

2,175 SF
RETAIL/OFFICE FOR LEASE

3591
STEVENS CREEK

Santa Clara, CA



PC INC PRIME COMMERCIAL
INCORPORATED

EXCLUSIVE AGENT:

BRENNAN J. MONRO

BMonro@primecommercialinc.com

(408) 560-6100

PROPERTY

Overview

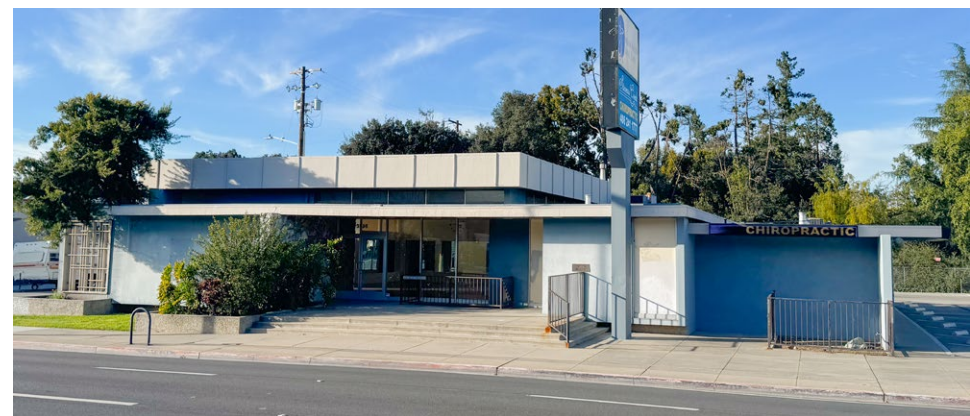
ADDRESS 3595 Stevens Creek Boulevard
Santa Clara, CA 95117

