



**FOR LEASE**

RETAIL PROPERTY

# Former Sears & Auto Center

2180 Eastridge Loop  
San Jose, CA 95122

**LEASE RATE: \$2.50 SF/MONTH**



**Jeffrey Helm**

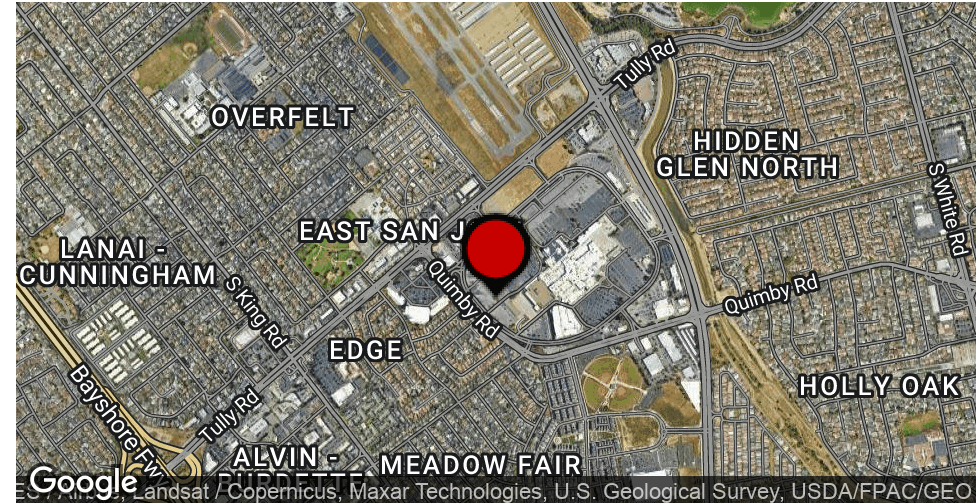
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# Executive Summary

## Former Sears & Auto Center

2180 Eastridge Loop, San Jose, CA 95122



### OFFERING SUMMARY

|                       |  |
|-----------------------|--|
| <b>Lease Rate:</b>    | \$2.50 SF/month (NNN)                    |
| <b>Available SF:</b>  | 260,077 SF                               |
| <b>Lot Size:</b>      | 21.89 Acres                              |
| <b>Year Built:</b>    | 1971                                     |
| <b>Zoning:</b>        | CG                                       |
| <b>Market:</b>        | South Bay/San Jose                       |
| <b>Submarket:</b>     | East San Jose-Willow Glen                |
| <b>Traffic Count:</b> | 59,656                                   |
| <b>Zoning Uses:</b>   | <a href="#">Click here - Zoning Uses</a> |

### PROPERTY OVERVIEW

The former Sears Auto Center site at 2180 Eastridge Loop in San Jose, CA is a prime commercial property located in a high-traffic area. The large, flat lot is approximately 1.5 acres and is zoned for a variety of commercial uses. The property features a 14,617-square-foot first floor and an 11,335-square-foot basement, providing ample space for a wide range of businesses. Additionally, the opportunity to lease the neighboring 245,460 square feet is available, with lease options available as small as 80,000 square feet, allowing for flexibility and scalability for any business. The property is easily accessible via major thoroughfares and is close to many amenities, including shopping centers and restaurants. This is an ideal location for a retail development, a car dealership, or a service-oriented business. With its high visibility and convenient location, this property presents a great opportunity for a business looking to establish a presence in the San Jose area. Call broker to discuss possibilities of larger leasable areas

### PROPERTY HIGHLIGHTS

- Scalable square footage as small as 14,617 up to 245,460 SF
- High visibility on two major thoroughfares
- Large basement (80,000 SF) with loading dock access. Provides an extra level of security to protect against theft.
- Ample parking with the ability to add additional SF or pads

