

@first
SAN JOSE, CA

CAN BE COMBINED FOR TOTAL OF ±5,067 SF

AVAILABLE ±2,520 SF

AVAILABLE ±1,317 SF

AVAILABLE ±1,230 SF

AVAILABLE ±1,542 SF RESTAURANT SPACE

AVAILABLE ±1,546 SF RESTAURANT SPACE

Logos shown: TARGET, CHASE, Bank of America, Panera Bread, FIVE GUYS, PANDA EXPRESS, CHIPOTLE MEXICAN GRILL, CVS, El Camino Health, Fidelity, SAJJ MEDITERRANEAN, amudham, HYATT house, Chick-fil&, COURTYARD Marriott.

Streets: HOLGER WAY, N. FIRST STREET, HEADQUARTERS

FOR LEASE | RETAIL SPACES AVAILABLE, FULL PAD BUILDING AVAILABLE & 2ND GENERATION RESTAURANT SPACE AVAILABLE

James Chung
(408) 400-7017
jchung@theeoniccompany.com
LIC #01408190

Marisa Delgado
(408) 400-7014
mdelgado@theeoniccompany.com
LIC #01917354

Shelby Swanson
(408) 400-3879
sswanson@theeoniccompany.com
LIC #02075363



ABOUT THE PROJECT

PROPERTY HIGHLIGHTS

- Anchored by high volume Target
- Strong national co-tenancy
- Dense daytime population
- Regional position off of Hwy 237
- LED pylon signage
- Less than 2 miles from related's city Place development; featuring over 5.4M SF of office space, 1M SF of retail space, 1,280 apartments, 200 "extended-stay" apartments, & a 440-room hotel.

AVAILABLE SPACES

- ±1,230 SF End Cap
 - ±2,520 SF End Cap
 - ±1,317 SF
 - ±1,542 SF — Restaurant Space
 - ±1,546 SF — Restaurant Space
- Can be combined for total of ±5,067 SF

DEMOGRAPHICS

	2-mile	3-mile	5-mile
Population	51,492	94,752	321,597
Daytime Pop.	82,077	195,808	500,756
Median HHI	\$199,810	\$189,533	\$181,334

TRAFFIC COUNTS

North 1st Street: 18,000 ADT
 Holger Way: 6,943 ADT
 Highway 237: 140,700 ADT

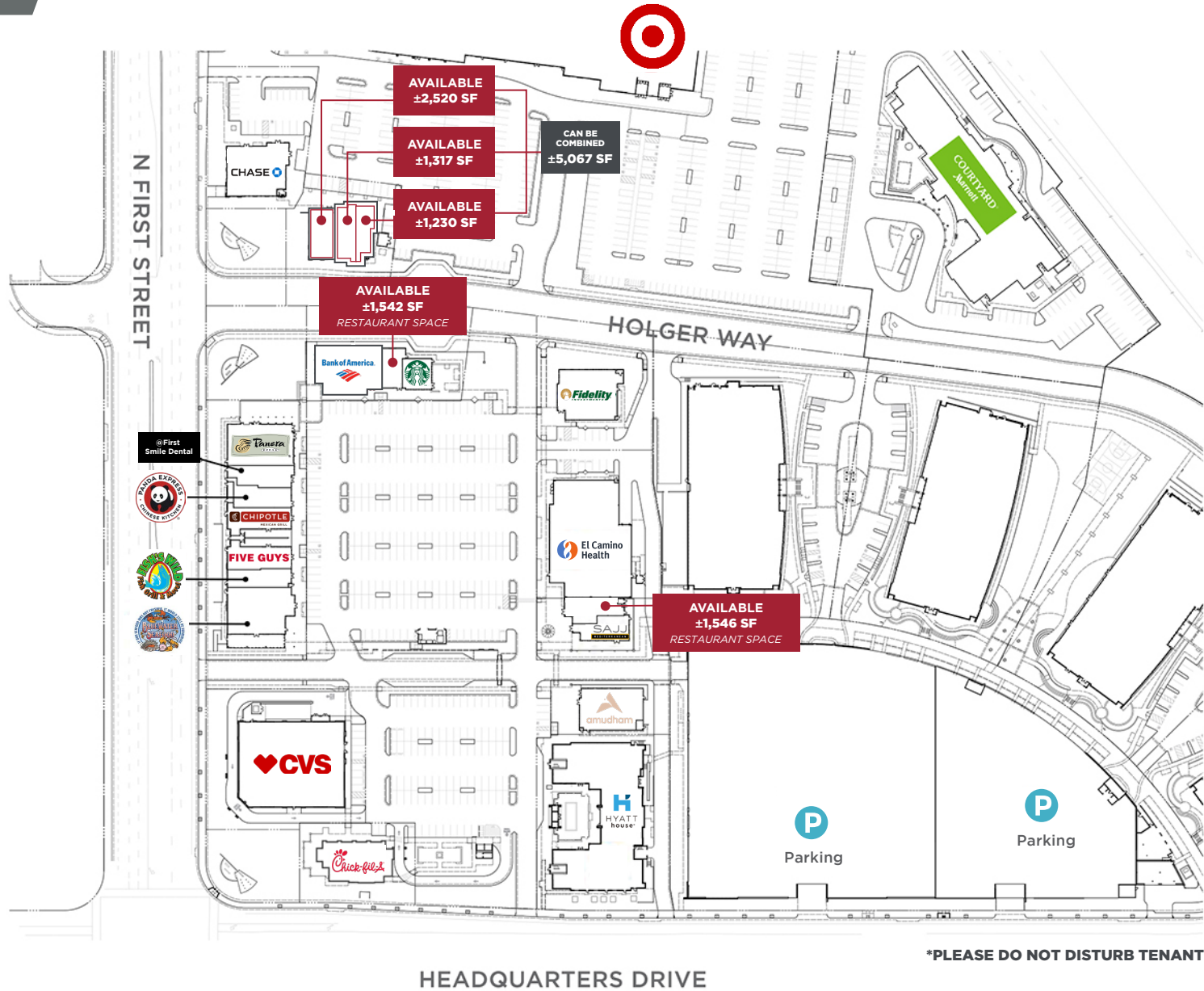


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SITE PLAN



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