

2,400± SF Former Coffee/Café For Lease

Located Right Of Hwy 101 & Tully Rd

2444 Alvin Avenue, San Jose

BOBBY FACCHINO

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- Available Space: 2,400 ± SF
- Rent: \$4.00 PSF Plus NNN Charges
- Former Luv Café restaurant Space
- Large, open interior area providing ample seating for customers
- Bar area for employees to serve customers
- Sink & drainage area for cooking
- Room to store dried goods
- Two separate bathrooms
- Electrical closet with drain for cleaning supplies
- Outdoor patio area for dining
- Located right of HWY 101 & Tully Road
- High daily traffic counts
- Plenty of parking for customers

INTERIOR PHOTOS



INTERIOR PHOTOS





Arcadia
Ballpark

E Capitol Expy



2444 Alvin Ave

Tully Rd

Lucky

San Jose State University
Aviation Campus



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	38,024	271,417	590,235
Households	9,523	71,896	182,368
Average Household Size	3.96	3.68	3.17
Owner Occupied Housing Units	5,184	39,063	94,760
Renter Occupied Housing Units	4,339	32,833	87,608
Median Age	38.4	37.6	38.4
Median Household Income	\$113,174	\$122,578	\$138,559
Average Household Income	\$155,401	\$173,070	\$193,262

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