



Alum Rock Plaza

2652 Alum Rock Avenue
San Jose, CA 95116-2663



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Discover the vibrant neighborhood surrounding Alum Rock Plaza in San Jose where a bustling mix of community and commerce awaits. Situated in the heart of an engaging retail hub, this area draws in a diverse, active consumer base from nearby residential neighborhoods, contributing to a steady flow of foot traffic. Within close proximity, notable attractions like the Mexican Heritage Plaza and Emma Prusch Farm Park offer alluring experiences that enrich the community fabric. With its strategic location and exciting nearby points of interest, the area is an ideal destination for retail and neighborhood center tenants seeking to captivate and connect with the local clientele.

Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.83 SF/month - 2026
Number Of Units:	6
Available SF:	900 SF
Lot Size:	27,443 SF
Building Size:	6,411 SF



Property Highlights

- Heavy Traffic Volumes
- Easy Freeway Access to I-680 at Alum Rock Avenue
- High Visibility Pad Space with Great Exposure to Alum Rock Avenue at Capitol Avenue
- Ample Parking
- Great Signage
- Near Light Rail on Capitol Avenue
- Non Fire Sprinklered Building



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Lease Information

Lease Type:	NNN \$1.71 SF/month	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	\$3.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2652-C Alum Rock Avenue	Available	900 SF	NNN	\$3.50 SF/month	± 15' W x 60' D. Formerly Smart Mart. o Full-height glass storefront o Drop T-bar ceiling at 9' AFF (Above Finished Floor) o 2' x 4' recessed fluorescent lights o 1 Non-compliant ADA restroom o 1 Mop sink o Separate HVAC o Separate electrical panel (100 Amp; 3 PH; 4 W; 208/120V) Availability: Now



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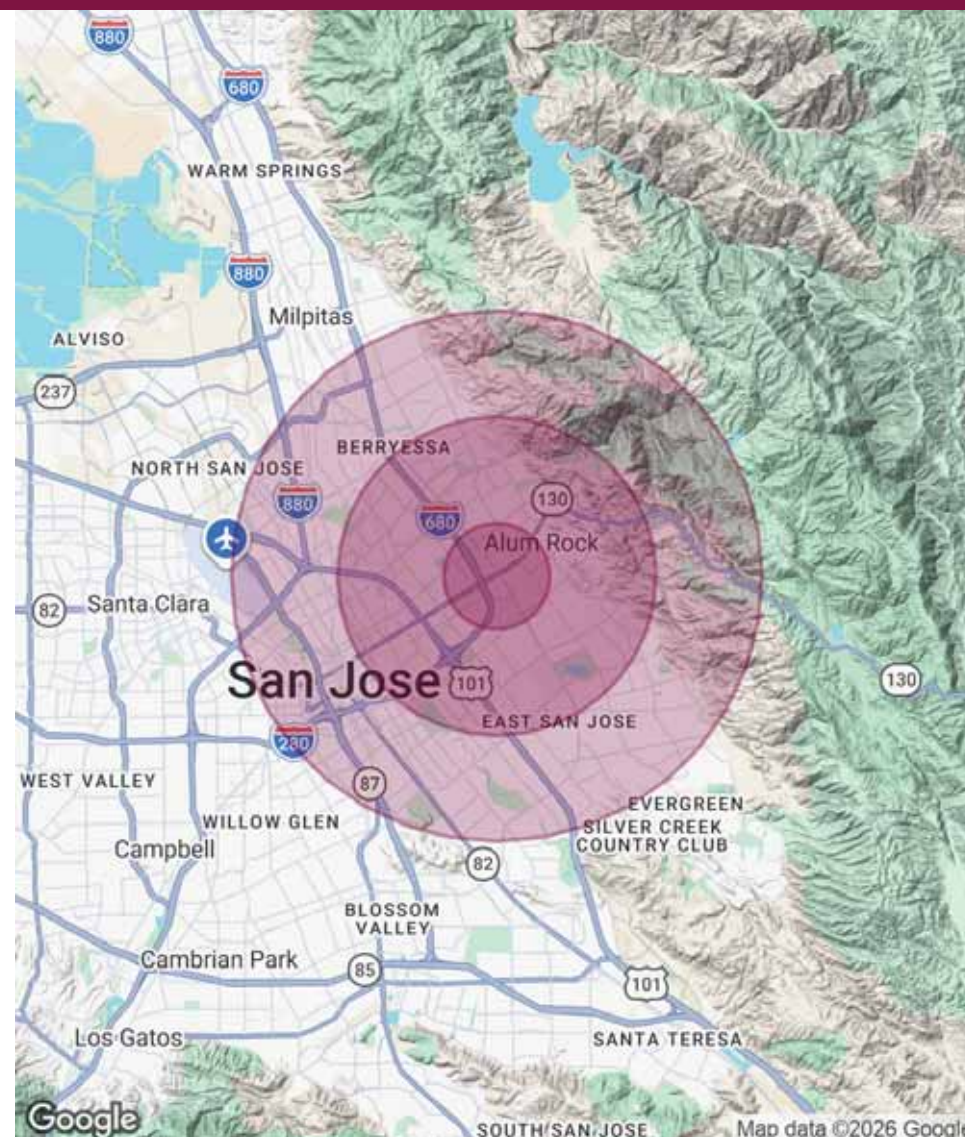
Population	1 Mile	3 Miles	5 Miles
Total Population	41,047	241,937	492,889
Average Age	37.5	37.8	38.0
Average Age (Male)	35.4	36.7	37.1
Average Age (Female)	40.0	39.2	39.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,301	65,566	148,613
# of Persons per HH	3.6	3.7	3.3
Average HH Income	\$112,961	\$153,991	\$165,049
Average House Value	\$851,227	\$1,041,047	\$1,084,159