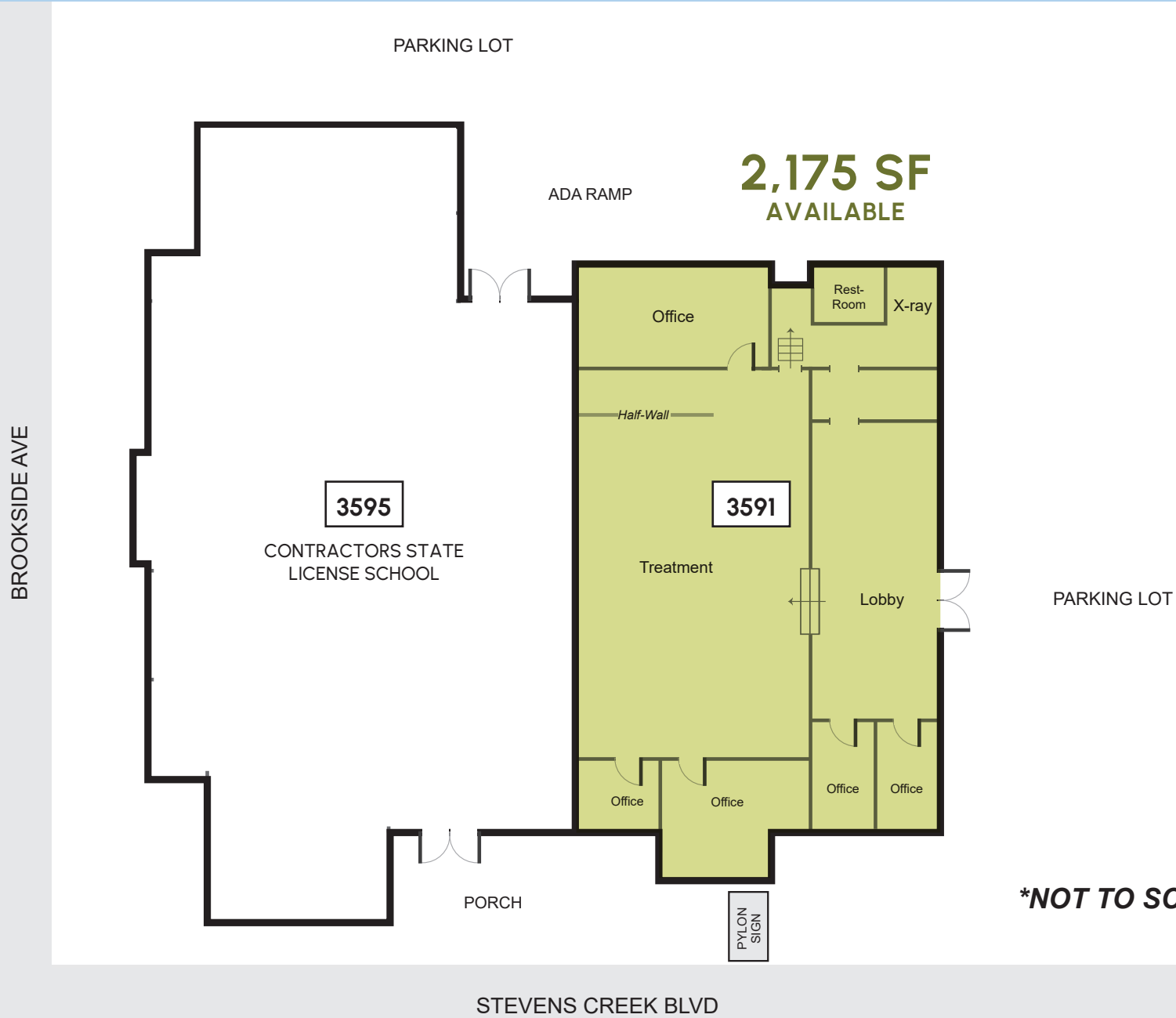
SIZE 2,175 SF

TYPE Retail / Office

PRICE \$2.75 / SF + \$0.55 NNN

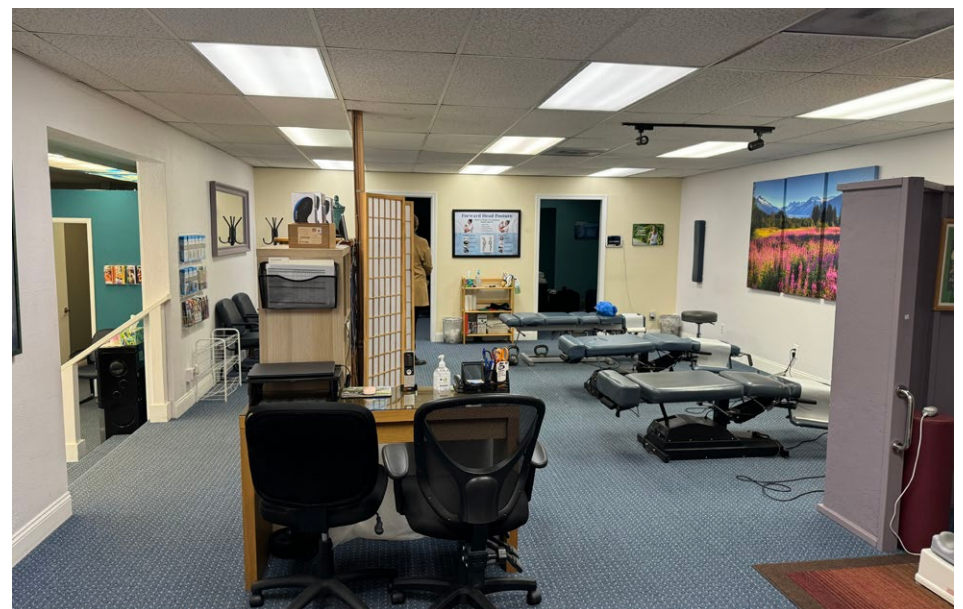
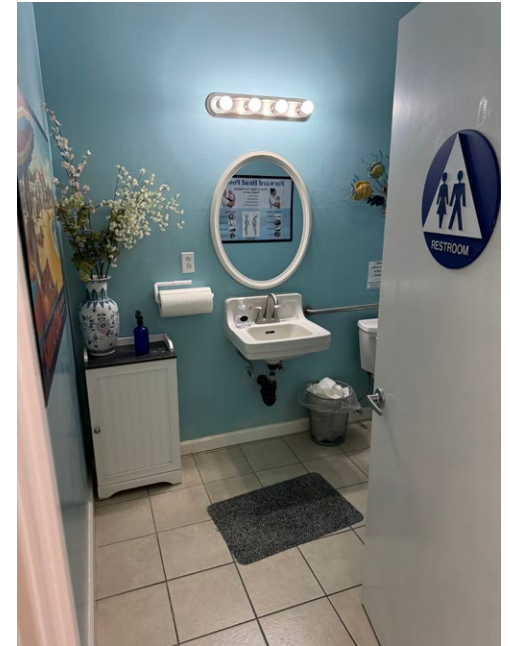
- Retail/office in freestanding building
 - Other half of building shared with Contractor School
- 100-amp 120/240-volt power
- Ample on-site parking
- Large pylon sign and significant visibility
- Located one block away from San Tomas Expressway
- Directly fronting Stevens Creek Blvd across from Barnes & Noble and close proximity to Westfield Valley Fair
- Strong demographics and high traffic counts
- Flexible zoning, MU-CC (Mixed Use – Community Commercial)



