
Former Bank Branch For Lease



Tully Retail

1648 Tully Road
San Jose, CA 95122



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

Rev. April 01, 2026

www.biaginiproperties.com



Property Description

Introducing an exceptional opportunity to lease a premier commercial space at 1648 Tully Road, San Jose. This freestanding building is strategically positioned on a prominent retail street, mere blocks from the bustling Eastridge Mall. Boasting heavy traffic volumes, excellent exposure, convenient storefront parking, and superb Tully Road visibility, this property offers immense potential for retail success. With two curb cuts onto Tully Road and the added benefit of monument and building signage, this location has been meticulously crafted to maximize visibility and accessibility.

Location Description

North side of Tully Road between King Road and Alvin at US Highway 101 off ramp on the way towards Eastridge Mall (Macys, JCPenny, H&M, 24 Hour Fitness, AMC Theatres, Round1 Bowling & Arcade, ShowPalace).



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Offering Summary

| | |
|-----------------------|------------------------|
| Lease Rate: | \$3.50 SF/month |
| Estimated NNN Charges | \$1.53 SF/month - 2026 |
| Number Of Units: | 4 |
| Available SF: | 1,770 SF |
| Lot Size: | 18,731 Acres |
| Building Size: | 5,670 SF |

Property Highlights

- Freestanding Building Located on a Major Retail Street - Blocks from Eastridge Mall
- Superb Tully Road Exposure
- Convenient Storefront Parking
- High Traffic Counts & Excellent Exposure
- 2 Curb Cuts onto Tully Road
- Monument and Building Signage
- Non-Fire Sprinklered Building



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 1,770 SF |

| | |
|-------------|-----------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$3.50 SF/month |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-----------------------|-----------|-----------|------------|-----------------|---|
| ■ 1648-#10 Tully Road | Available | 1,770 SF | NNN | \$3.50 SF/month | ± 42' W x 42' D. Former bank space undergoing a full interior remodel. Planned Improvements: New double door glass entrance, large open area suitable for retail-office-service use, two (2) new private offices (office #1: 11' D x 8' W and office #2: 11' D x 9' W), new ADA compliant restroom, new janitor/mop sink mounted on exterior restroom wall, existing bank vault to remain, storage room, new 2' x 2' drop T-bar ceiling (100% coverage), new 200 amp, 3 phase, 4 wire electrical panel, dedicated 5 ton HVAC system (see attached floor plan). Availability Date: Contact Mark Biagini |