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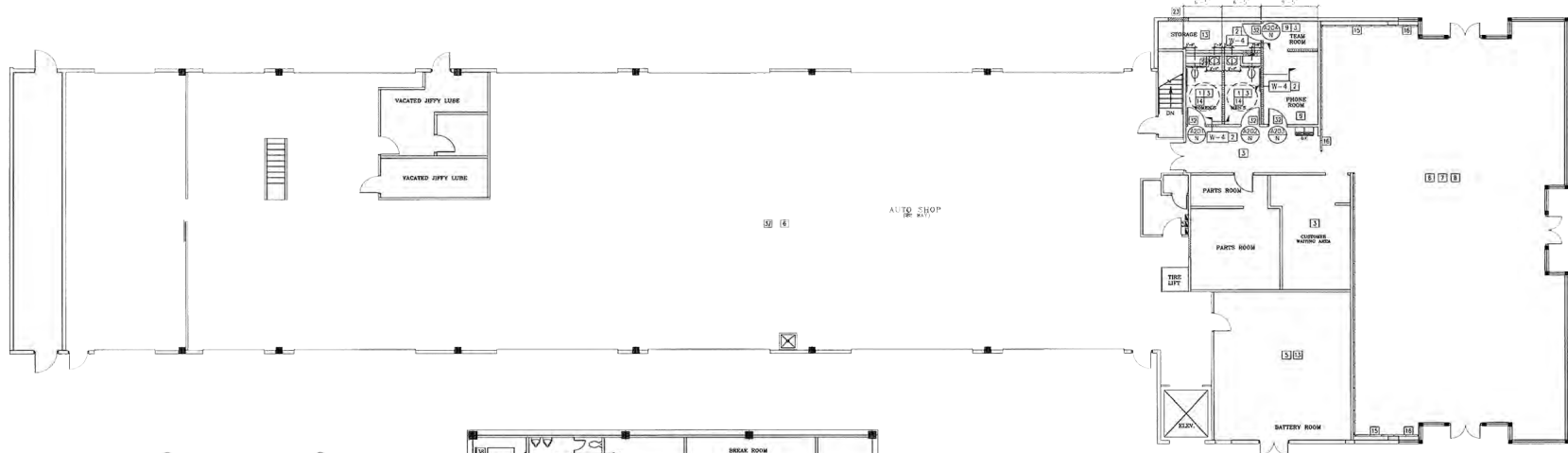
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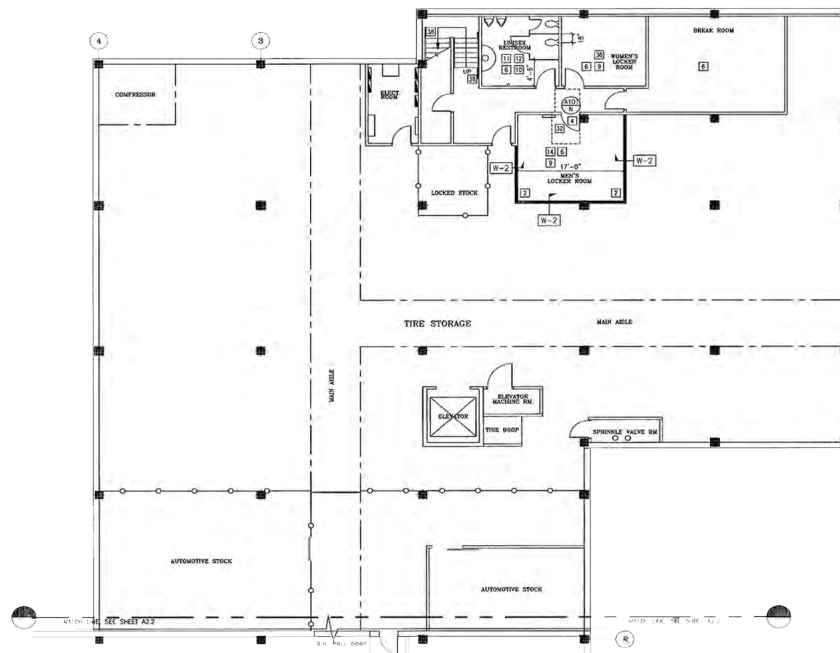
# Auto Center - Floor Plan

## Former Sears & Auto Center

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AUTOCENTER NEW MAIN FLOOR PLAN



