly Rent-A-Center. Prime end cap unit, full height glass storefront with 2 glass entrance doors, rolling security gate along storefront windows, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lighting, large retail/sales open area, 3 offices, rear warehouse area, 1 ADA restroom, 3 grade level roll up doors (10' W x 10' H), rear man door, separate electrical panel rated 225 Amps; 3 PH; 4W, 2 separate HVAC units. Available Now.
■ 2842-#25 Story Road	1,157 SF	Negotiable	± 19' 6" W x 59' 3" D (faces Story Road). Full height glass storefront with glass entrance door, 100% drop t-bar ceiling, 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lighting, stainless steel mop sink with hot water, 1 ADA restroom, new upgraded Title 24 electrical panel rated 225 Amps; 3 PH; 4W; 120/208V, separate HVAC, alarm system. Available Now.
■ 2842-#40 Story Road	3,000 SF	Negotiable	± 49' 6" W x 61' D (faces rear parking lot). Currently occupied by Cosmo Prof. Double glass entrance doors, fully improved retail/office space, 100% drop t-bar ceiling, 12' AFF in showroom area (Above Finish Floor), 2' x 4' recessed fluorescent lighting, upgraded ceramic hardwood flooring, 1 ADA restroom, large storage room, 1 grade level roll up door (10' W x 12' H), storage/warehouse area with open beam ceiling, separate electrical panel rated 200 Amps; 3 PH; 4W; 120/208V, separate HVAC.
Available: On Short Notice. Please DO NOT disturb the occupant or its employees. Contact Mark for touring instructions.			