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

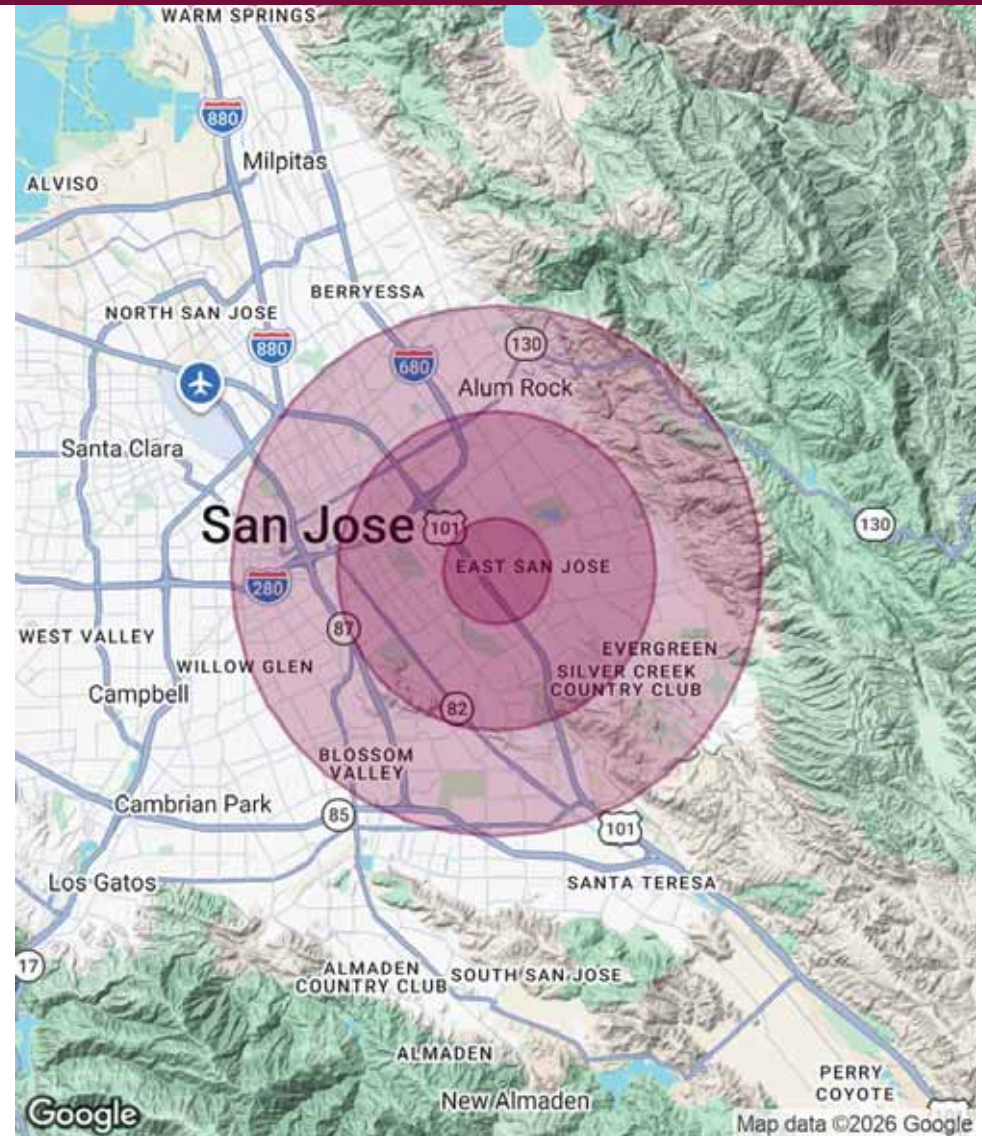
| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 36,314 | 262,872 | 571,786 |
| Average Age | 38.9 | 37.7 | 38.3 |
| Average Age (Male) | 37.3 | 36.6 | 37.4 |
| Average Age (Female) | 40.2 | 38.9 | 39.5 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-------------|
| Total Households | 8,770 | 69,215 | 175,763 |
| # of Persons per HH | 4.1 | 3.8 | 3.3 |
| Average HH Income | \$129,734 | \$144,352 | \$167,090 |
| Average House Value | \$858,340 | \$969,913 | \$1,127,165 |

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

| | |
|-------------------------------|---------|
| Tully Road at S. King Road | 45,090 |
| Tully Road at Seacli | 58,930 |
| Tully Road at Alvin Avenue NE | 80,000 |
| Tully Road at Highway 101 | 275,800 |



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.

