



For additional information, contact Exclusive Agent:

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April 25, 2018

Property Profile

Location Freestanding Building with dedicated parking on El Camino Real.

Available Space

2570 El Camino Real: 5,870 Square Feet

Freestanding building. Former restaurant space. Available Now.

SHORT TERM LEASE ONLY! 12 to 18 month maximum lease term. Property slated for redevelopment.

Nearby Tenants

Mariani's Inn & Restaurant, Ramos Furniture, Rite Aid, Hometown Buffett, Patelco, Petco, Moonlite Shopping Center, AMF Bowling Center, OfficeMax and many more.

Uses

Ideal for storage, car sales, car rental, contractor's yard, temporary office, etc.

Parking

± 80 existing total stalls on site. (62 standard, 15 compact, 3 handicap) + 50 stalls on adjacent furniture store site which shares common access and curb cuts. Parking area can be fenced off to be used for secured storage area/yard.

Lot Size

Approximately 1.5 acres of land on a separate legal parcel. There are common curb cuts and drive aisles shared with the adjacent parcel that is occupied furniture store.

Signage

Large Freestanding Pole Sign.

DEMOGRAPHICS

2018	1-Mile	3-Mile	5-Mile
Population	33,928	203,591	591,145
Daytime Population	8,240	148,894	462,438
Avg. HH Income	\$110,739	\$122,749	\$127,988



TRAFFIC COUNTS – 24-Hour ADT as of 2008

San Tomas Expressway at Warburton Avenue	46,950
El Camino Real at Bowers Avenue	32,040
El Camino Real at San Tomas Expressway	27,500

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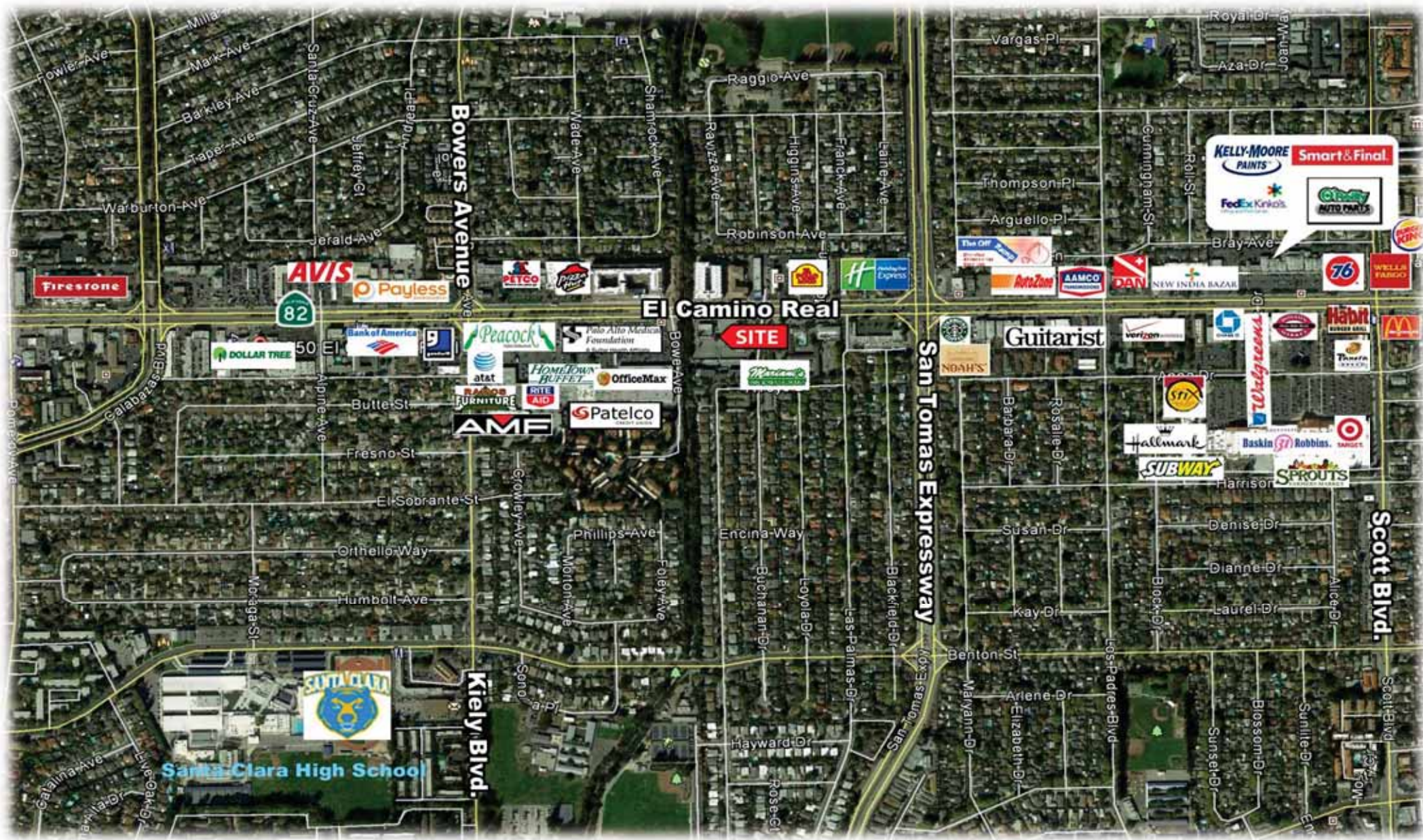
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