

RETAIL SPACE FOR LEASE

1,135± SF – 1,370± SF

2475-2493 ALVIN AVENUE

David Taxin
Partner
Lic. #00983163
408.966.5919
dtaxin@moinc.net

Tyler Lu
Associate
Lic. #02244464
925.918.1547
tylerlu@moinc.net



PROPERTY OVERVIEW & HIGHLIGHTS

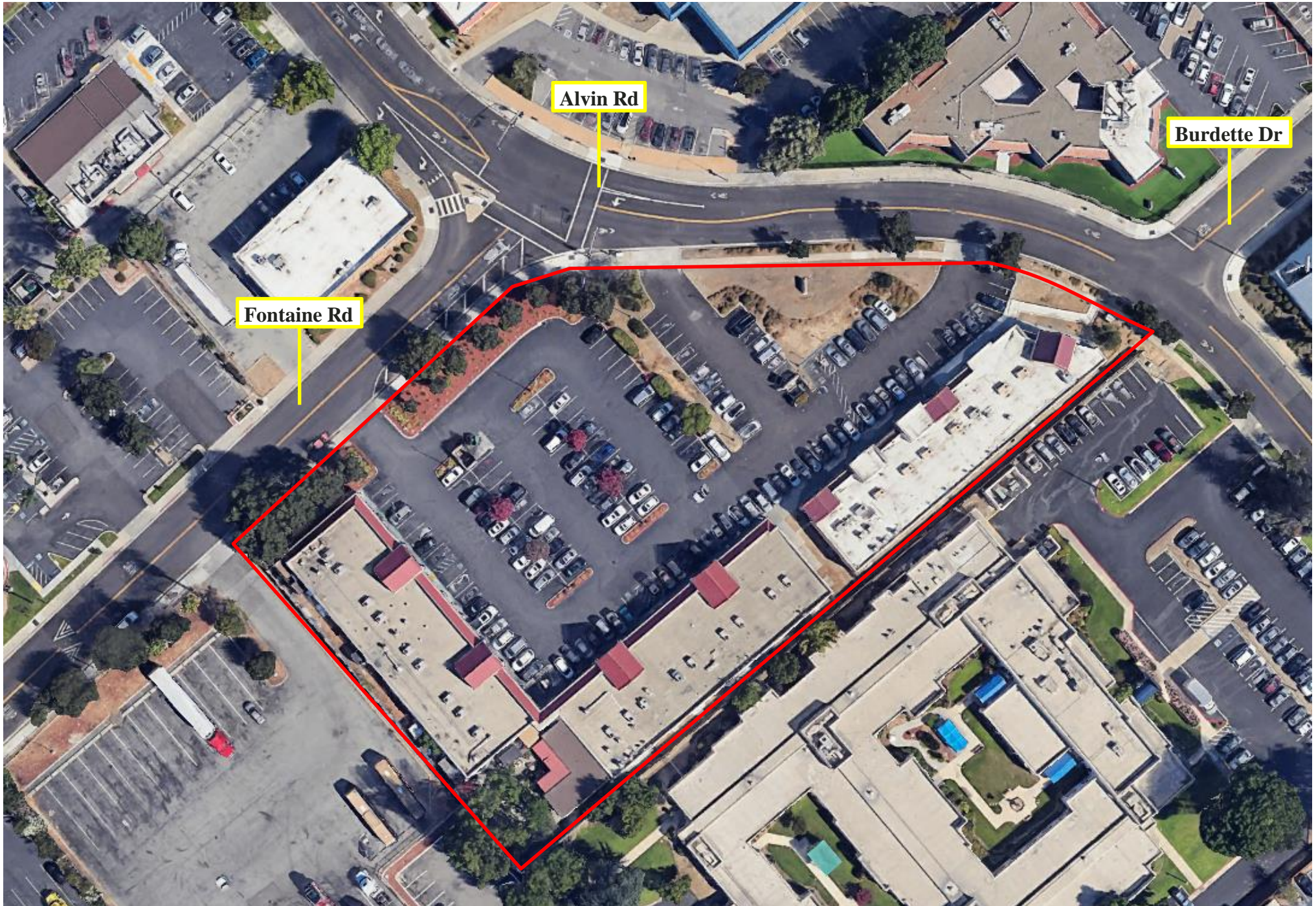
Overview:

- **Vacant and Available Now:**
 - **Unit 2493: 1,370± SF**
 - **Unit 2489: 1,135± SF**
- **Rent:** \$2.25 PSF, plus NNN
- **Zoning:** C-1 (Commercial Pedestrian District)
- **Uses Include:** Retail Stores, Grocery Stores, Restaurants/Cafes, Professional Services, etc.
- **# of Parking Spaces:** 40±

Highlights:

- Building Signage
- Property is located right off the 101 Highway on the busy cross section between Fontaine Rd and Alvin Ave
- Tenant Mix: Professional Service Providers, Dental Office, Restaurant/Cafe, and Mini Mart
- Traffic Count: 22,226 ± ADT
- Easy Access into the Center from Both Directions
- Lease does not include utilities, property expenses, or building services





POINTS OF INTEREST



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

DEMOGRAPHICS

| 2025 SUMMARY | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| Population | 36,711 | 267,760 | 583,203 |
| Households | 9,167 | 70,989 | 179,719 |
| Average HH Size | 3.97 | 3.70 | 3.18 |
| Owner Occupied Housing Units | 5,022 | 38,863 | 94,383 |
| Renter Occupied Housing Units | 4,145 | 32,126 | 85,336 |
| Median Age | 38.9 | 37.6 | 38.1 |
| Median HH Income | \$103,538 | \$109,520 | \$123,005 |
| Average HH Income | \$133,876 | \$148,523 | \$168,468 |



2475-2493 ALVIN AVENUE
SAN JOSE



Meacham/Oppenheimer, Inc.
8 N. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

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Partner
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