AUTOCENTER BASEMENT NEW FLOOR PLAN

Main Floor: 14,617 SF  
Basement Floor: 11,335 SF

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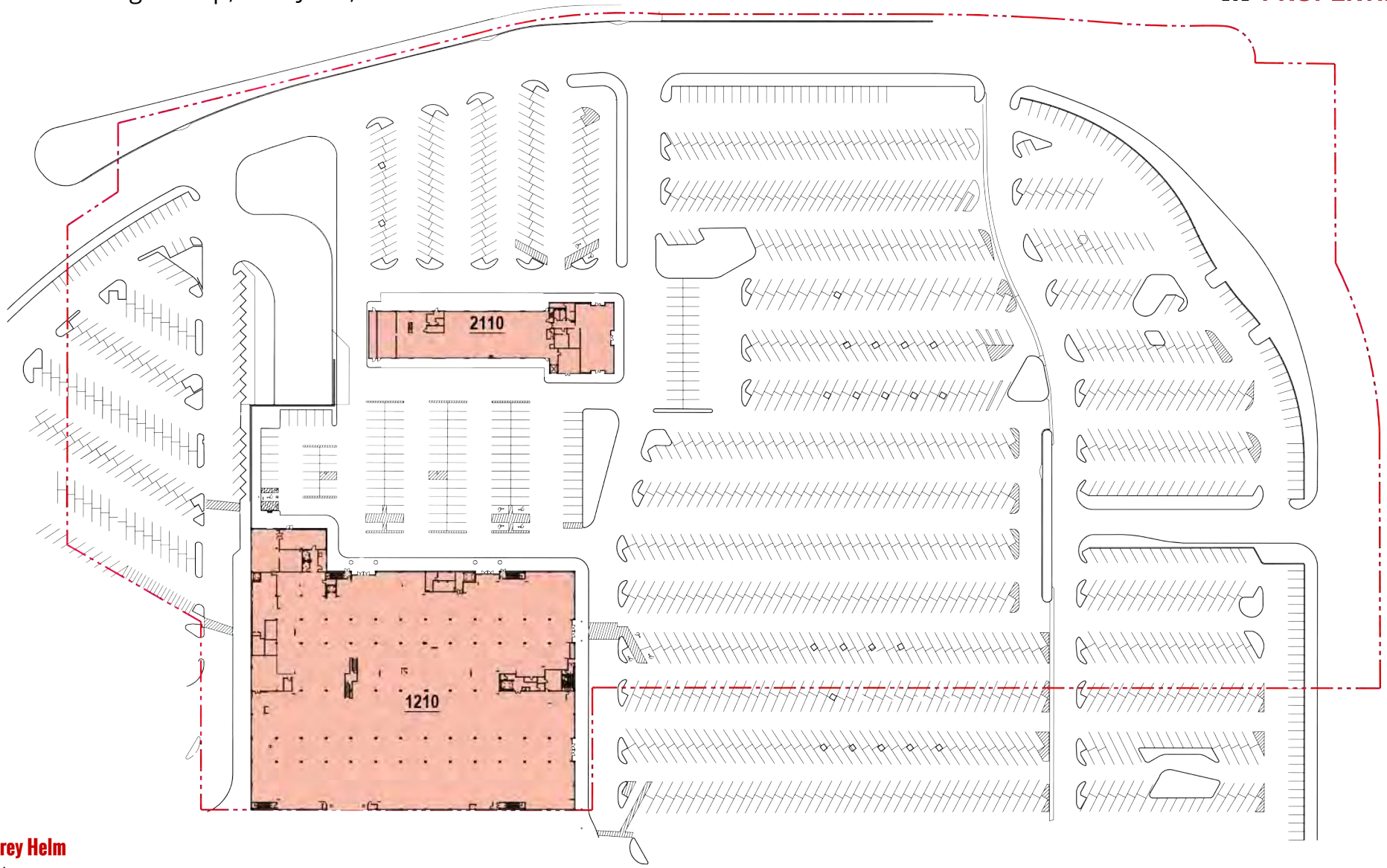
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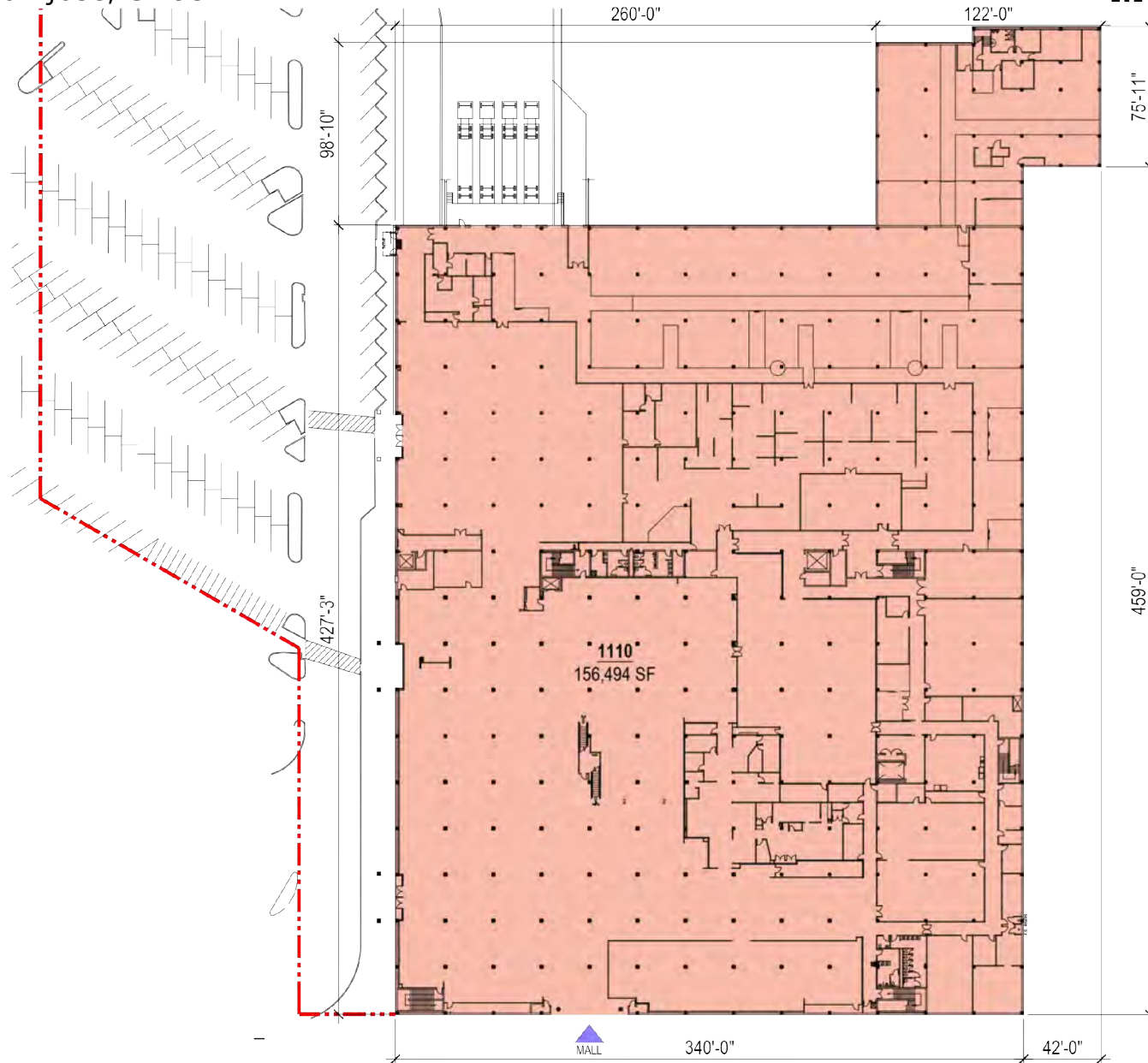
# Former Sears - 1st Floor

