



Monterey Rd

Umbarger Rd

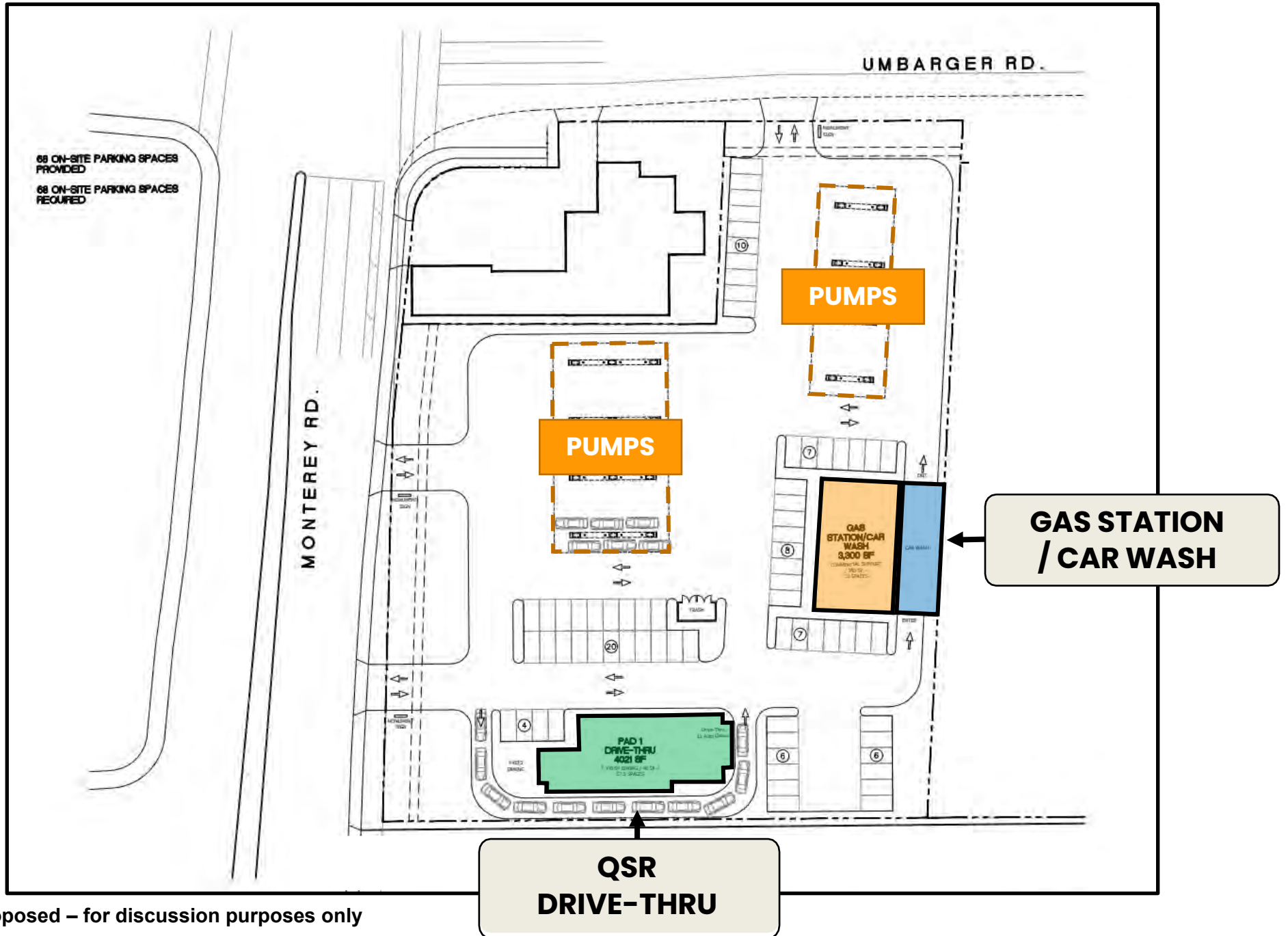
UNDER NEW OWNERSHIP

2.35 AC Land For Lease – Two 1 AC Pads Available
QSR Drive-Thru & Service Station / Car Wash
2724 Monterey Road, San Jose

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Site Plan



Proposed – for discussion purposes only

Overview



Rental Rate: Contact Listing Agents

Preferred Uses: QSR "Drive-Thru", Gas Station, Car Wash

Zoning: Industrial Park

General Plan: Combined Industrial/Commercial

Land Area: 2.35 AC | 102,366 Square Feet

APN: 497-33-004

Highlights

2.35 AC GROUND LEASE OPPORTUNITY | 2 PAD'S FOR LEASE

- 2724 Monterey Rd, San Jose presents a **rare long term ground lease opportunity**. The property is in the Combined Industrial/Commercial General Land Use Designation which allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses. Properties with this designation are intended for commercial, industrial, or office developments or a compatible mix.
- Some of the uses include but are not limited to the following;

1. **Drive-Through in Conjunction with ANY use**
2. **Fuel Service Station**
3. **Car Wash, Detailing**
4. Warehouse/Distribution Facility
5. Industrial Equipment & Machinery Sales
6. Office, Medical
7. Veterinary Clinic
8. Hotel
9. Day Care Center
10. School
11. Health Club, Gymnasium

LOCATION – MONTEREY ROAD

- Strategically Positioned on the Corner of Monterey Road and Umbarger Road, 3.8 miles away from Downtown San Jose and 9 miles from Norman Y. Mineta San Jose International Airport.
- Strong demographics with household incomes in excess of \$109,380 in a 1-mile radius.

