



Senter Road Plaza

2623-2651 Senter Road
San Jose, CA 95111-1122



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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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

Experience the dynamic energy of San Jose at Senter Road Plaza. Situated in a bustling commercial hub, the area provides access to a diverse consumer base and prominent neighboring retailers. This prime location is just moments away from attractions like Eastridge Mall, offering a vibrant mix of shopping, dining, and entertainment. The nearby presence of major national retailers and popular dining options ensures a steady flow of foot traffic, creating an optimal environment for retail success. Take advantage of this thriving community and make your mark in the heart of San Jose.



Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.82 SF/Month - 2026
Number Of Units:	16
Available SF:	1,170 SF
Lot Size:	1.83 Acres
Building Size:	20,797 SF

Property Highlights

- Fantastic Exposure & Visibility
- Signalized Intersection
- Building Signage & High Traffic Count
- Secured Rear Employee Parking & Storage Area in Back
- Separately Metered Utilities
- Ample Parking
- ADA Compliant Parking Lot
- Non Fire Sprinklered Buildings



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,170 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2637 Senter Road	Available	1,170 SF	NNN	Negotiable	± 25' W x 40' D. Double glass entrance doors, full height storefront glass, 100% drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' recessed fluorescent lighting, 1 ADA restroom, separate HVAC, separate electrical panel (125 Amps; 120/240V); 3 PH; 4W), floor drain stub out, rear door. Available Now.



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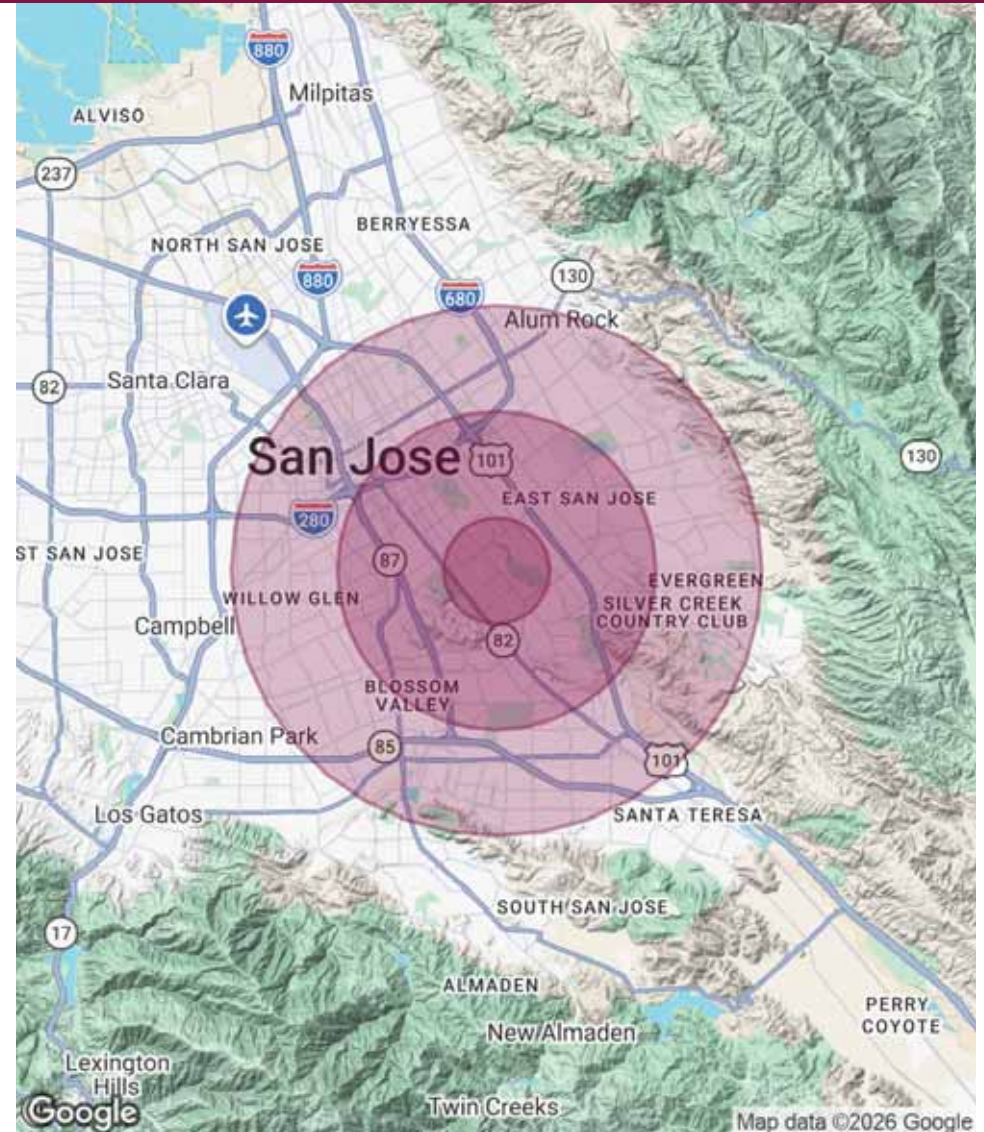
Population	1 Mile	3 Miles	5 Miles
Total Population	28,406	250,093	627,851
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,896	71,810	198,535
# of Persons per HH	3.6	3.5	3.2
Average HH Income	\$127,960	\$160,413	\$177,753
Average House Value	\$713,851	\$1,033,502	\$1,162,495