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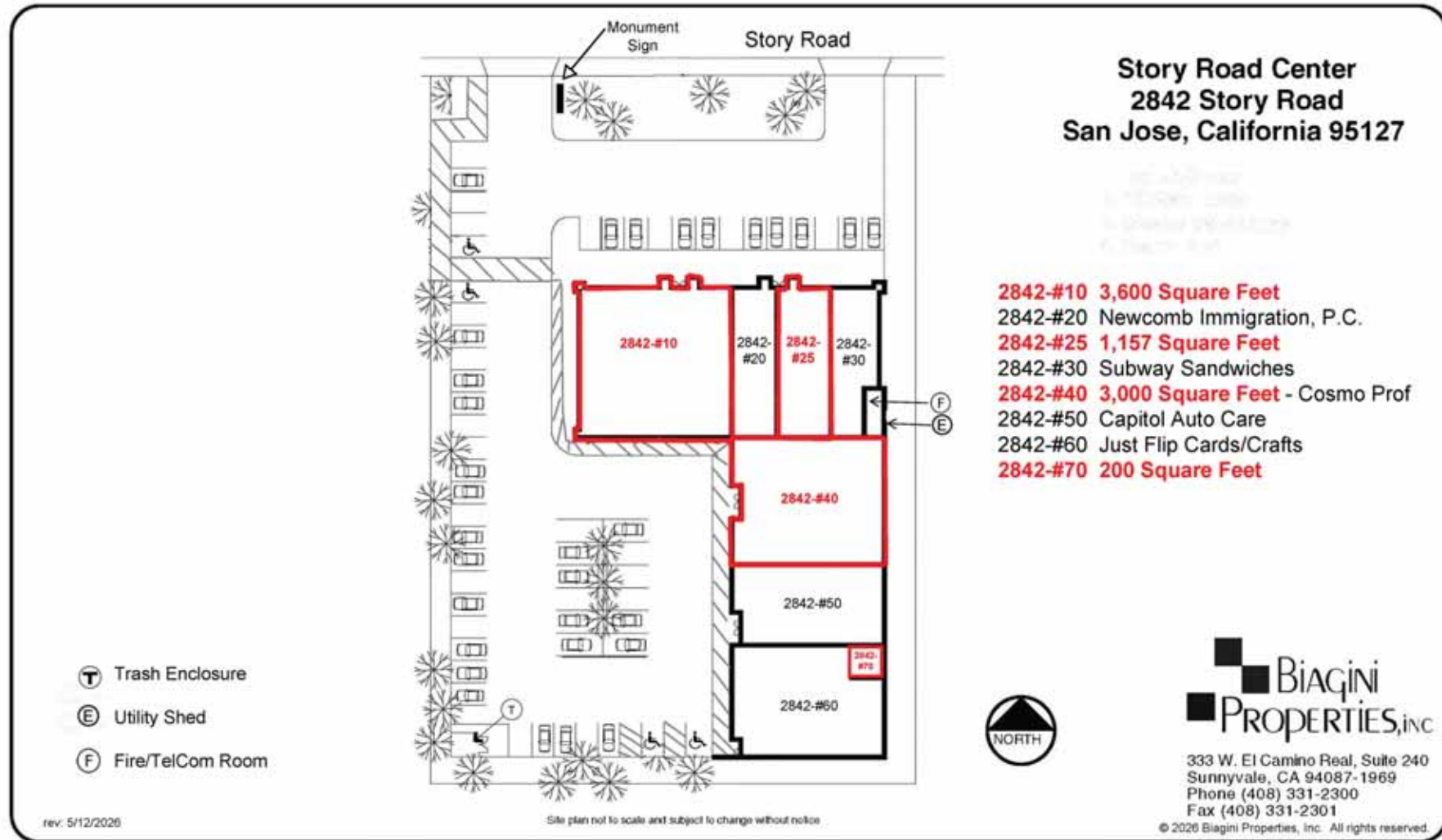
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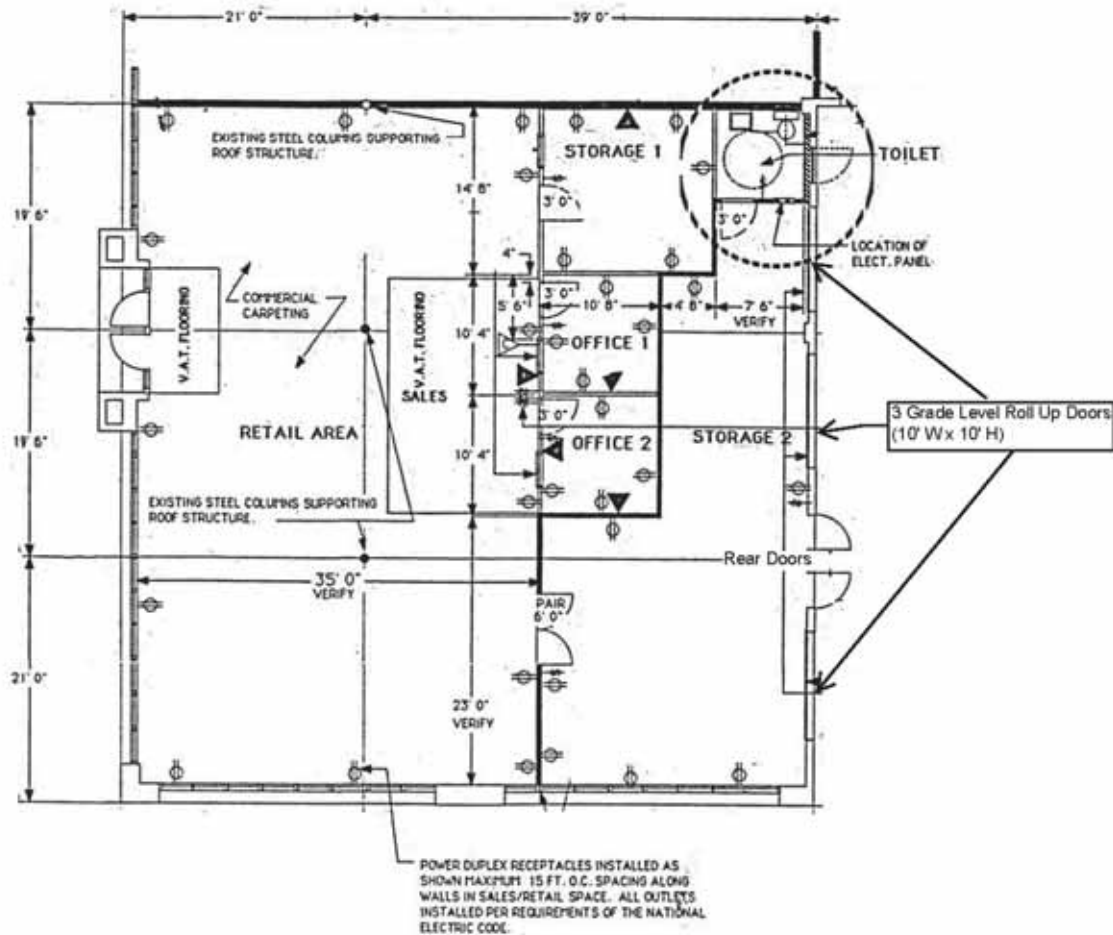
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STORY ROAD CENTER
2842-#10 Story Road | San Jose, CA 95127
± 3,600 Square Feet (SF) (± 60' W x 60' D)

