

TWO SEPARATE RETAIL BUILDINGS FOR LEASE

4,017± SF and 6,800± SF

2350-2360 El Camino Real, Santa Clara



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PROPERTY HIGHLIGHTS



2 Retail Storefront Buildings With a Common Rear Yard/Parking

Total Building Square Feet: 10,817±

Asking Rent (**NEW REDUCED RENT**): \$2.25 PSF Individually OR \$1.50 PSF Combined, plus NNN (\$.39)

El Camino Real Traffic 27,500 ADT and San Tomas Expressway Traffic 49,950 ADT

Zoning CT

Use Code: Neighborhood: Shopping Center, Strip Center, Enterprise Zone

DO NOT DISTURB TENANTS





2350 El Camino Real: 4,017± SF

2360 El Camino Real: 6,800± SF

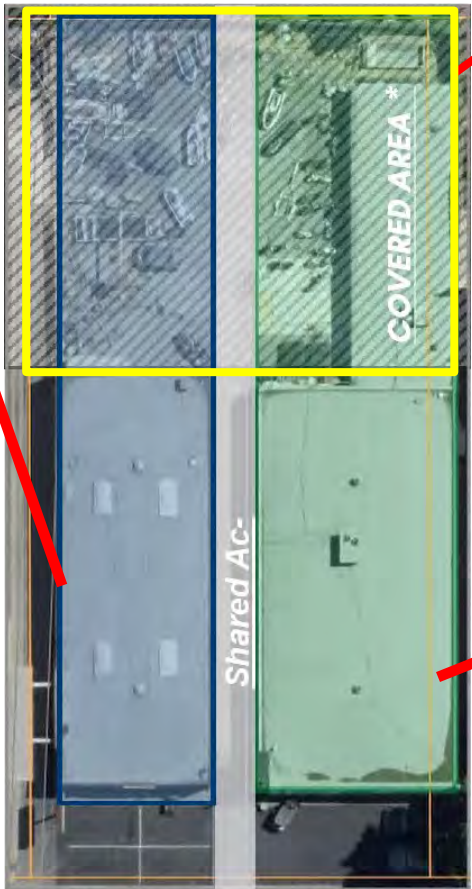
Each building has Excellent Storefront Visibility
Large Pylon Sign
Shared Parking at Rear of Building



SPACE OVERVIEW

2350 El Camino Real
 4,017± SF
 Approximate dimensions are:
 38 Feet Wide by
 105.5 Feet in Depth

Shared Parking Lot



2360 El Camino Real
 6,800± SF
 Approximate dimensions are:
 48 Feet Wide by
 141.5 Feet in Depth

EL CAMINO REAL

PERMITTED AND CONDITIONAL USES

CT-Thoroughfare Commercial Zoning District

Details about permitted uses can be found in the Santa Clara Municipal Code:

[Chapter 18.38 Regulations for CT – Thoroughfare Commercial Zoning Districts](#)

The following retail business establishments, shops, and offices supplying commodities or performing services for residents of the surrounding community:

- | | |
|---|--|
| (1) Animal hospital – clinic or veterinarian
(no kennel) | (15) Furniture store |
| (2) Antique shop | (16) Hobby shop |
| (3) Appliance sales and service | (17) Import store |
| (4) Art goods | (18) Jewelry sales and repair |
| (5) Auto accessory sales facility not involving
installation on the premises | (19) Pet shop |
| (6) Bakery | (20) Pipe and tobacco shop |
| (7) Beauty college | (21) Radio and television sales and service |
| (8) Bicycle sales and repair | (22) Repair shop for domestic appliances,
radios, shoes |
| (9) Book store including rental | (23) Secondhand sales |
| (10) Candle shop | (24) Shoe store |
| (11) Carpets, rugs, draperies | (25) Sporting goods |
| (12) Confectionery | (26) Stationery store |
| (13) Department store | (27) Tailoring and custom dressmaking |
| (14) Florist | (28) Massage es-
tablishments, as defined in SCCC 5.40.020 (m), subject to
SCCC 18.104.020 |