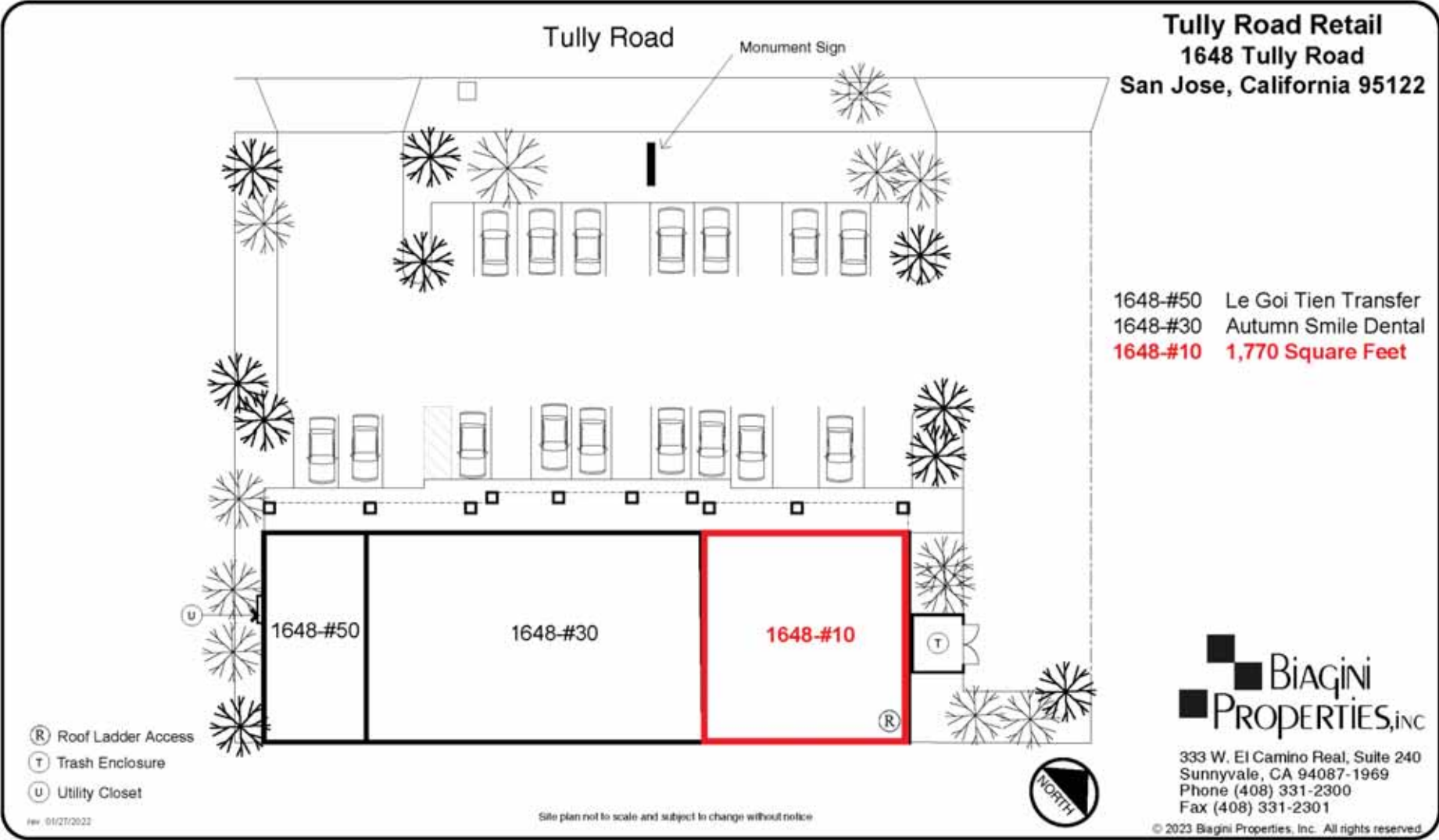
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

