

FOR LEASE

321 S. Monroe Street - San Jose, CA

± 1,500 SF AVAILABLE
Retail/Office Space with Open Layout
Lease Term: 3-5 Years



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Marcus & Millichap

PROPERTY OVERVIEW

± 1,500 SF AVAILABLE
Retail/Office Space with Open Layout
San Jose, California

 321 S. Monroe Street, San Jose

 ± 1,500 SF Available

 Retail/Office Space



PROPERTY HIGHLIGHTS

± 1,500 SF AVAILABLE
Retail/Office Space with Open Layout
San Jose, California

- » Retail/Office Space with Open Layout
- » Kitchen and Break Area
- » ADA Restroom
- » Large Glass Office/Conference Room
- » 2.34 Per 1,000 SF Parking Ratio
- » Located Across from Westfield Valley Fair and Blocks from Santana Row
- » Easy Access from Interstate 880 and Interstate 280

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,739	249,871	590,760
Daytime Population	29,380	297,138	739,373
Average Household Income	\$179,262	\$175,202	\$180,951



Permitted Uses – Urban Village Commercial (UVC)

- » Restaurants and cafés
- » Coffee shops Bars (subject to permits)
- » Grocery stores and markets
- » Pharmacies
- » Personal services (salons, barber shops, dry cleaners)
- » Fitness centers and gyms
- » Boutique retail stores
- » Office Uses
- » Banks and financial services
- » General Retail Establishments
- » Daycare facilities
- » Educational and tutoring centers
- » Art galleries
- » Performing arts spaces

LOCAL AERIAL

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Retail/Office Space with Open Layout
San Jose, California



NIKE YETI TUM TESLA BEST BUY
Crate Barrel The Container Store

Apple Lululemon THE NORTH FACE
Cartier
GUCCI
SEPHORA
HERMÈS
PRADA
Dior
bloomindale's
TIFFANY & Co.
ANTHROPOLOGIE
WILLIAMS-SONOMA
LOUIS VUITTON
NORDSTROM
BVLGARI
macy's
POTTERY BARN

Stevens Creek Boulevard

Monroe Street



LOCAL MAP

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Valley Fair Mall | 290+ Retailers

bloomingdales PRADA BVLGARI Cartier POTTERY macy's BARN WILLIAMS-SONOMA ANTHROPOLOGIE NORDSTROM SEPHORA HERMÈS GUCCI THE NORTH FACE Dior LOUIS VUITTON TIFFANY & Co. Apple

Pruneridge Golf Club

INTERSTATE 880



O'CONNOR HOSPITAL



Stevens Creek Boulevard

★
Subject Site

SAN JOSE CITY COLLEGE

INTERSTATE 280

San Thomas Expressway

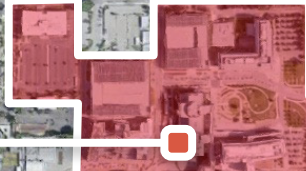
INTERSTATE 280

Santana Row

BEST BUY TESLA YETI TUMI Crate & Barrel NIKE The Container Store

INTERSTATE 880

SANTA CLARA VALLEY MEDICAL CENTER
Hospital & Clinics



DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	23,216	253,934	600,478
2025 Estimate	22,739	249,871	590,760
Growth 2025 - 2030	2.10%	1.63%	1.64%
2010 Census	21,533	229,767	547,621
2020 Census	22,448	251,240	593,599
Growth 2010 - 2020	4.25%	9.35%	8.40%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	35.56%	34.25%	37.40%
\$150,000 - \$199,999	14.11%	13.69%	12.73%
\$100,000 - \$149,999	15.39%	15.18%	14.49%
\$75,000 - \$99,999	8.82%	9.82%	8.68%
\$50,000 - \$74,999	9.40%	8.99%	8.77%
\$35,000 - \$49,999	4.70%	5.27%	5.06%
\$25,000 - \$34,999	3.18%	3.74%	3.79%
\$15,000 - \$24,999	3.52%	3.31%	3.46%
\$10,000 - \$14,999	2.68%	2.18%	2.12%
Under \$9,999	2.65%	3.59%	3.50%
Average Household Income	\$179,262	\$175,202	\$180,951
Median Household Income	\$152,351	\$147,895	\$156,350
Estimated Per Capita Income	\$74,859	\$69,846	\$68,810

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
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HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 Owner Occupied (Est.)	41.51%	37.61%	43.30%
2030 Renter Occupied (Est.)	47.63%	56.15%	51.01%
2030 Vacant (Est.)	10.86%	6.24%	5.69%
2025 Owner Occupied	41.38%	37.59%	43.33%
2025 Renter Occupied	47.91%	56.21%	51.02%
2025 Vacant	10.71%	6.20%	5.65%
2020 Owner Occupied	41.02%	37.37%	43.23%
2020 Renter Occupied	48.58%	56.53%	51.23%
2020 Vacant	10.40%	6.10%	5.54%
2010 Owner Occupied	46.10%	41.31%	47.44%
2010 Renter Occupied	47.72%	53.34%	47.64%
2010 Vacant	6.18%	5.34%	4.92%

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