Land Use Table

Use	Zoning District CIC	Use	Zoning District CIC	Use	Zoning District CIC	Use	Zoning District CIC
Industry		Food Services		Health and Veterinary Services Cont.		Transportation and Utilities Cont.	
Construction/corporation yard	S	Caterer	P	Medical cannabis collective cultivation site only	R GP	Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C
Laboratory, processing	P	Commercial kitchen	P	Medical cannabis collective dispensary site only	R GP	Wireless communications antenna	C
Manufacturing and assembly, light	P	Drinking establishments	C	Medical cannabis business	R GP	Wireless communications antenna, slimline monopole	S
Manufacturing and assembly, medium	P	Drinking establishments interior to a full-service hotel or motel that includes 75 or more guest rooms	P	Non-medical cannabis business	R GP	Wireless communications antenna, building mounted	P
Research and development	P	Public eating establishments	P	Cannabis manufacturing (Type 6) business	R GP	Utilities, Power Generation	
Warehouse/distribution facility	P	Outdoor dining, incidental to a public eating establishment	P	Cannabis distribution business	R GP	Co-generation facility	S
Wholesale sale establishment	P	Taproom or tasting room in conjunction with a winery, brewery, or distillery	A	Office, medical	P	Private electrical power generation facility	C
Additional Uses		Winery, brewery, and distillery	P	Veterinary clinic	P	Solar photovoltaic power system	P
Any use without a permanent fully enclosed building on-site	C	General Retail		Historic Reuse		Stand-by/backup facilities that do not exceed noise and air standards	P
Agriculture		Alcohol, off-sale - beer and/or wine only	C	Historic landmark structure reuse	S	Stand-by/backup facilities that do exceed noise and air standards	C
Aquaculture, aquaponics, and hydroponics	S	Alcohol, off-sale - full range of alcoholic beverages	C	Offices and Financial Services		Temporary stand-by or backup electrical power generation facility	P
Certified farmers' market	S	Alcohol, off-sale - as incidental to a winery, brewery, or distillery	A	Automatic teller machine	P	Vehicle Related Uses	
Certified farmers' market - small	P	Food, beverages, and groceries	P	Business support use	P	Auto dealer, wholesale, no on-site storage	P
Neighborhood agriculture	P	Nursery, plant	P	Financial institution	P	Car wash, detailing	C
Drive-Through Use		Outdoor vending	A	Office, general business	P	Fuel service station or charge station, no incidental service or repair	P
Drive-through in conjunction with any use	C	Outdoor vending - fresh fruits and vegetables	P	Office, research and development	P	Fuel service station or charge station with incidental service and repair	P
Education and Training		Retail sales, goods, and merchandise	P	Public, Quasi-Public and Assembly Uses		Repair and cleaning of vehicles	C
Day care center	S	Retail art studio	P	Church/religious assembly	C	Sale, brokerage, or lease (rental) of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	S
Instructional art studios	P	Retail bakery	P	Recycling Uses		Sale or lease of commercial trucks, buses, trailers, campers, boats, mobile homes, construction equipment	C
Private instruction, personal enrichment	P	Sales, industrial equipment and machinery	P	Reverse vending machine	A	Sale, vehicle parts	P
School, driving (class A & B license)	P/S	Seasonal sales	P	Collection facility, small	A	Warehouse retail indoor sale of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C
School, driving (class C & M license)	P/S	General Services		Residential			
School, elementary and secondary (public or private)	C	Dry cleaner	P	Emergency residential shelter, more than 50 beds	C		
School, post secondary	C	Hotel or motel	P	Emergency residential shelter, 50 beds or fewer	P		
School, trade and vocational	S	Laundromat	P	Hotel supportive housing	C		
Entertainment and Recreation		Personal services	P	Transportation and Utilities			
Health club, gymnasium	P	Printing and publishing	P	Commercial vehicle storage	S		
Performing arts production and rehearsal space, excluding performances	P	Social service agency	S	Common carrier depot	S		
Recreation, commercial/indoor	P	Health and Veterinary Services		Community television antenna systems	C		
Recreation, commercial/outdoor	C	Animal boarding	P/S	Data center	S		
Relocated cardroom	C GP	Animal grooming	P	Off-site, alternating and alternative use parking arrangements	S		
Stadium, 2,000 seats or fewer including incidental support uses	C	Emergency ambulance service	C	Off-street parking establishment	C		
Stadium, more than 2,000 seats including incidental support uses	CC GP	Hospital/in-patient facility	C	Television, radio studio	C		
		Medical cannabis collective	R GP				

Aerial



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

Demographics

2022 SUMMARY	2-MILE	5-MILE	10-MILE
Population	111,978	678,480	1,351,707
Households	34,412	211,334	446,080
Average Household Size	3.2	3.1	2.9
Owner Occupied Housing Units	17,508	115,356	251,861
Renter Occupied Housing Units	16,462	93,313	189,198
Median Age	36.5	36.9	38.1
Median Household Income	\$89,743	\$107,868	\$126,141
Average Household Income	\$119,590	\$139,195	\$155,954

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