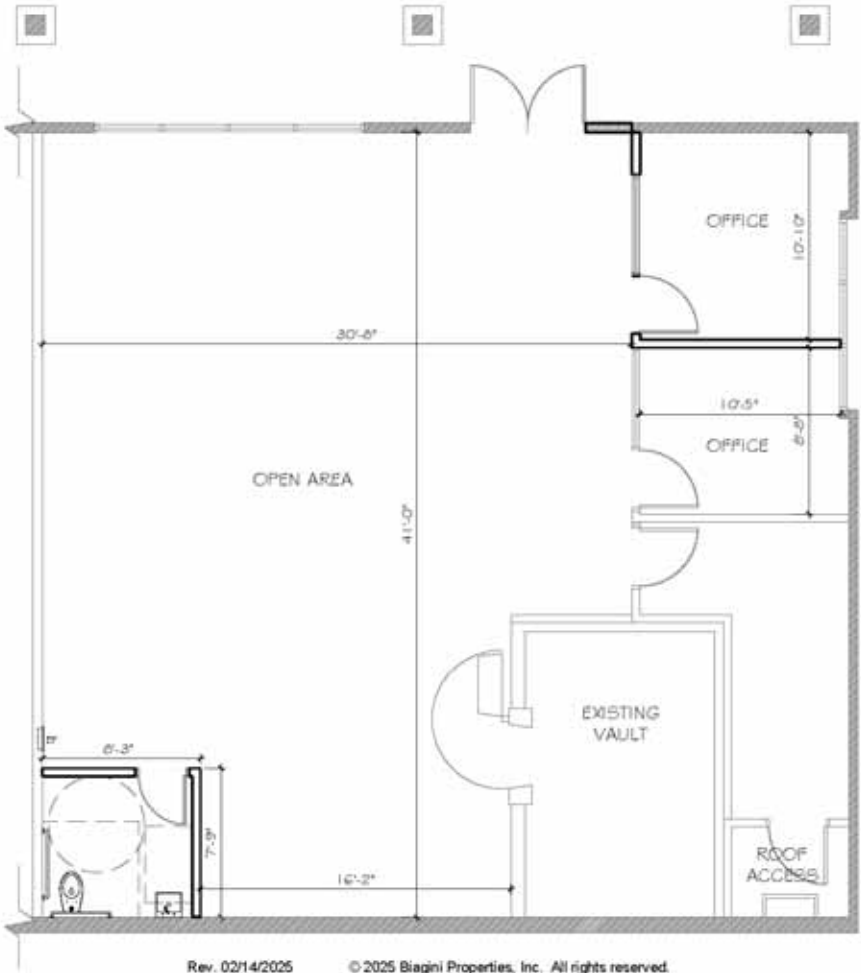
Vice President

Mark@BiaginiProperties.com

408.331.2308

1648-#10 Tully Road | San Jose, CA 95122
± 1,770 Square Feet (± 42' W x 42' D)

PROPOSED FLOOR PLAN



Rev. 02/14/2025 © 2025 Biagini Properties, Inc. All rights reserved.



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

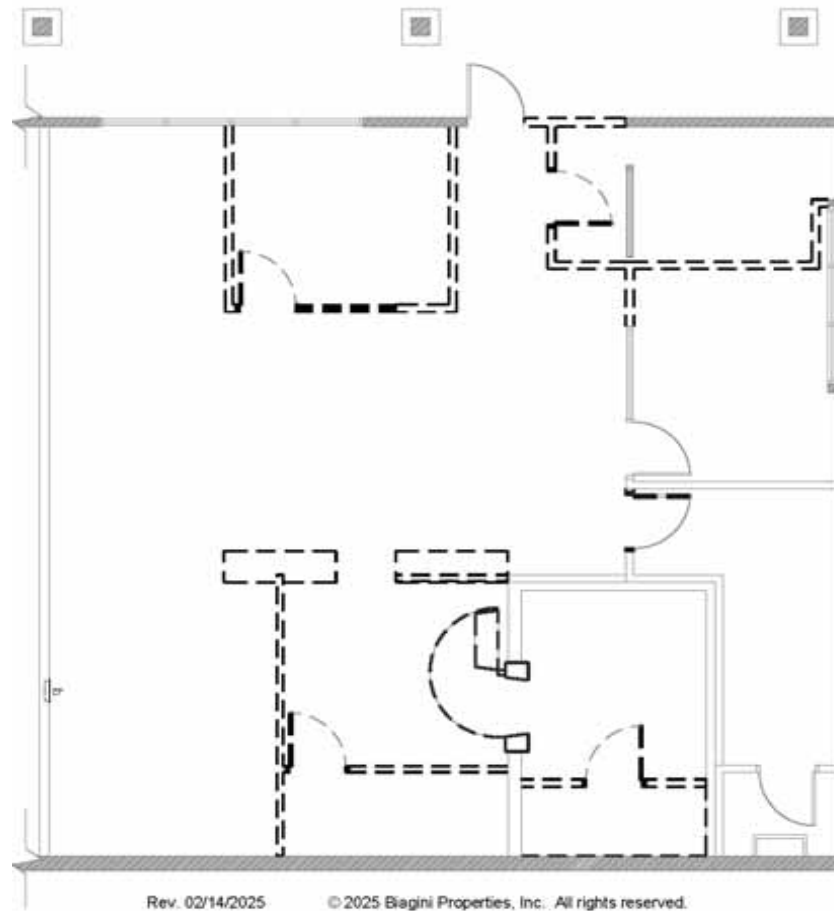
Vice President

Mark@BiaginiProperties.com

408.331.2308

TULLY RETAIL
1648-#10 Tully Road | San Jose, CA 95122
± 1,770 Square Feet (± 42' W x 42' D)

PROPOSED DEMOLITION PLAN



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308