## Former Sears & Auto Center

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## Former Sears First Level



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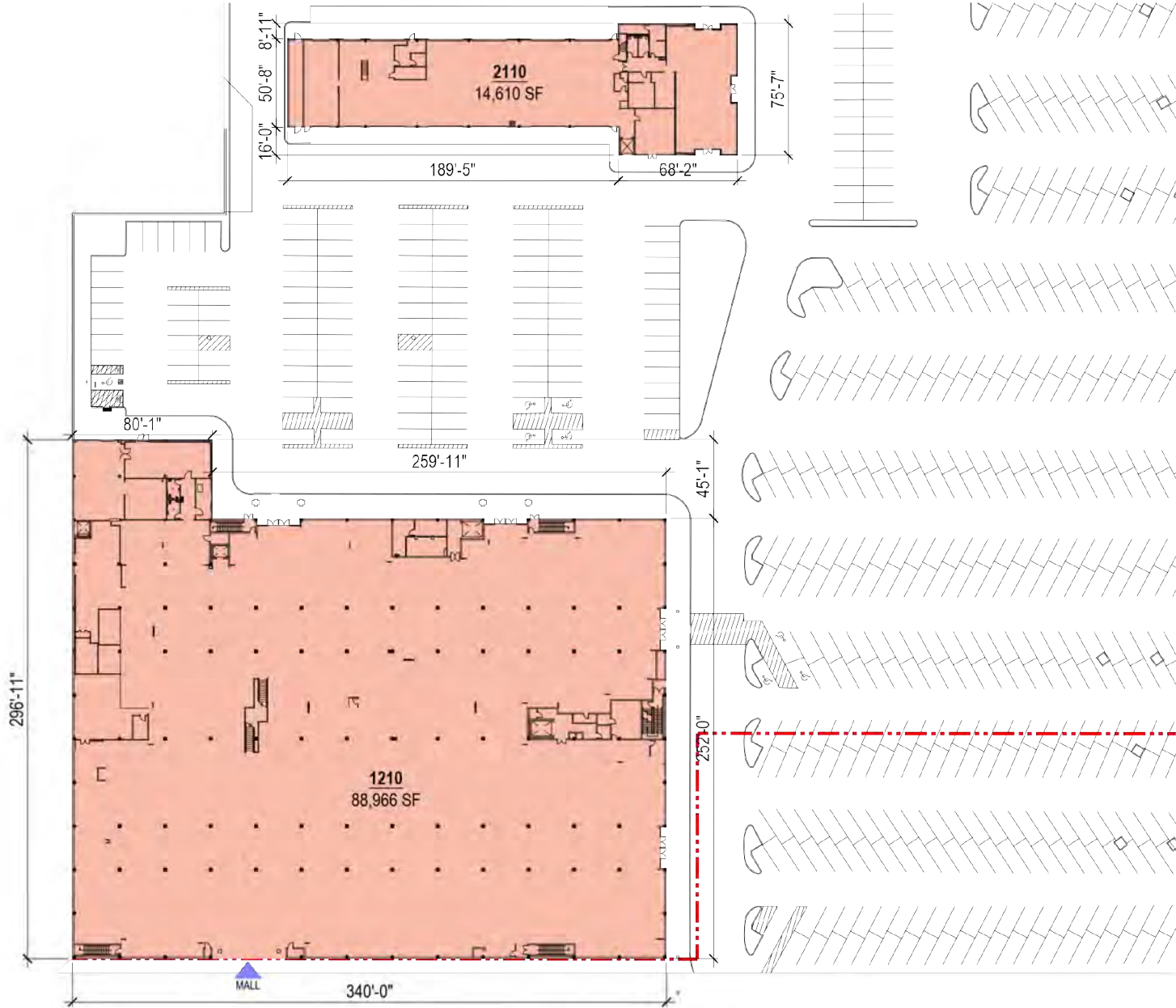
# Former Sears - 2nd Level

## Former Sears & Auto Center

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## Former Sears Second Level