- o Prime end cap unit
- o Full height glass storefront with double glass entrance doors
- o 100% Drop t-bar ceiling 10' AFF (Above Finish Floor)
- o 2' x 4' Recessed fluorescent lighting
- o Large retail/sales open area
- o 2 Offices
- o 2 Storage rooms
- o 1 ADA restroom
- o 3 Grade level roll up doors, 10' W x 10' H
- o Rear access doors
- o Separate electrical panel
- o Separate HVAC



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2842-#10 Interior



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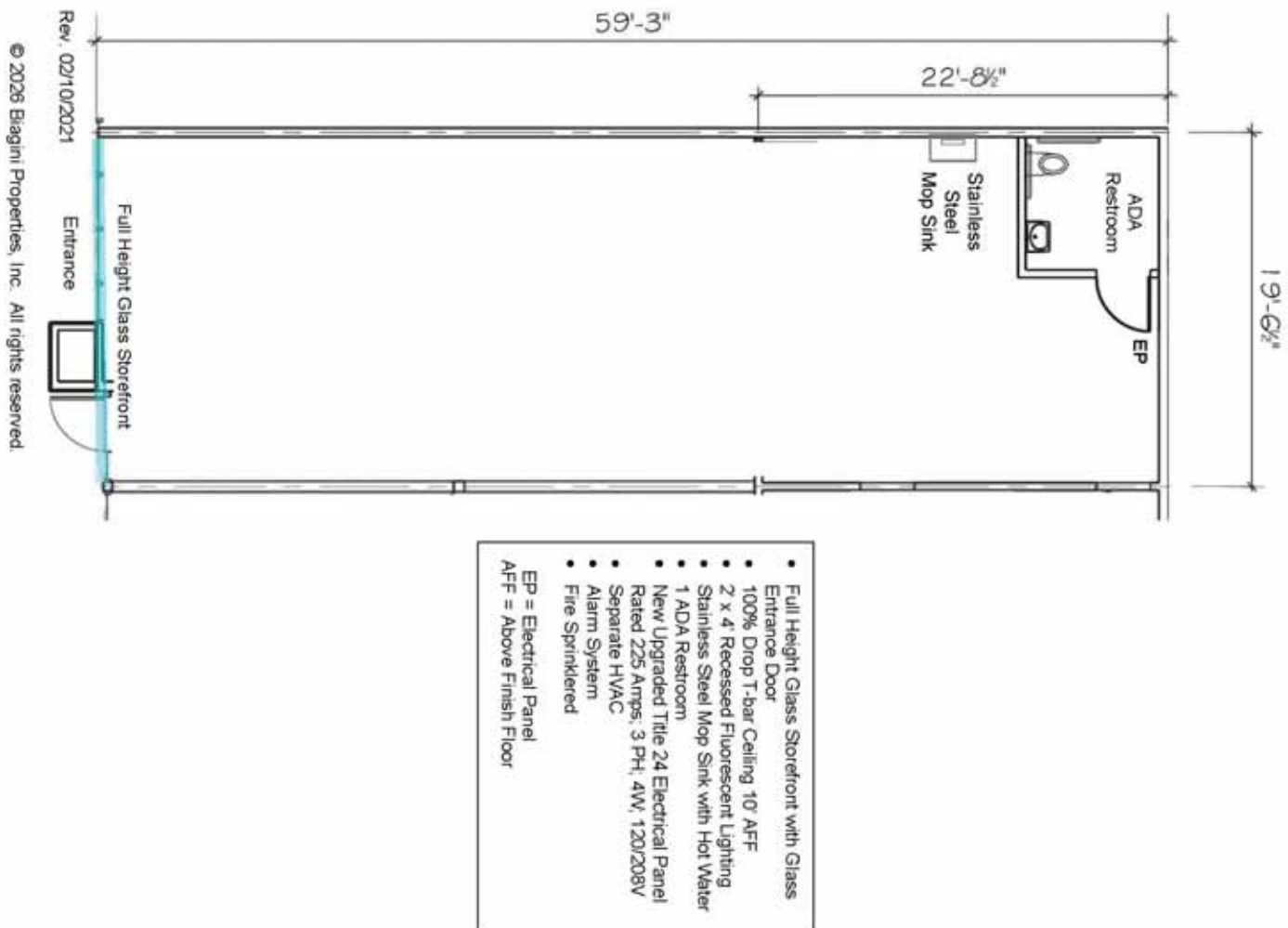
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2842-#40 Story Road - Interior



2842-#40 Story Road - Interior (Showroom - Upgraded Ceramic Hardwood Flooring)



2842-#40 Story Road - Interior



2842-#40 Story Road - Interior (Storage/Warehouse Area - Open Beam Ceiling)



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