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Retail | Office | Commercial For Lease



## Story Road Center

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



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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. May 12, 2026

[www.biaginiproperties.com](http://www.biaginiproperties.com)



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### Location Description

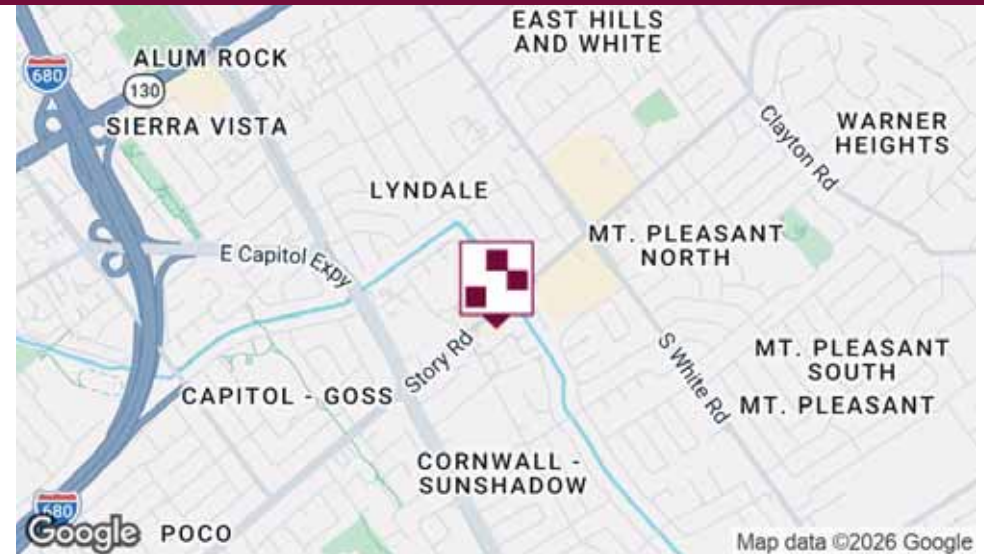
Discover the vibrant neighborhood surrounding Story Road Center in San Jose. Located in the heart of a bustling retail district, the area offers a diverse mix of shops, restaurants, and entertainment options, drawing in a steady flow of foot traffic. Within a short drive, tenants can find themselves 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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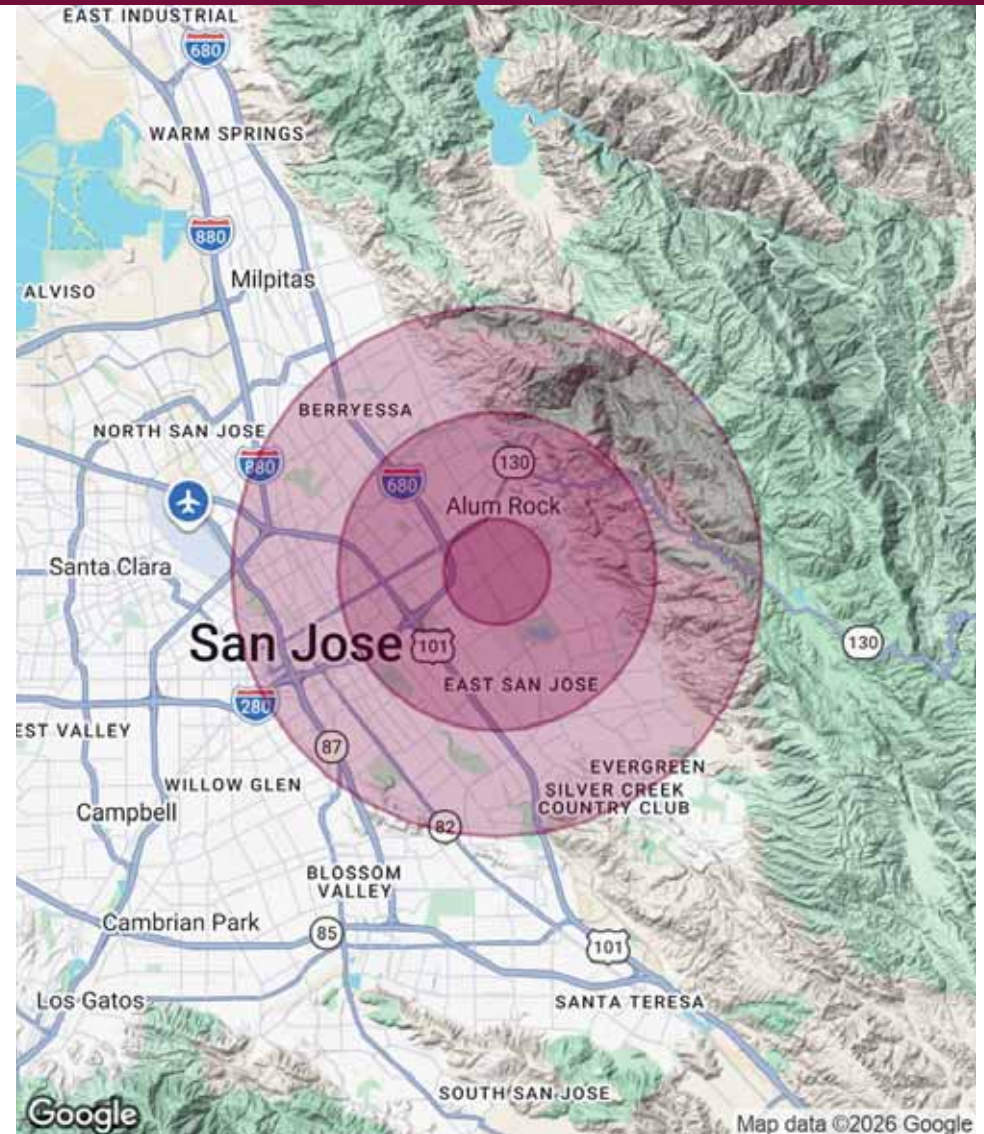
Population	1 Mile	3 Miles	5 Miles
Total Population	41,572	234,461	490,138
Average Age	38	39	39
Average Age (Male)	37	38	39
Average Age (Female)	39	40	40

