

**FOR LEASE**

# **TURNKEY GAS STATION & C-STORE**



**PRESENTED BY**

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REAL ESTATE

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# MOE'S STOP

## 1604 MCKEE RD

## SAN JOSE, CA 95116



Prime Gas Station and C-Store are strategically located at the intersection of three major highways. It is in a high-traffic area with excellent visibility. Large standalone lot within a community surrounded by many national retail brands including Lucky 7 Supermarket, Walgreen, Elementary School, Tmobile, and many others.

Turnkey business operations established over 40 years with strong customer base and consistent growth year over year. Unbranded private label well known for affordable gas, with over 200 google reviews with high rating.



# PROPERTY SUMMARY

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**ADDRESS**

1604 MCKEE RD, SAN JOSE, CA 95116

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**TYPE**

GAS STATION AND C-STORE

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**YEAR BUILT**

1957

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**RETAIL SPACE**

± 1,408 SF

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**LOT SIZE**

± 0.51 ACRES

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# OPPORTUNITY HIGHLIGHTS

## RARE SAN JOSE GAS STATION OPPORTUNITY



- Well known for affordable gas in San Jose
- Established for 40 years in the community with strong existing customer base
- Gas and store sales have shown consistent growth
- Unbranded allows for high profit margin
- Over 200 high ratings in Google Review

