FOR LEASE | ±2,100-2,400 SF

DRIVE-THRU GROUND LEASE OPPORTUNITY

5154 MOORPARK AVE
SAN JOSE, CA 94568



KURT GRUNDMAN | 415-640-8779 | LIC #01229064

5154 MOORPARK AVE., SAN JOSE CA 95129

LOCKEHOUSE
RETAIL GROUP

SUMMARY

Ground lease drive thru opportunity, can construct ±2,100-2,400 SF freestanding building situated on a .40 acre lot. Former Burger King restaurant featuring an approximately ±2,128 SF freestanding building situated on a ±0.40 acre lot. Located along Moorpark Avenue in an established San Jose commercial corridor, the property offers an opportunity for restaurant, quick-service, or alternative retail uses, subject to applicable approvals.

PROPERTY HIGHLIGHTS

±2,100–2,400 SF
PROPOSED BUILDING

±0.40 ACRES
PARCEL SIZE

DRIVE-THRU
APPROVED DRIVE-THRU

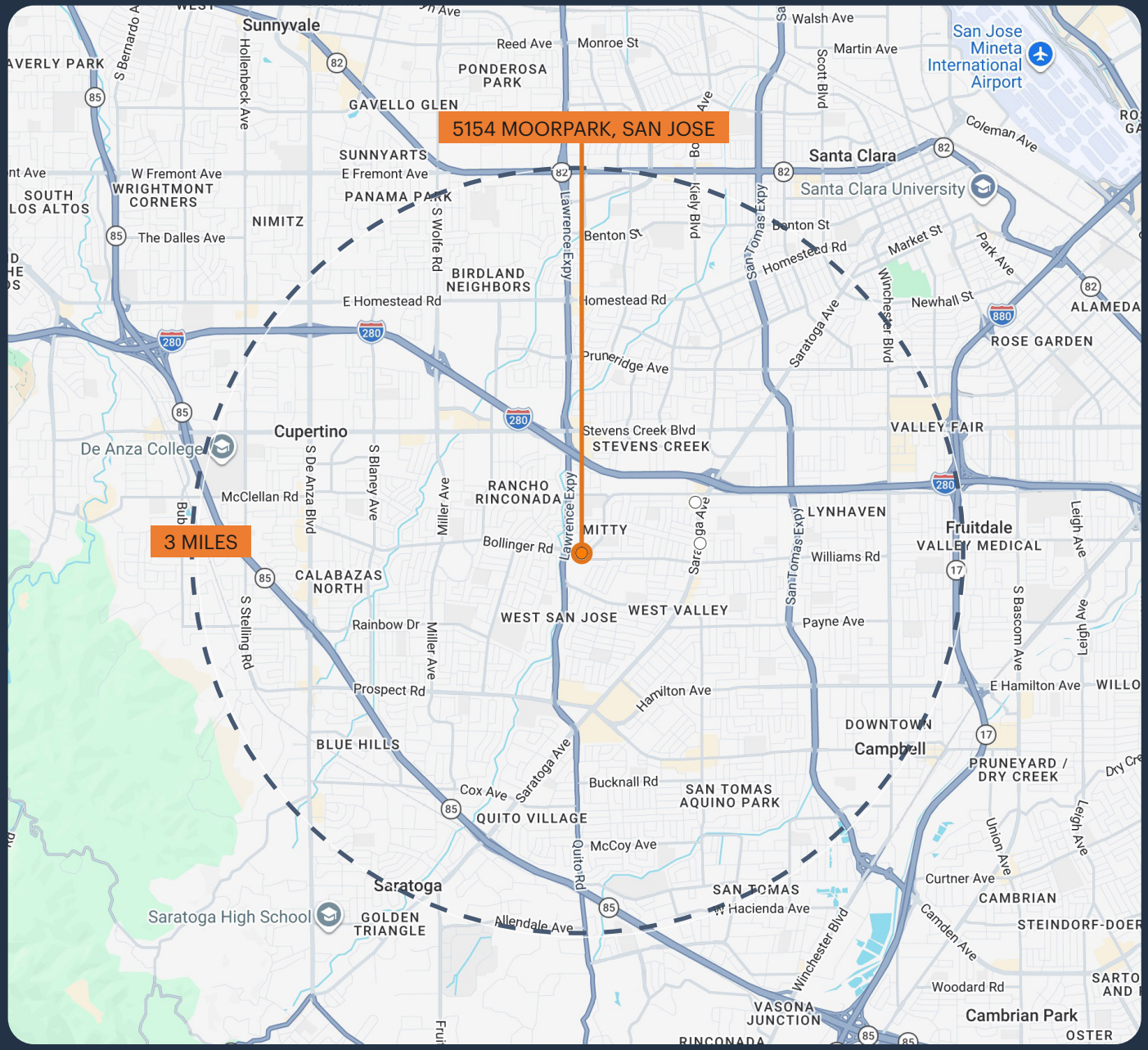
±2,128 SF
EXISTING BUILDING

- **ESTABLISHED RETAIL CORRIDOR**
  Located along Moorpark Avenue in West San Jose.
- **STRONG RETAIL SYNERGY**
  Surrounded by restaurants, retailers and neighborhood-serving businesses.
- **NEARBY RETAILERS**
  Walking distance to CVS Pharmacy, 7-Eleven and Park Lane Plaza.
- **RESTAURANT INFRASTRUCTURE**
  Former QSR site with potential for reuse, subject to verification.
- **CONVENIENT ACCESSIBILITY**
  Serving nearby residential neighborhoods and local businesses.
- **PROMINENT CORNER LOCATION**
  Near Moorpark and Gullo Avenues, offering strong street exposure.
- **NEARBY SCHOOLS**
  Six schools within a one-mile radius.

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DEMOGRAPHICS

3 MILES

POPULATION
236,081

HOUSEHOLDS
86,928

MEDIAN HH INCOME
$201,003

PER CAPITA INCOME
$99,928

BACHELOR'S DEGREE
68.4%

TOTAL RETAIL EXPENDITURES
$5.58 B

DEMOGRAPHICS SOURCE: REGIS USA 10/26

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MARKET AERIAL



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