

FOR LEASE at CEDAR TREE PLAZA
1841 PRUNERIDGE AVE, SANTA CLARA



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TWO AVAILABLE UNITS FOR LEASE

- End-cap unit, currently An Jan Feed & Pet Supply Store. Available November 1, 2023. 2,700± SF. Asking \$2.75 PSF plus NNN charges. Please also make a note that there is a rear parking lot for employees to utilize for this unit.
- The second unit we have is available now and is a 2nd floor retail/office unit that is 1,300 SF. We are going to be asking \$2.25 PSF plus NNN charges.

HIGHLIGHTS

- Built in 1956 and has been locally owned and operated by San Jose natives.
- Strategically located right down the street from the bustling Santana Row & Valley Fair Shopping Mall.
- During Covid, the owners invested millions of dollars into the center to upgrade the exterior facade, parking lot, and walkways into the units.

**END-CAP UNIT 2,700± SF
AVAILABLE NOVEMBER 1, 2023
AMPLE REAR PARKING**



**RETAIL 1,300± SF
2ND FLOOR
AVAILABLE NOW!**

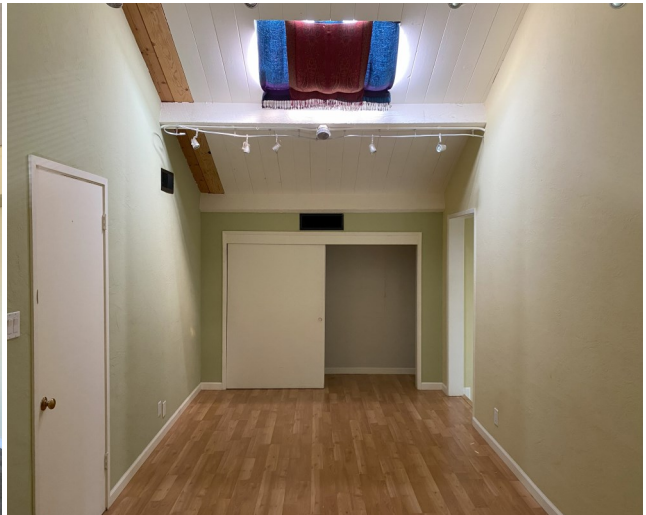


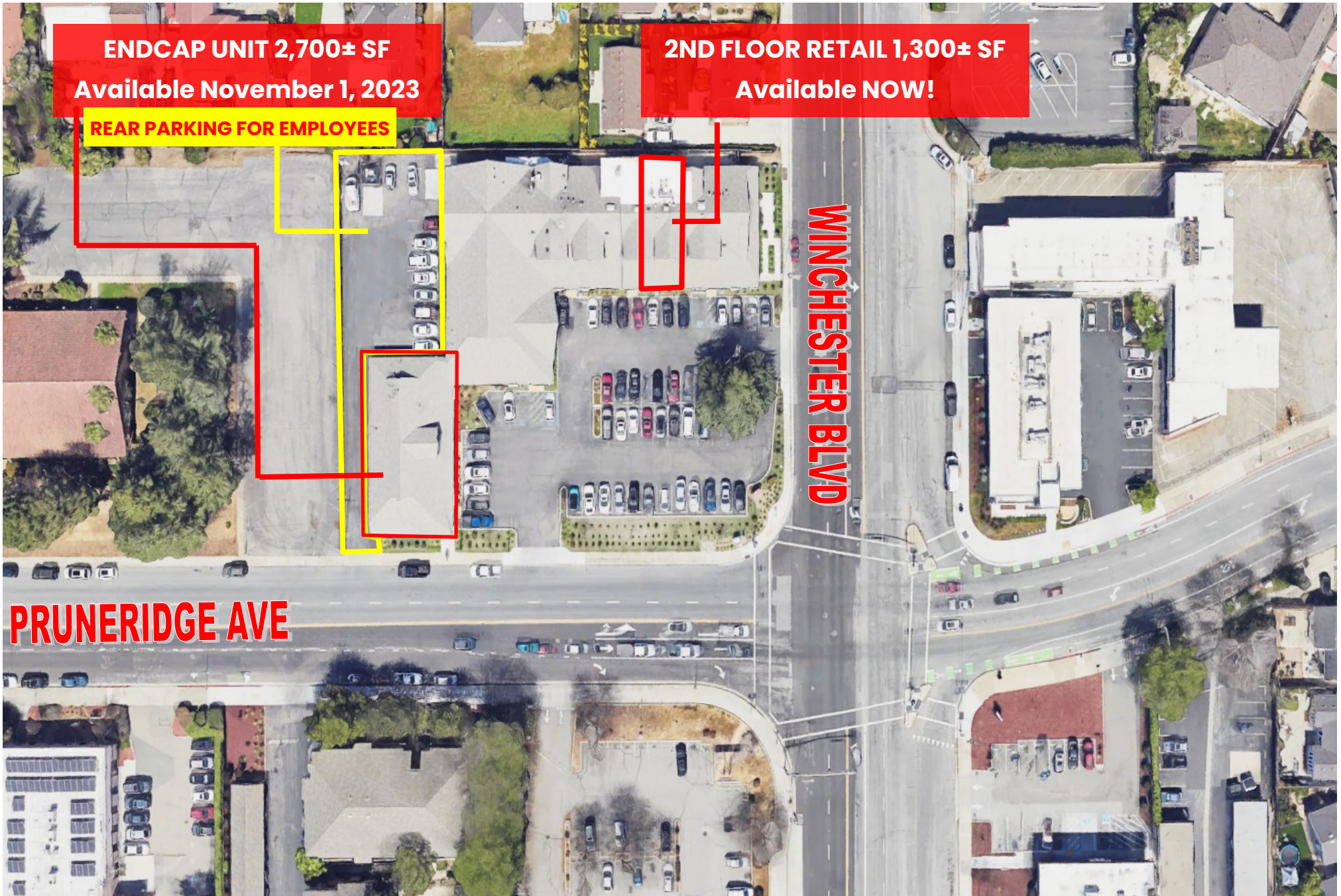
END-CAP UNIT 2,700± SF



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

2ND FLOOR RETAIL 1,300± SF





LOCATION MAP



DEMOGRAPHICS



| 2023 SUMMARY | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| Population | 2,239 | 3,391 | 4,970 |
| Households | 809 | 1,245 | 1,732 |
| Average Household Income | \$116,982 | \$134,259 | \$142,401 |
| Owner Occupied Housing Units | 383 | 682 | 996 |
| Renter Occupied Housing Units | 426 | 563 | 736 |
| Median Age | 42 | 42.5 | 43.7 |
| Median Household Income | \$81,637 | \$90,362 | \$94,251 |

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