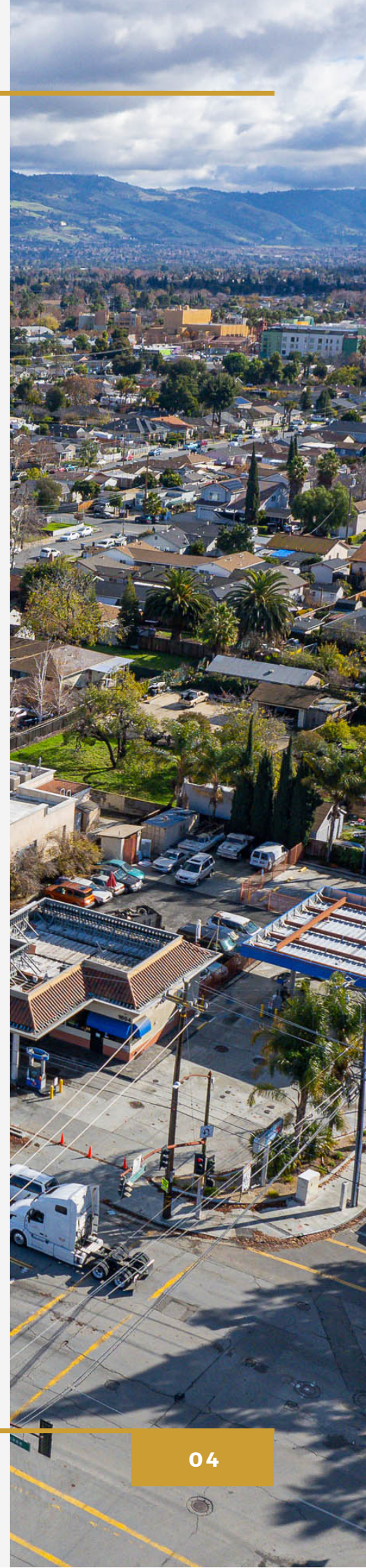


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# OPERATING HISTORY

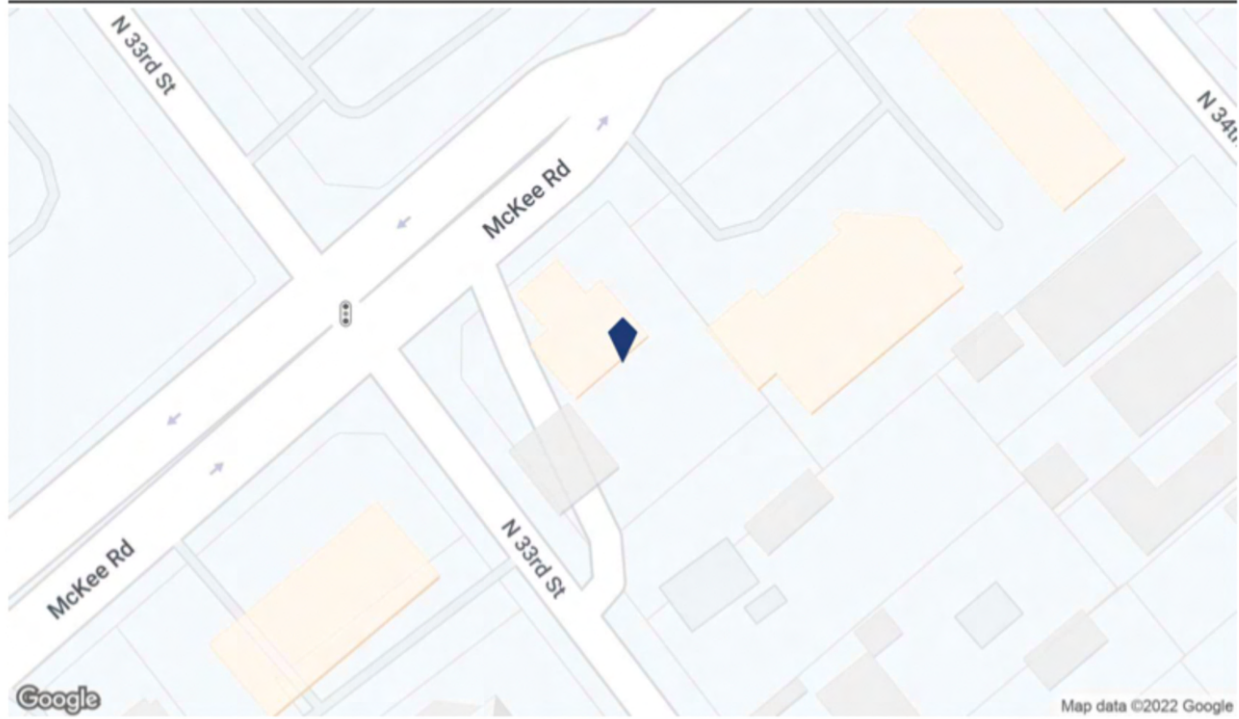
OPERATION AND FINANCIAL AND INFORMATION AVAILABLE FOR QUALIFIED TENANT WITH PROOF OF FUNDS AND EXECUTED CONFIDENTIALITY AGREEMENT (CALL BROKER FOR DETAILS)

<b>NO. OF PUMPS</b>	12
<b>NO. OF MPDS</b>	6
<b>NO. OF CANOPIES</b>	2
<b>NO. OF TANKS (UST)</b>	3 (10,000 GAL EACH)
<b>TYPE OF FUEL</b>	REGULAR (87)
<b>DOUBLE-WALLED FIBERGLASS</b>	YES
<b>HOURS OF OPERATION</b>	EVERYDAY 6AM - 11PM