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# Additional Photos

## Former Sears & Auto Center

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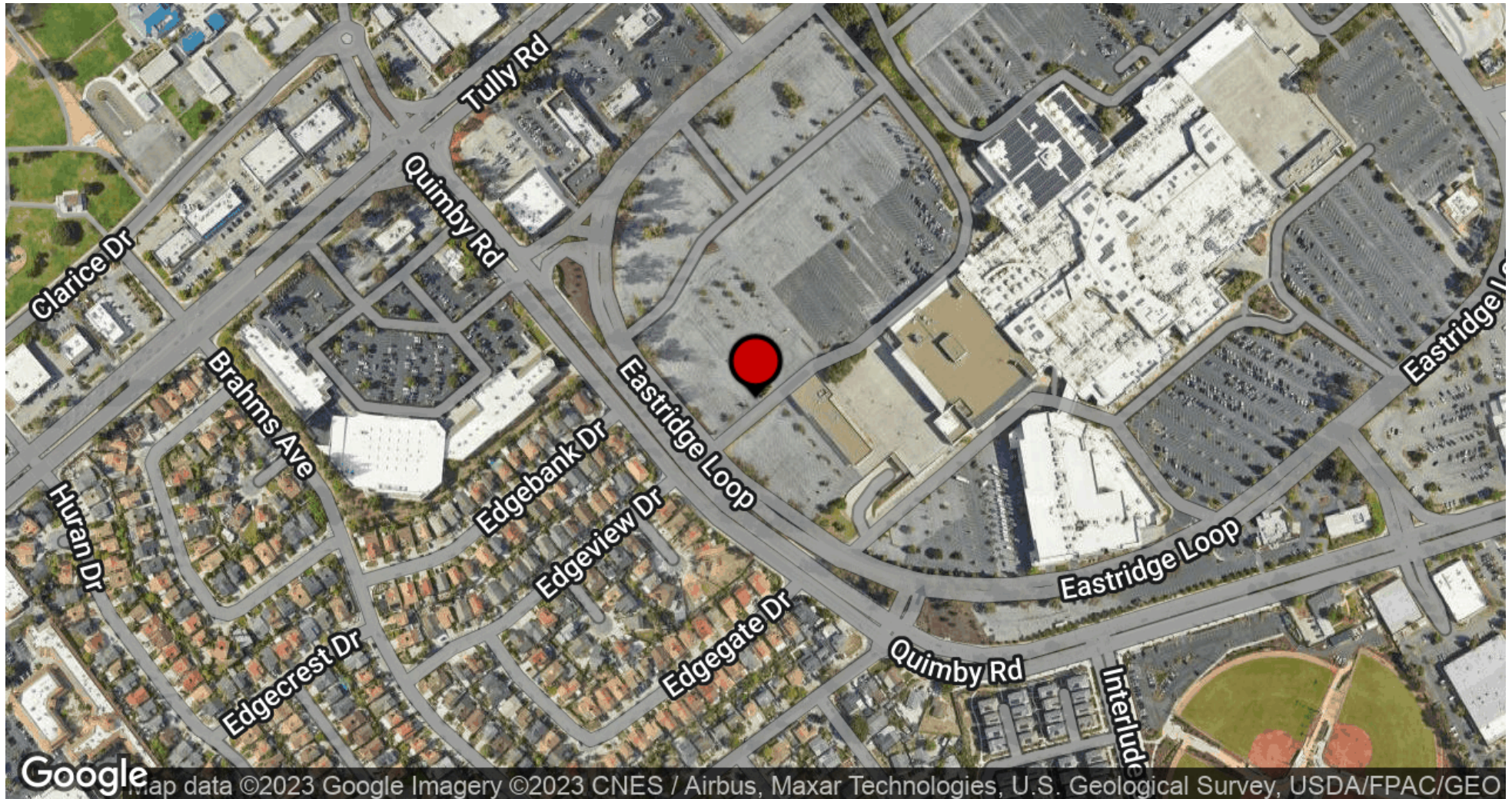
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# Location Map

