



**3150
STEVENS CREEK BLVD.
SAN JOSE,
CALIFORNIA**

High Visibility Corner Retail Building
7,000± For Lease
Stevens Creek Blvd. near Winchester



PROPERTY INFORMATION:

- 7,000± SF Retail Building For Lease
- 20,600± SF Corner Lot
- High Traffic Location: 33,000+ ADT
- Prominent Signage
- Easy Access/Exit from Stevens Creek and Hanson Ave.
- Contact Agent for Pricing
- Do Not Disturb Tenants

ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	26,924	259,141	604,399
AVG. HH INCOME:	\$113,116	\$111,793	\$122,905

FOR MORE INFORMATION CONTACT:

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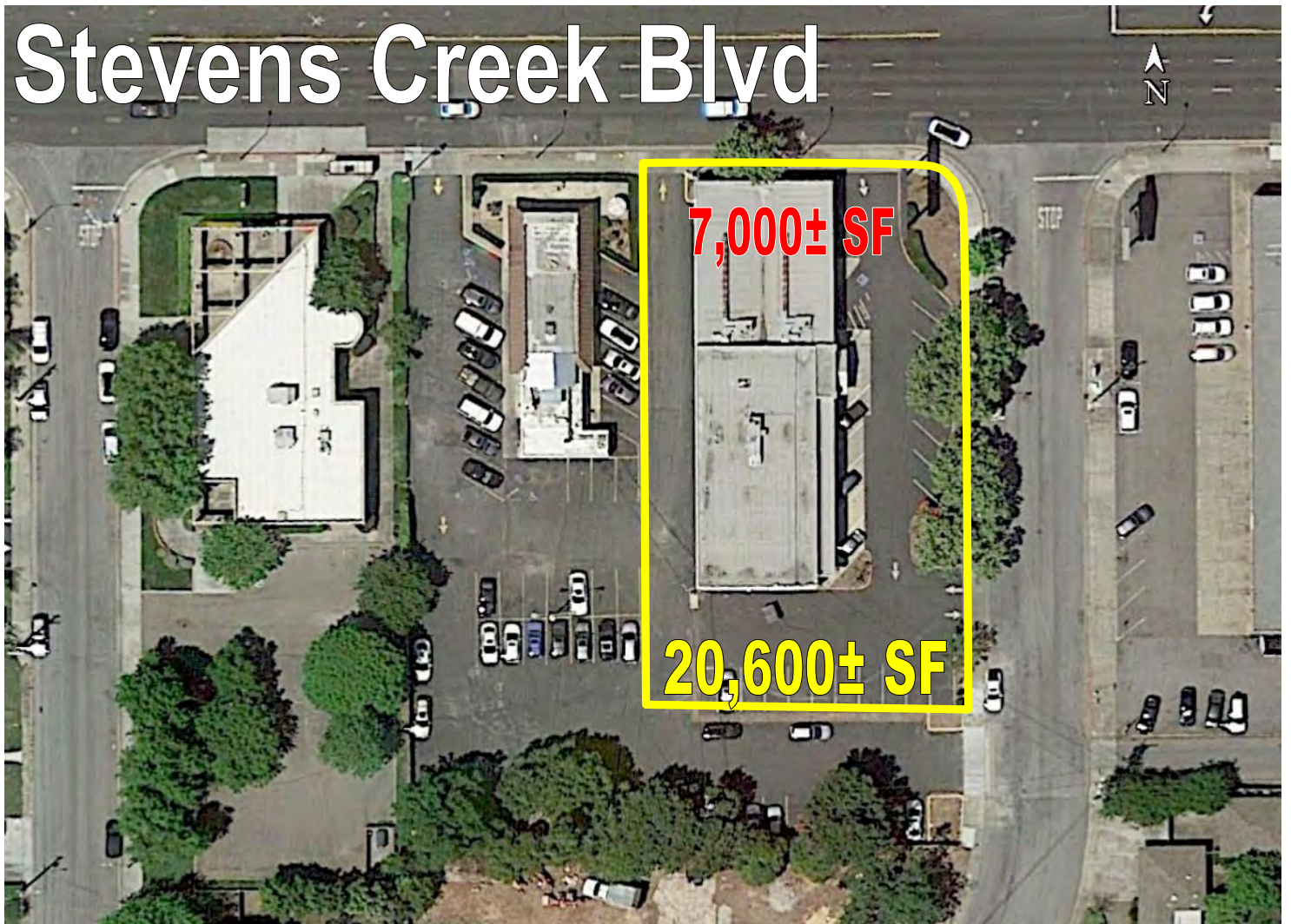