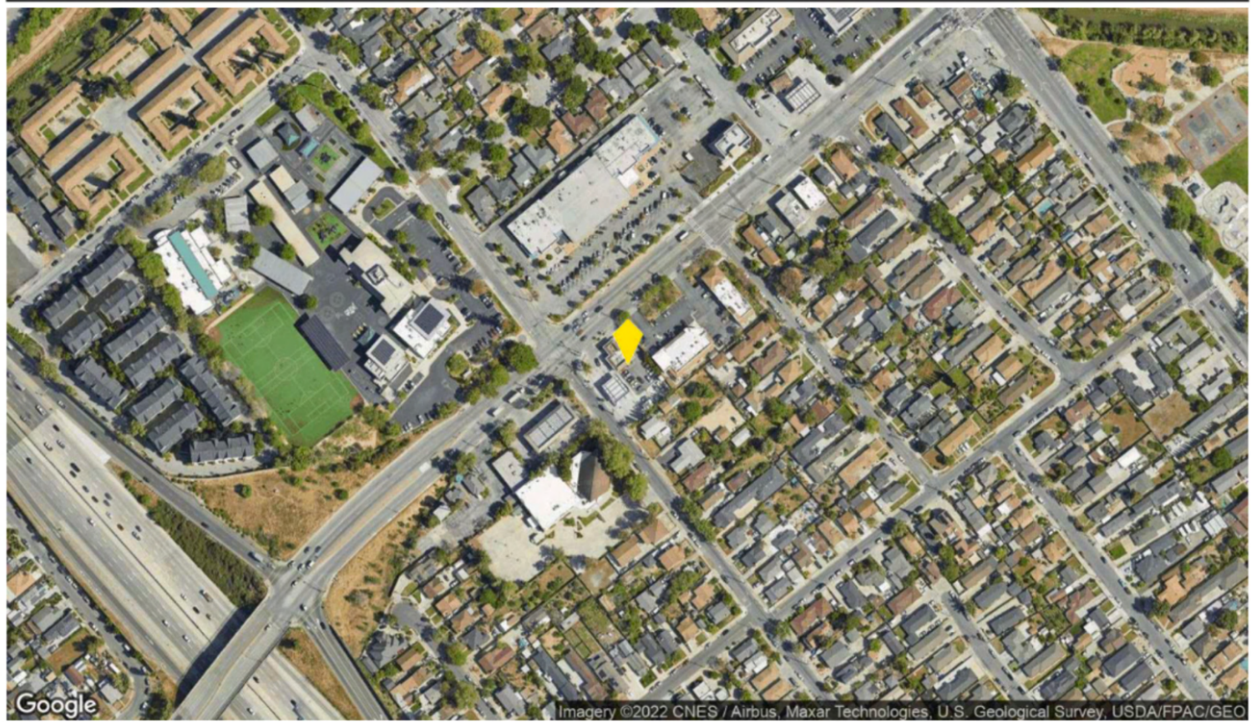




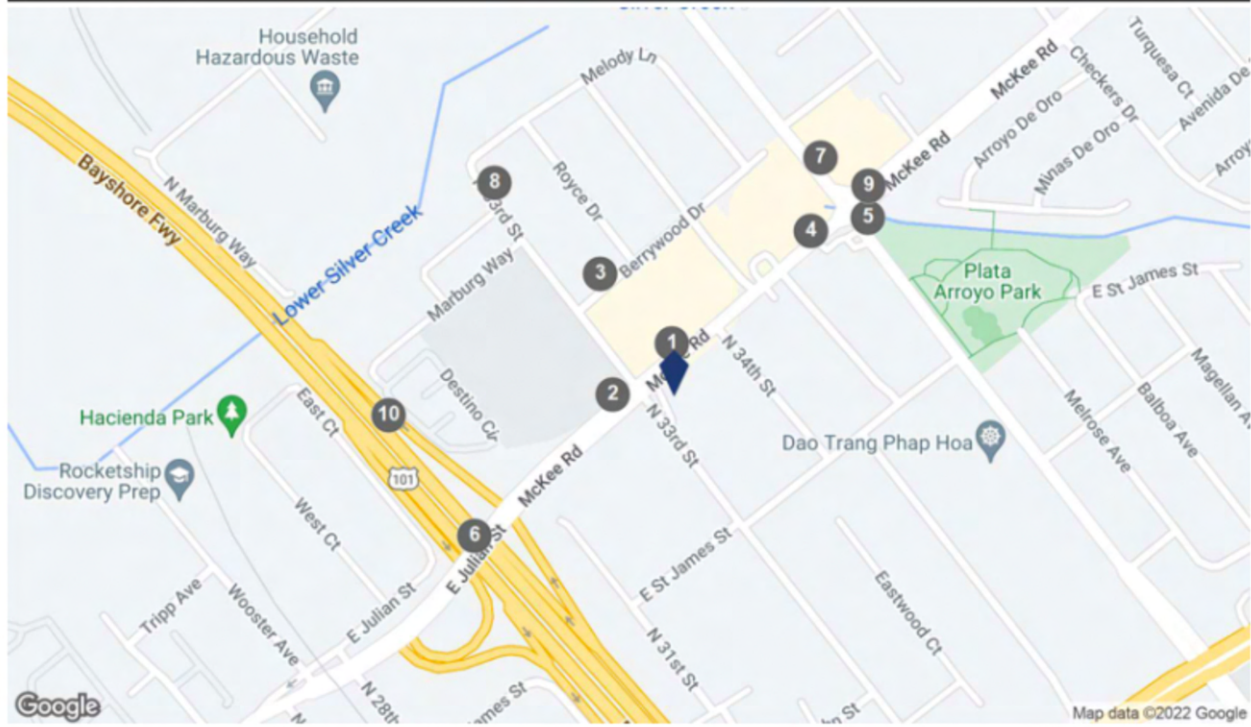
**SITE PLAN**



**AERIAL VIEW**



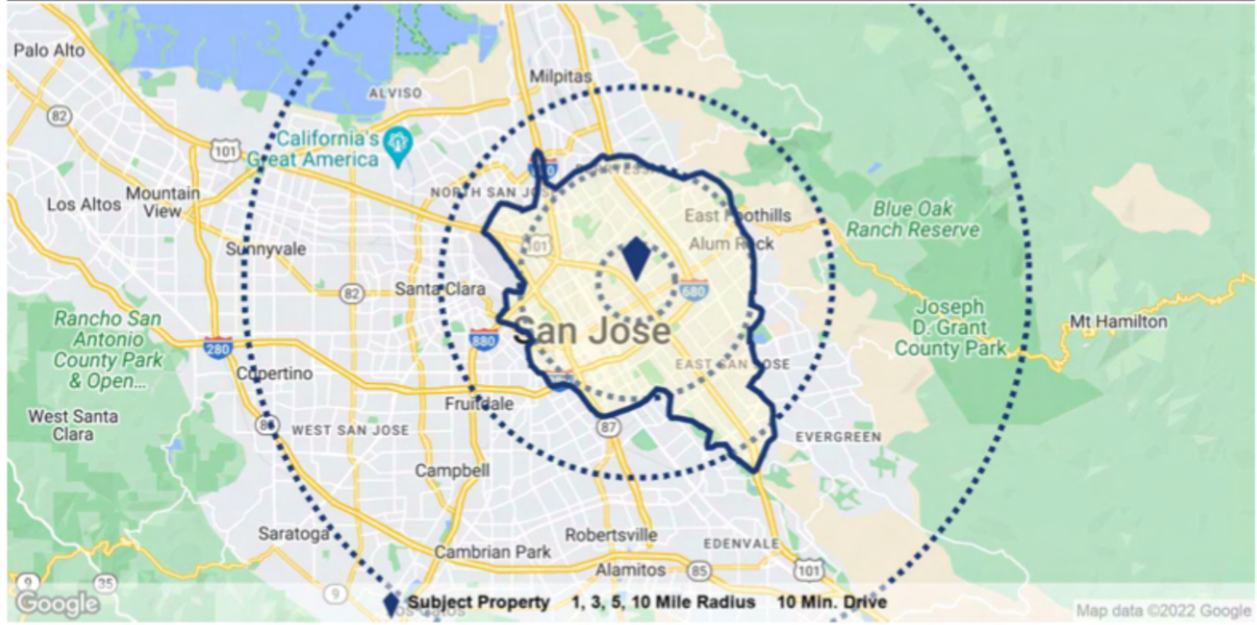
## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 McKee Rd	N 33rd St - SW	32,275	2022	0.03 mi
2 McKee Rd	N 33rd St - NE	39,184	2022	0.05 mi
3 Berrywood Dr	N 33rd St - SW	1,109	2018	0.10 mi
4 McKee Rd	McDonald Ave - SW	32,440	2022	0.16 mi
5 N King Rd	McKee Rd - NW	20,094	2022	0.20 mi
6 Bayshore Freeway	McKee Rd - NW	205,143	2020	0.20 mi
7 N King Rd	McKee Rd - SE	22,323	2022	0.21 mi
8 N 33rd St	Melody Ln - NW	692	2018	0.21 mi
9 McKee Rd	N King Rd - SW	37,405	2018	0.22 mi
10 101	N King Rd - SW	199,187	2022	0.23 mi

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	39,596	296,812	580,805	1,464,121	348,283
Median Age	35	36	37	38	37
White / Black / Hispanic	55% / 3% / 54%	52% / 3% / 46%	49% / 3% / 37%	48% / 3% / 26%	50% / 3% / 45%
Employment	10,433	131,103	301,218	696,294	182,030
Buying Power	\$717M	\$7.7B	\$18.4B	\$61.5B	\$9.5B
College Graduates	19.0%	28.5%	34.1%	45.0%	36.3%
<b>Household</b>					
Households	10,587	84,584	175,818	485,402	99,154
Median Household Income	\$67,725	\$91,342	\$104,634	\$126,691	\$95,902
Average Household Income	\$93,528	\$120,886	\$134,697	\$155,949	\$126,022
% High Income (>\$75K)	46%	57%	62%	70%	60%
<b>Housing</b>					
Median Home Value	\$772,876	\$834,772	\$907,395	\$1,047,571	\$837,678
Median Year Built	1971	1974	1975	1973	1975
Owner / Renter Occupied	39% / 61%	47% / 53%	52% / 48%	56% / 44%	48% / 52%



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**Disclaimer:**

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