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 Type	Lease Rate	Description
■ 2842-#10 Story Road	3,600 SF	NNN	Negotiable	± 60' W x 60' D (faces Story Road). Formerly Rent-A-Center. Prime end cap unit, full height glass storefront with double glass entrance doors, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lighting, large retail/sales open area, 2 offices, 2 storage rooms, 1 ADA restroom, 3 grade level roll up doors (10' W x 10' H), rear access doors, separate electrical panel, separate HVAC. Available Now.
■ 2842-#25 Story Road	1,157 SF	NNN	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, 1 ADA restroom, new upgraded Title 24 electrical panel (225 Amps; 3 PH; 4W; 120/208V), separate HVAC, alarm system. Available Now.
■ 2842-#40 Story Road	3,000 SF	NNN	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 (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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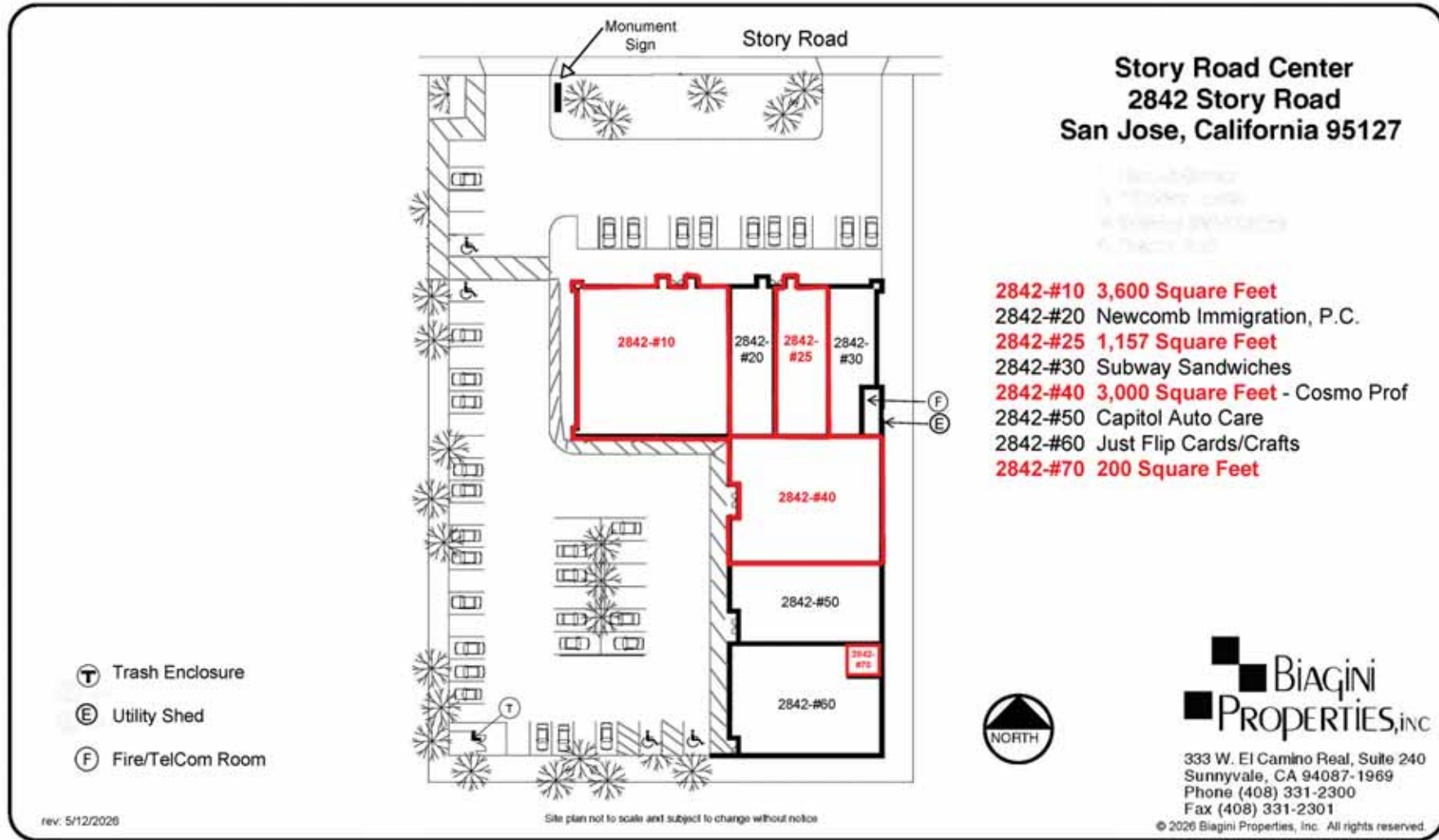
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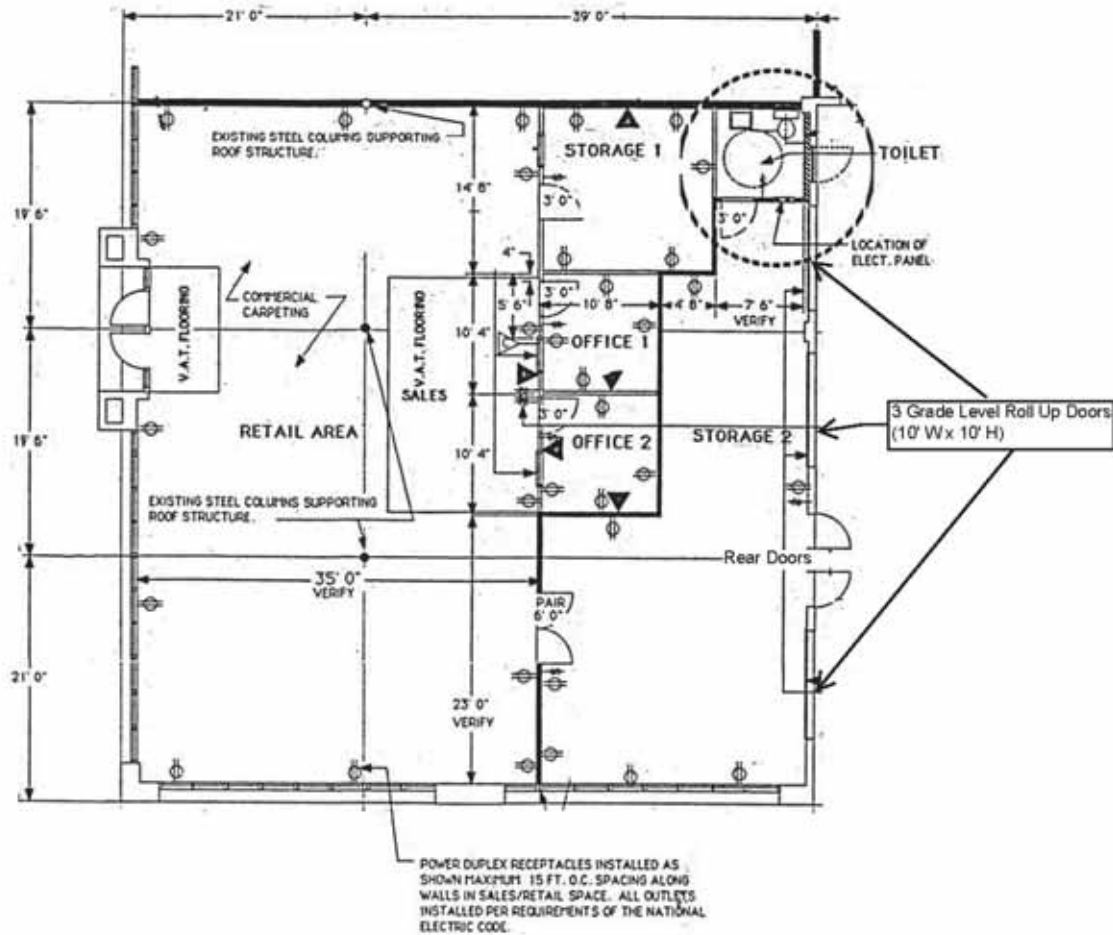
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**STORY ROAD CENTER**  
 2842-#10 Story Road | San Jose, CA 95127  
 ± 3,600 Square Feet (SF) (± 60' W x 60' D)

