

# + 20,025 SF Retail Space For Lease

Across from Target, Home Depot, TJ Maxx HomeGoods, & 24-Hour Fitness

1832 Hillsdale Ave., San Jose

**Do Not Contact or Disturb Current Occupants**



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## OVERVIEW



1832 Hillsdale Ave, San Jose

**Rental Rate:** \$2.35 SF NNN  
**Estimated NNNs:** \$0.55 PSF

**Unit Size:** ± 20,025 Square Feet

**ZONING:** CN – Commercial Neighborhood

**Available:** With 60-day notice

## HIGHLIGHTS

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# 20,025+ SF Retail Space For Lease

- The space is currently occupied by Big Lots but can be made available with 60-day notice.
- Co-Tenants are S&G Carpet and Pump It Up!
- Directly across the street from a Power Center which includes national retailers such as **Target, Home Depot, TJ Maxx & HomeGoods, 24 Hour Fitness, McDonalds, & Starbucks.**
- Down the street from the new Cambrian Park Plaza redevelopment which includes retail, restaurants, a hotel, 305 apartments, 48 single family homes, 25 townhomes, and a senior living center.
- **Strategically positioned on the corner of Camden and Hillsdale Avenue** with excellent visibility and traffic counts as well as easy access to Hwy 85, 880, & 280.



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



PHOTO



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# AERIAL



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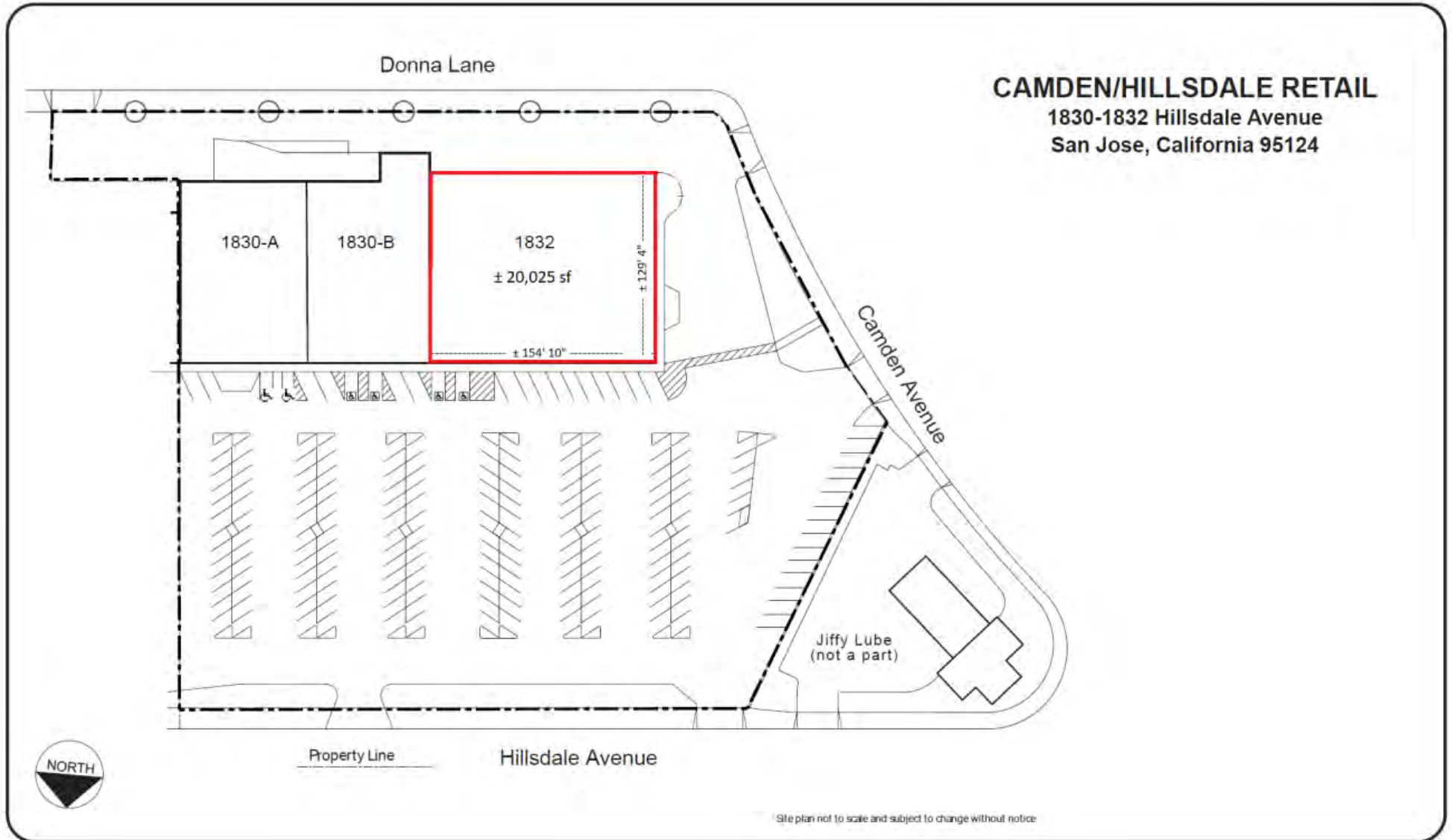
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# SITE PLAN





## DEMOGRAPHICS

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<b>2022 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	23,025	481,281	1,388,188
<b>Households</b>	8,066	177,357	464,126
<b>Average Household Size</b>	2.8	2.7	2.9
<b>Owner Occupied Housing Units</b>	5,989	98,279	258,868
<b>Renter Occupied Housing Units</b>	1,907	76,401	199,388
<b>Median Age</b>	40.3	39.3	38.3
<b>Median Household Income</b>	\$160,808	\$126,829	\$129,403
<b>Average Household Income</b>	\$179,217	\$158,641	\$158,790





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