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# Demographics Map & Report

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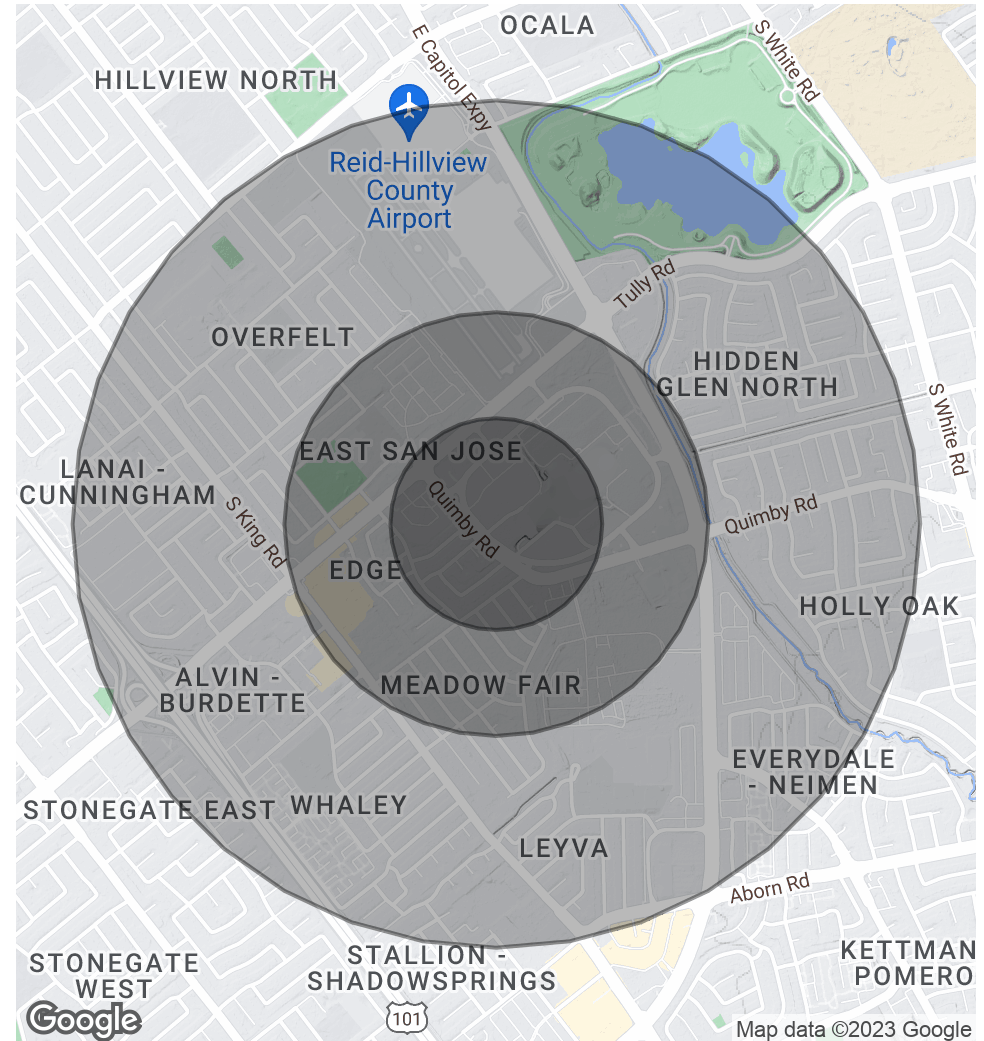


| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,303      | 6,058     | 27,725 |
| Average Age          | 35.5       | 35.4      | 37.4   |
| Average Age (Male)   | 32.4       | 33.1      | 35.3   |
| Average Age (Female) | 48.2       | 41.2      | 40.3   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 341        | 1,481     | 6,640     |
| # of Persons per HH | 3.8        | 4.1       | 4.2       |
| Average HH Income   | \$97,101   | \$121,057 | \$127,109 |
| Average House Value | \$715,835  | \$721,396 | \$708,745 |

| RACE              | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|--------|
| % White           | 19.8%      | 20.5%     | 23.1%  |
| % Black           | 0.3%       | 0.3%      | 1.6%   |
| % Asian           | 69.0%      | 64.1%     | 56.0%  |
| % Hawaiian        | 0.5%       | 0.8%      | 0.5%   |
| % American Indian | 0.0%       | 0.1%      | 0.4%   |
| % Other           | 8.4%       | 10.5%     | 14.4%  |

\* Demographic data derived from 2020 ACS - US Census



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