

Multi-tenant 1,250± SF Industrial Space For Lease

LEASE NOW & RECEIVE 2 MONTHS OF FREE RENT UPFRONT

Located off Coleman Avenue near San Jose International Airport

BOBBY FACCHINO

Senior Associate

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408.318.0623

bobby@moinc.net

290-302 Brokaw Road, Santa Clara CA



PROPERTY OVERVIEW



Rental Rate: \$2.25 PSF Plus NNN **Space SF: 1,250± SF**

Zoning: (ML) – Light Industrial **Rentable Building Area: 14,000± SF**

Building Height: 15 Feet **Year Built: 1972**

Multi-tenant Industrial For Lease

290-302 Brokaw Road, Santa Clara

- Unit 302: 1,250± SF - \$2.25 PSF Plus NNN Charges
- **LEASING INCENTIVE: LEASE NOW & RECEIVE 2 MONTHS FREE RENT UPFRONT**
- One Private Bathroom
- Conference Room
- Welcoming Reception Area With Customer Seating Near The Main Entrance
- Roll Up Door
- Located Off Coleman Avenue Near San Jose International Airport
- Strong Demographics With Average Household Incomes Of \$179,174 In a 1-mile Radius
- Easy Access To HWY 101 & 880
- Exposure To Over 25,000± Vehicles Per Day

Brokaw Business Center

Key

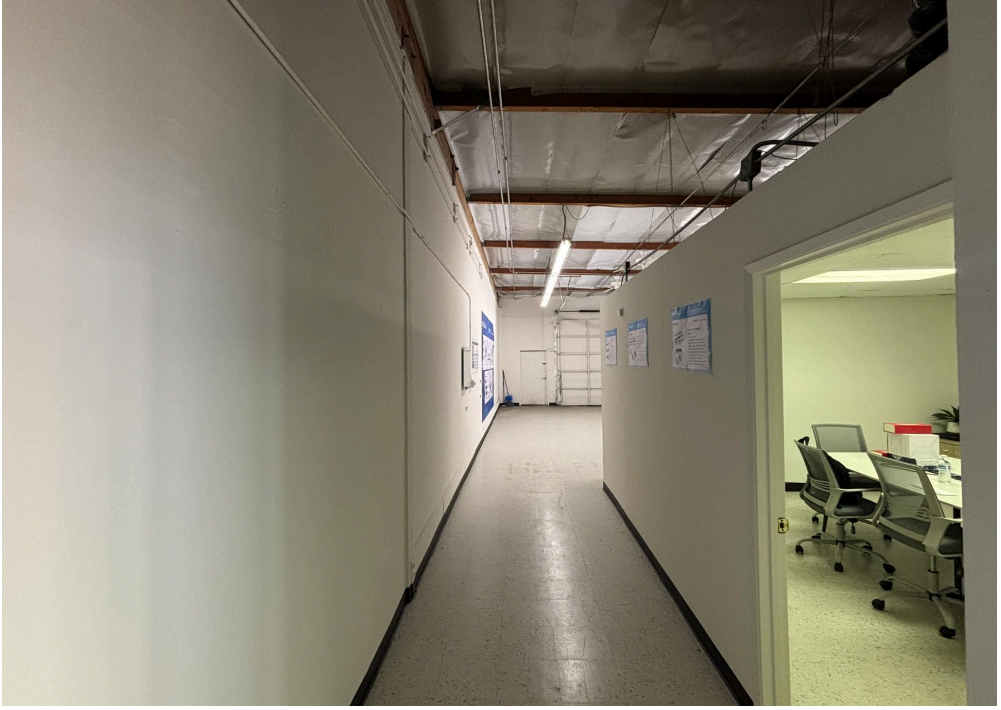
Tenant Name	Unit Number	Unit Size (SF)
You Solar	290	1,250
You Solar	292	1,250
EIQ Energy	294	3,000
FenzTech	296	3,000
Sousa's Garage Doors	298	3,000
Promac Machining Services	300	1,250
Available	302	1,250



Unit 302 (1,250± SF)



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Unit 302 (1,250± SF)