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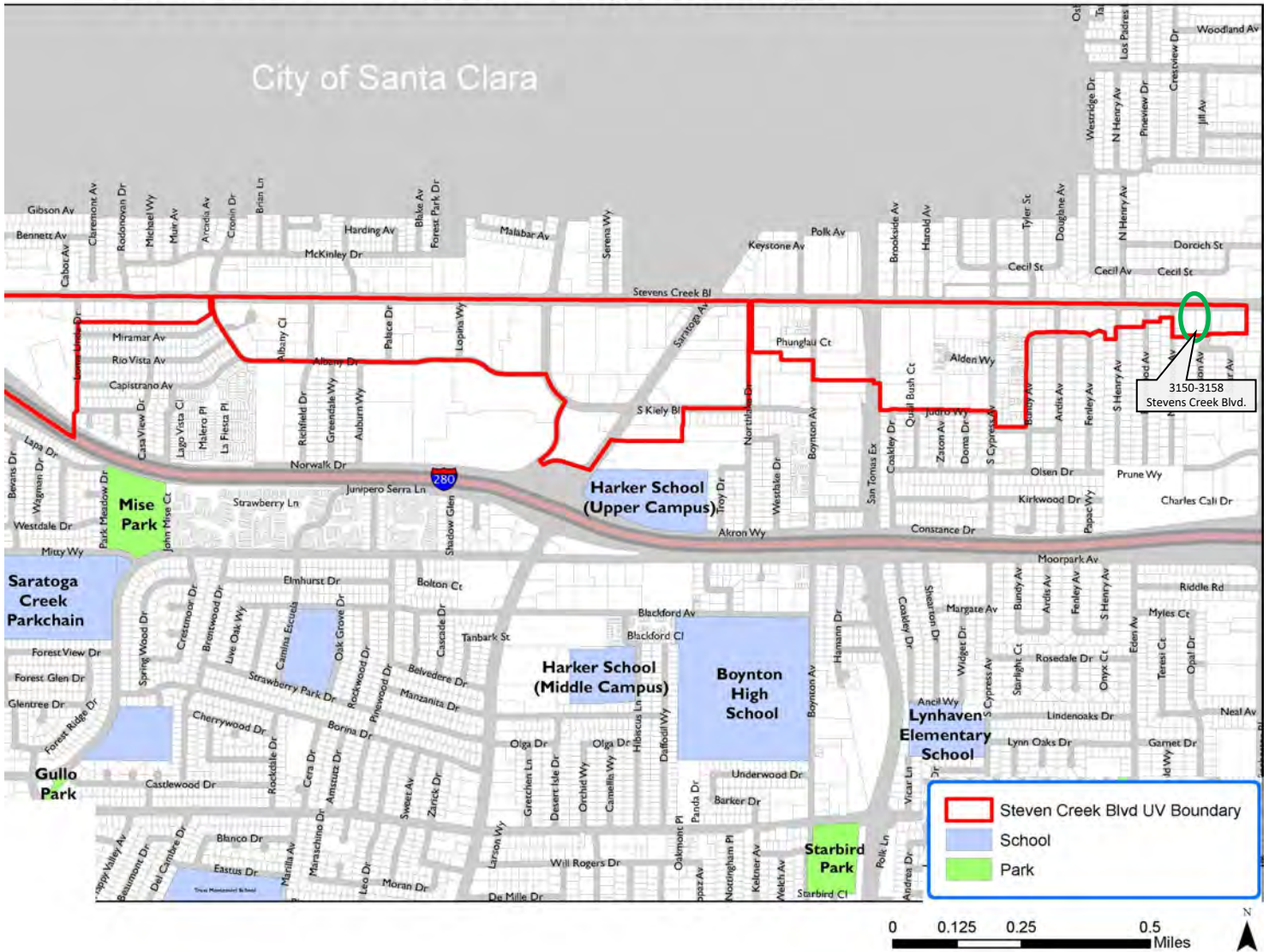


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Stevens Creek Blvd Urban Village Planning Area



The Stevens Creek Urban Village is a long commercial corridor that is characterized by large car dealerships and medium sized commercial buildings. Three Expressways cross through this Village that can also be accessed from Interstate Highway 280 at three separate locations. Additionally, the Valley Transportation Authority's (VTA) Bus Rapid Transit (BRT) project is planned to run along Stevens Creek Boulevard. These characteristics make this Urban Village an ideal location for a mixture of new and intensified commercial and residential uses. The goal of the Mixed-Use Urban Village zoning is to create pedestrian focused commercial which enhances the quality of life for residents in the surrounding communities and supports the existing and planned public transit.

Further details available at <http://www.sanjoseca.gov/index.aspx?nid=3792>

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