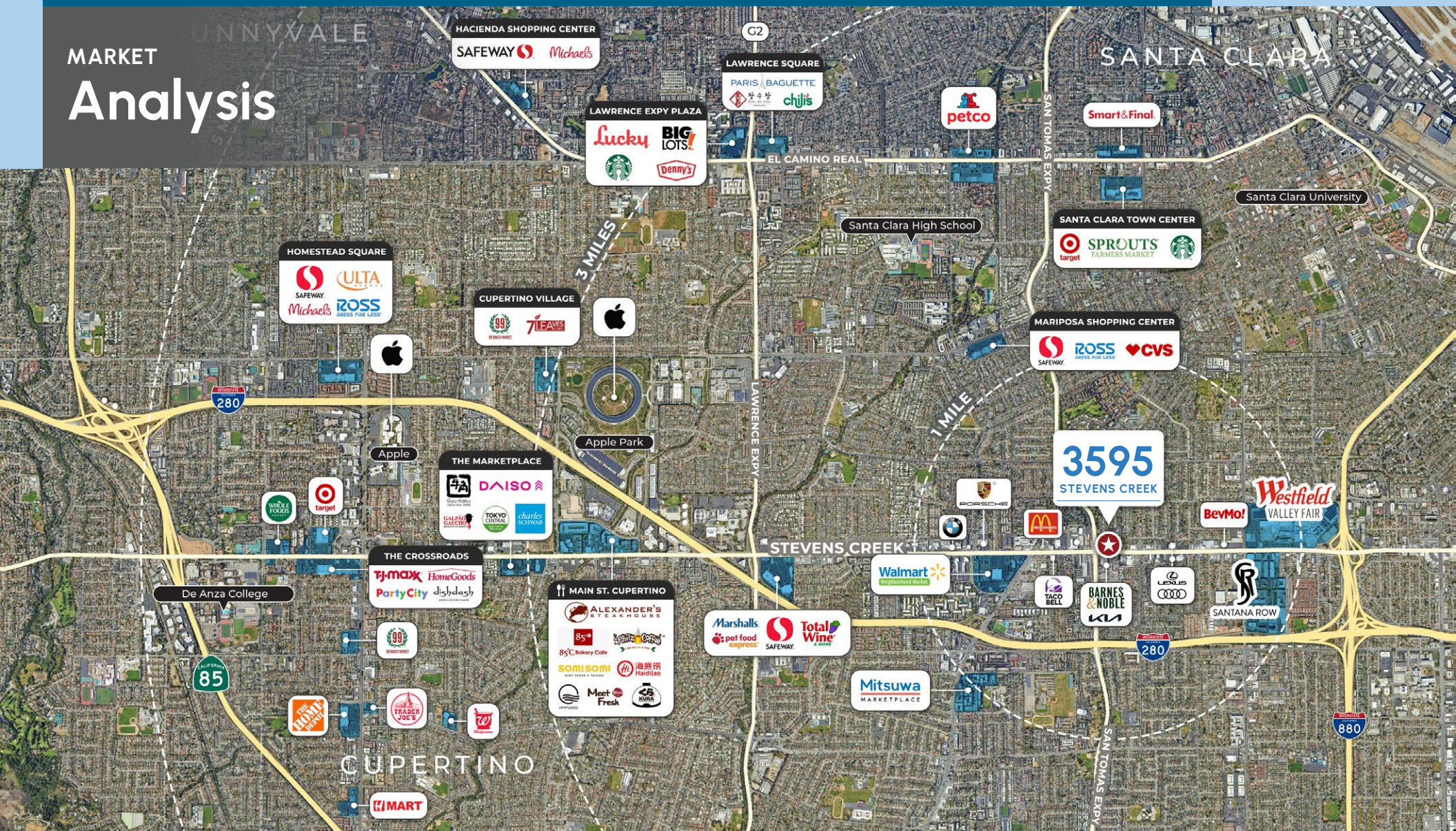


SITE
Photo Gallery

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STEVENS CREEK
Santa Clara, CA



MARKET Analysis



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	31,821	261,471	603,855
Daytime Population	34,081	262,640	740,800
Average Household Income	\$190,539	\$200,162	\$213,893

Traffic Counts

	CARS PER DAY
Stevens Creek Boulevard	33,570 ADT
San Tomas Expressway	37,770 ADT
Saratoga Avenue	20,124 ADT



EXCLUSIVE AGENT CONTACT:

BRENNAN J. MONRO

CA DRE LICENSE NO. 02180211

BMonro@primecommercialinc.com

(408) 560-6100



PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com

(408) 879-4000

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