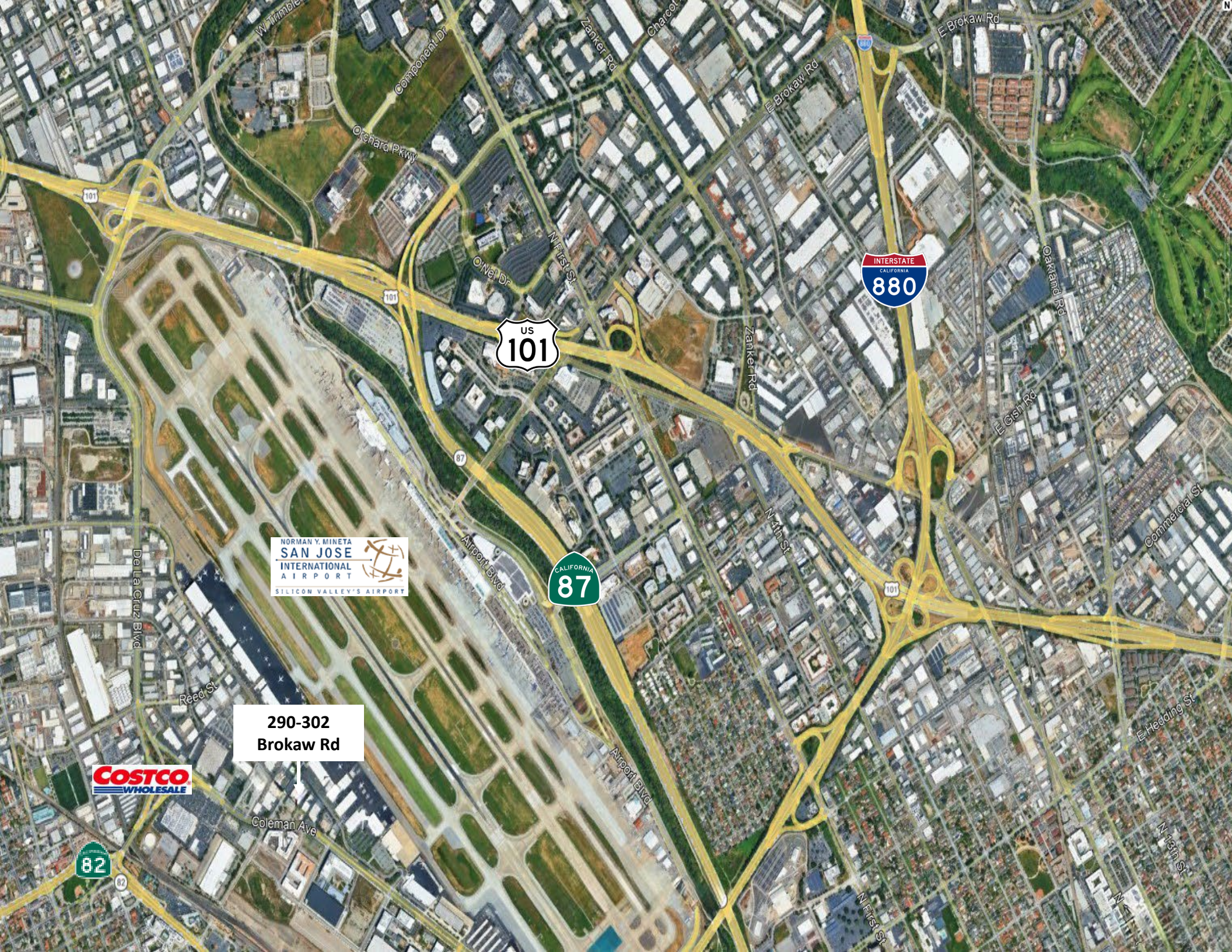
Unit 302 (1,250± SF)





388
Christina Finch
RENTAL UNIT
408.888.7559





NORMAN Y. MINETA
SAN JOSE
INTERNATIONAL
AIRPORT
SILICON VALLEY'S AIRPORT

290-302
Brokaw Rd

COSTCO
WHOLESALE

US
101

CALIFORNIA
87

INTERSTATE
CALIFORNIA
880

101

101

87

101

82

82

De La Cruz Blvd

Reed St

Coleman Ave

Airport Blvd

Airport Blvd

N 4th St

N First St

E Hedding St

N 10th St

Commercial St

E Gish Rd

Oakland Rd

E Brokaw Rd

E Brokaw Rd

Charcot

Zanker Rd

N First St

O'Neil Dr

Orchard Pkwy

Component Dr

W Trimble

DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	10,906	183,732	638,561
Households	2,883	71,320	234,519
Average Household Size	2.55	2.46	2.64
Owner Occupied Housing Units	904	26,370	91,037
Renter Occupied Housing Units	1,979	44,950	143,482
Median Age	24.6	36.8	36.4
Median Household Income	\$123,891	\$152,240	\$154,635
Average Household Income	\$179,174	\$198,873	\$205,045

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