2020 American Community Survey (ACS)

Traffic Counts 24 Hour ADT 2012

Senter Road at Haiti Road	33,418
Senter Road at Baltic Way	34,623
Senter Road at Tully Road	40,855
Tully Road at Senter Road	52,885



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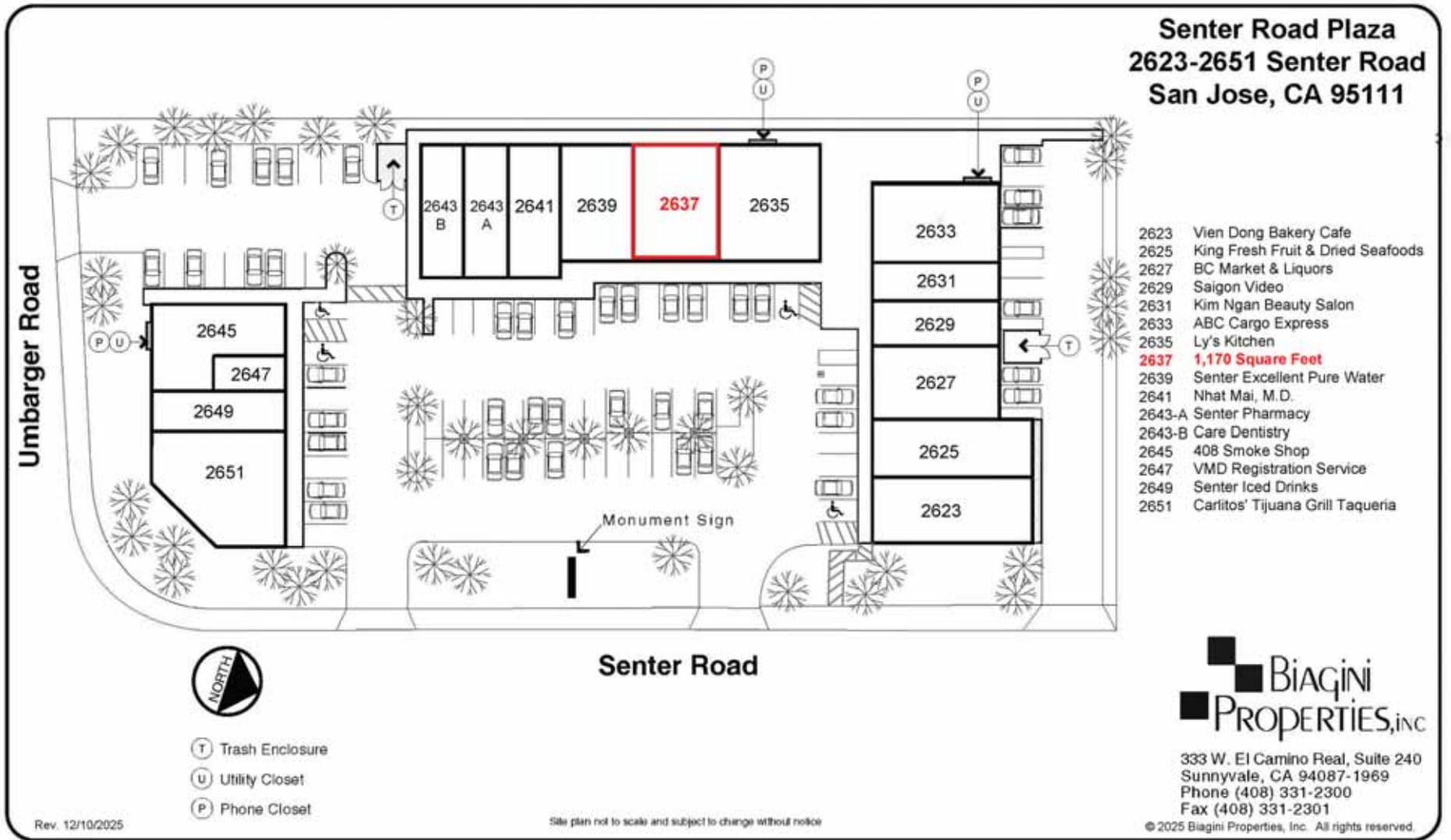
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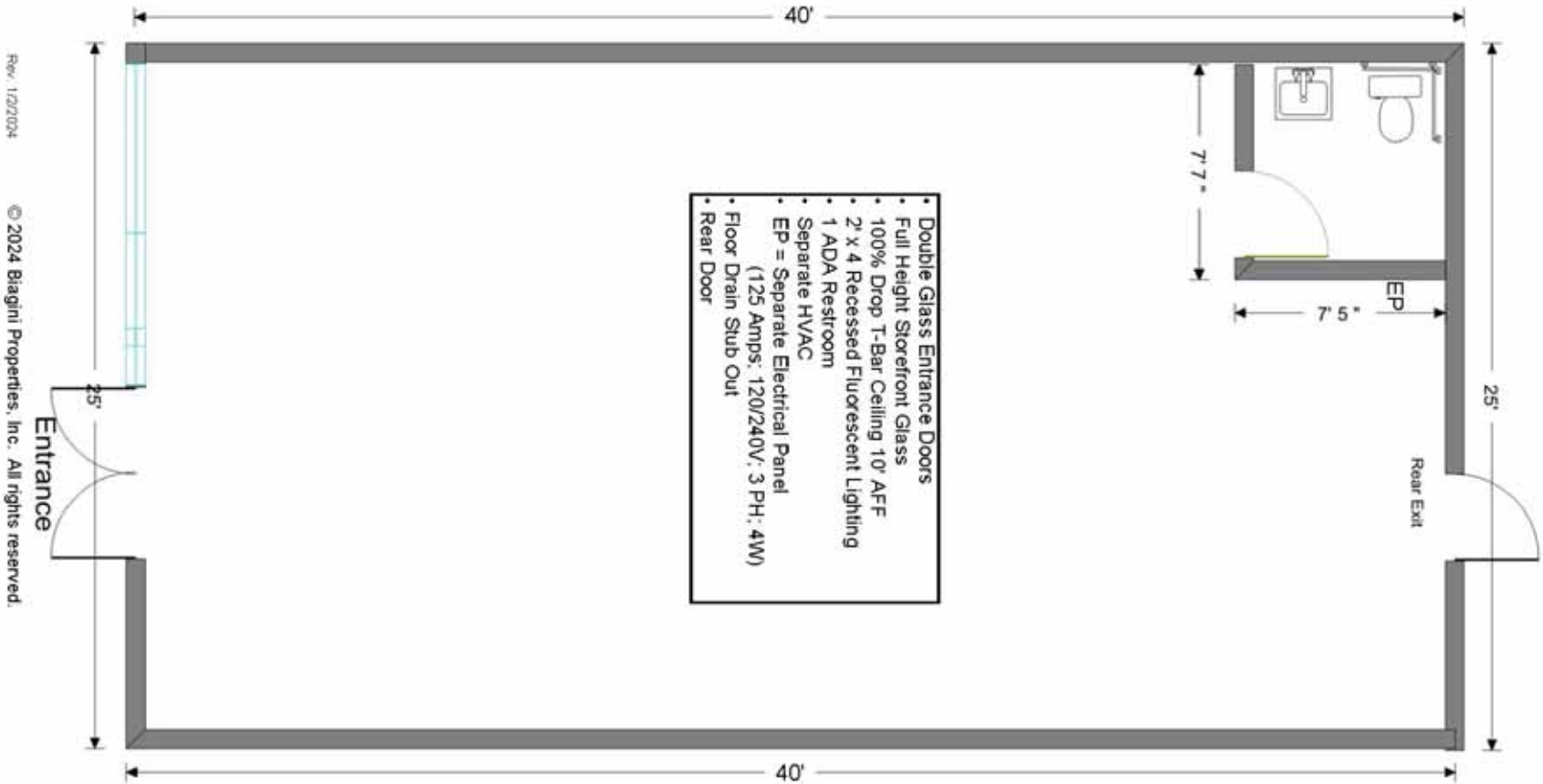
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