2023 American Community Survey (ACS)

Traffic Counts ADT 2018

Alum Rock Avenue at N. Capitol Avenue	34,500
Alum Rock Avenue at I-680 SW	35,000
Alum Rock Avenue at Pleasant Ridge Avenue	36,000
Capitol Expressway at Massar Avenue E	73,000
I-680 at Alum Rock Avenue	209,000



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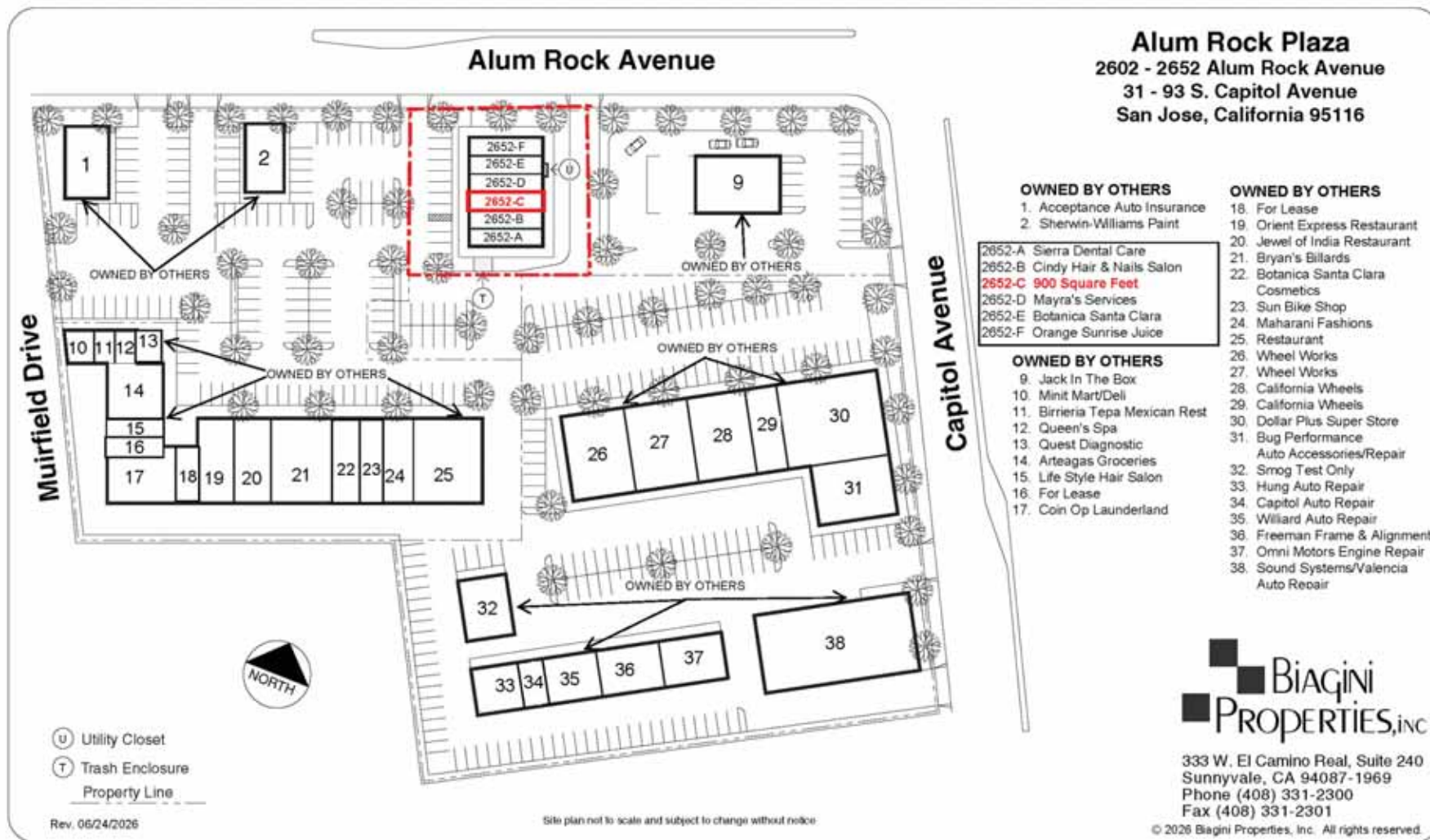
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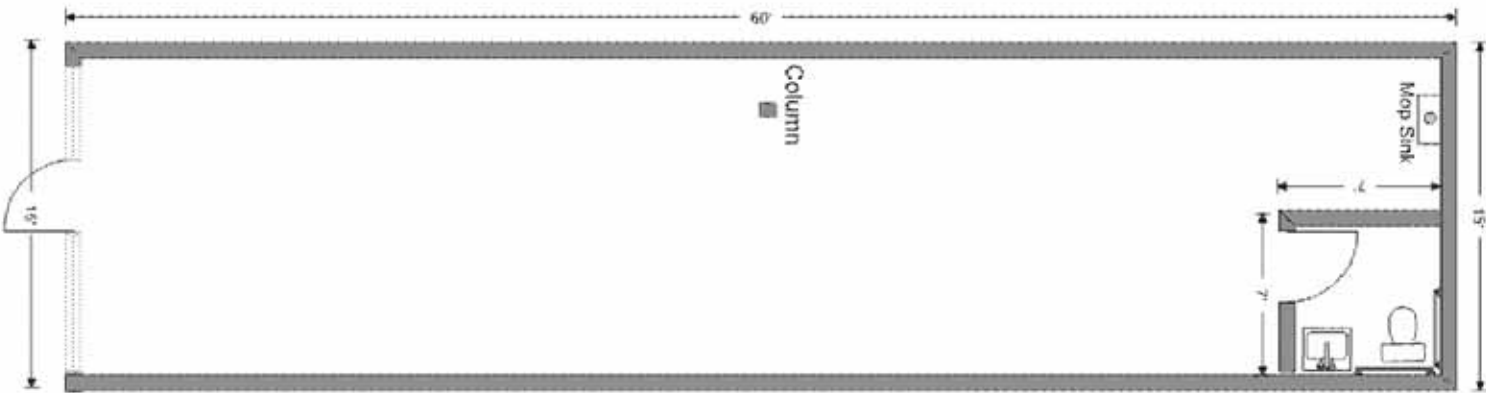
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2652-C Alum Rock Avenue | San Jose, CA 95116
± 900 Square Feet (15' W x 60' D)



- Full Height Glass Storefront & Door
- 100% Drop T-Bar Ceiling 9' AFF
- 2' x 4' fluorescent Lights
- 1 Non-ADA Restroom
- Mop Sink
- Separate HVAC
- Separate Electrical Panel (100 Amp; 3 PH; 4 W; 208/120V)

- * No Fire Sprinklers
- * No Gas to Building

AFF = Above Finish Floor

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