- 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



Rev. 09/29/1987

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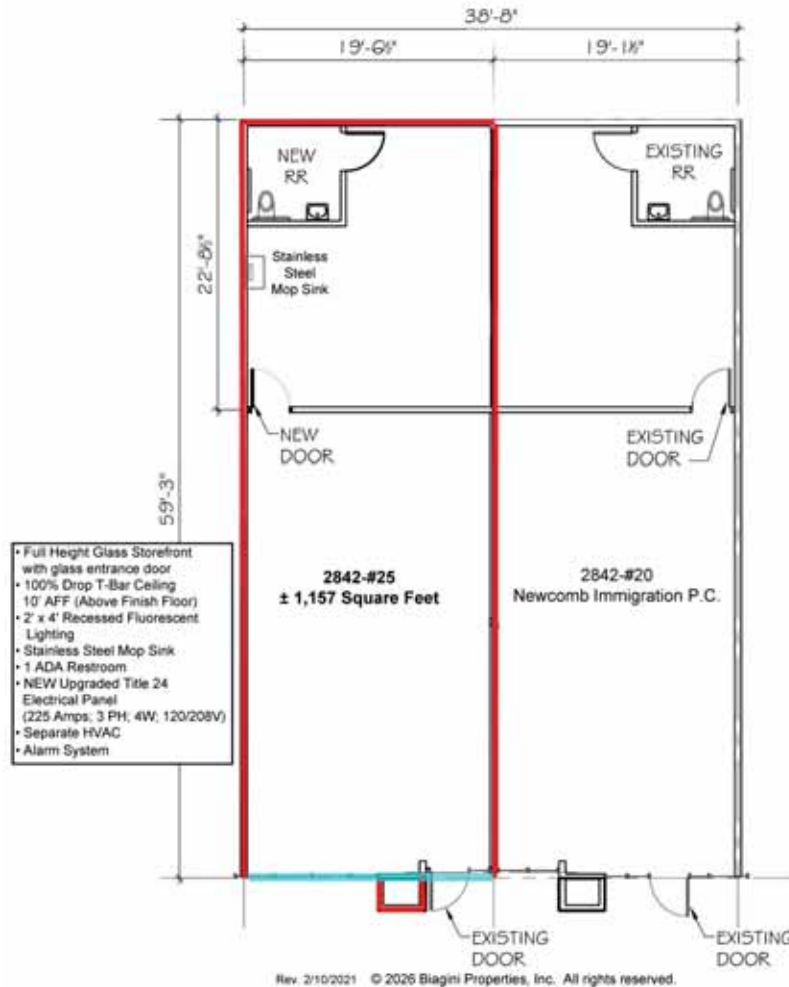
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 ± 1,157 Square Feet (± 19' 6" W x 59' 3" D)

FLOOR PLAN



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2842-#25 Story Road - Interior



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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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