PERMITTED AND CONDITIONAL USES (2)

CT-Thoroughfare Commercial Zoning District

Details about permitted uses can be found in the Santa Clara Municipal Code:

[Chapter 18.34.030 Regulations for CT – Thoroughfare Commercial Zoning Districts](#)

Permitted Uses:

All uses shall be conducted wholly within a completely enclosed building, except as provided in this section or in SCCC [18.34.040](#). Only the following uses, or uses that, in the opinion of the Planning Commission, are of a similar nature, will be permitted:

(a) Retail sales or rentals of new merchandise or service:

- (1) Clothing stores.
- (2) Pharmacies.
- (3) Grocery stores or delicatessens.
- (4) Hardware stores.
- (5) Stores which sell alcoholic beverages (packaged goods off-sale).
- (6) Restaurants, excluding those which sell or serve alcoholic beverages. Outdoor use of designated seating areas for twelve (12) or fewer customers of such restaurants, within an area of two hundred fifty (250) square feet or less, is allowed if Director of Community Development approval is obtained and such outdoor use is operated in conformance with any conditions of approval.
- (7) Bookstores and video stores, provided more than fifty percent (50%) of the displayed inventory or stock on hand, at any one time, is not adult oriented as defined and regulated in Chapter [18.70](#) SCCC.

(b) Sales of personal or financial services:

- (1) Barber shops and beauty parlors.
- (2) Banks and savings and loans.
- (3) Clothes cleaning, laundry pickup stations, laundrettes, and pressing shops.
- (4) Professional offices, such as accountants, architects, or doctors.
- (5) Nurseries and preschools.
- (6) Studios and instructional facilities, such as dance studios, music studios, or similar establishments, in which a specific subject is taught, as distinguished from a public or private general educational school. This category does not include facilities in which industrial training is provided, such as welding or automotive repair, involving the use of tools and materials appropriate to an industrial use area.
- (7) Massage establishments, as defined in SCCC [5.40.020](#)(m), subject to SCCC [18.104.020](#).

(c) Incidental and accessory buildings and uses on the same lot with, and necessary for, the operation of any permitted use. Such uses may include a parking lot, if constructed at, or within thirty-six (36) inches of, the elevation of the top of the nearest street curb. (Zoning Ord. § 17-3; Ord. 2006 § 2, 10-8-19; Ord. 2011 § 4, 2-11-20)

PERMITTED AND CONDITIONAL USES (2)

CT-Thoroughfare Commercial Zoning District

Details about permitted uses can be found in the Santa Clara Municipal Code:

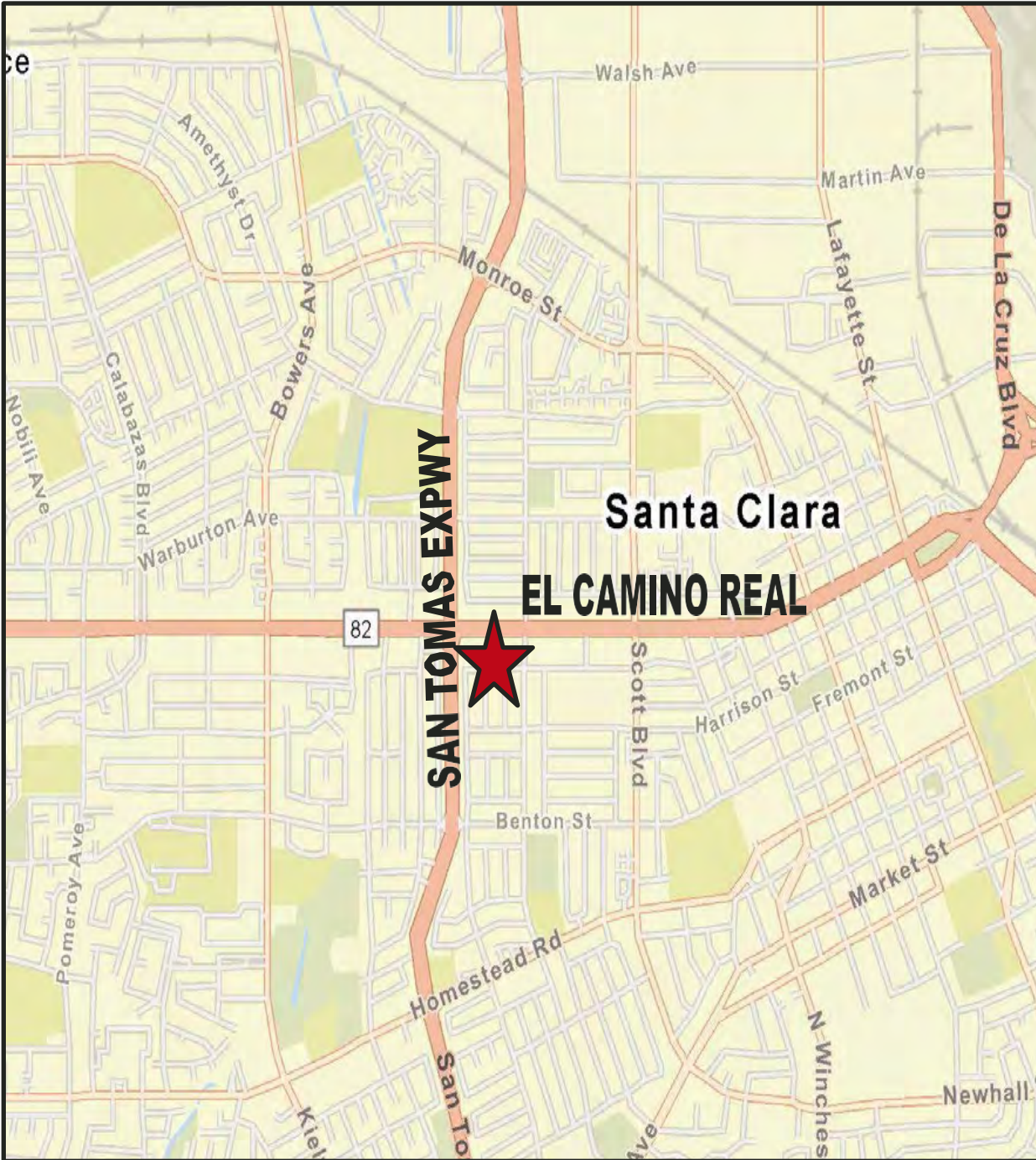
[Chapter 18.38 Regulations for CT – Thoroughfare Commercial Zoning Districts](#)

Permitted Uses:

- (a) Any use permitted in the CC district, subject to the regulations set forth in this chapter.
- (b) The following auto-oriented activities:
 - (1) Auto sales and service within a building.
 - (2) Garage – public or private, ambulance service, auto repair.
 - (3) Motorcycle sales and service.
 - (4) Motel, hotel.
 - (5) Rental business.
 - (6) Tire, battery, and auto accessory center.
- (c) Incidental storage and accessory uses, including repair operations and services. (Zoning Ord. § 19-3).

Conditional Uses:

- (a) Any conditional use permitted in the CC district, subject to the regulations set forth in this chapter.
- (b) Auto laundry.
- (c) Outdoor activity display or storage not contained wholly within a completely enclosed building, such as auto sales, boat sales, plant nursery, tire sales, trailer rental.
- (d) Drive-in theater. (Zoning Ord. § 19-4).



AREA DEMOGRAPHICS			
	1 MI.	3MI.	5 MI.
<u>2023 Population:</u>	32,689	206,322	621,894
<u>Avg. HH Income:</u>	\$177,802	\$192,212	\$196,858

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