

# Rare +1,500 SF Freestanding Former Pizza Hut For Sale

Great Owner-User Opportunity | 0.32 Acre Lot

**2695 El Camino Real, Santa Clara**

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## INVESTMENT OVERVIEW

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**Price:** \$2,350,000

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**Building Area:** ± 1,500 Square Feet

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**Land Area:** 14,000 SF (0.32 Acres)

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**Year Built:** 1966

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**Parcel Number (APN):** 216-01-042

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**Zoning:** CT – Thoroughfare Commercial

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**General Plan:** Regional Mixed Use

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# 2695 EL CAMINO REAL, SANTA CLARA

- 2695 El Camino Real, Santa Clara presents a rare Owner-User/Investment opportunity to acquire a 1,500 square foot freestanding former Pizza Hut on El Camino Real with extremely high visibility and traffic counts.
- The property is in the CT – Thoroughfare Commercial Zoning Designation which allows for a wide array of uses such as; restaurants, clothing stores, grocery stores, hardware stores, professional office, barber shops/salons, dance studios, veterinary clinics, etc.
- The CT – Thoroughfare Commercial zoning district also allows for all the permitted uses which fall in the CN – Neighborhood Commercial and CC – Community Commercial zoning districts as well.
- The property is in the Regional Mixed Use General Plan Designation and is on a 14,000 square foot lot (0.32 AC).
- The property is located on El Camino Real minutes from San Tomas Expressway.
- Extremely strong demographics with household incomes in excess of \$159,000 in a 1-mile radius.









NO PARKING

NO PARKING

NO PARKING



NO PARKING





**Alexis Luxury Apartments**  
60 Units

**San Tomas Expy**

**Villas On The Boulevard Luxury Apartments**  
188 Units by Summer Hill Housing

**SUBJECT PROPERTY**

**El Camino Real**







Bowers Ave



El Camino Real

SUBJECT PROPERTY





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

## DEMOGRAPHICS

<b>2023 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	34,185	584,261	1,523,937
<b>Households</b>	12,780	221,220	525,356
<b>Average Household Size</b>	2.7	2.6	2.8
<b>Owner Occupied Housing Units</b>	6,737	99,505	279,688
<b>Renter Occupied Housing Units</b>	6,017	120,639	239,686
<b>Median Age</b>	39.3	38.6	38.5
<b>Median Household Income</b>	\$136,399	\$138,891	\$133,908
<b>Average Household Income</b>	\$159,128	\$164,301	\$162,229



# 2695 EL CAMINO REAL, SANTA CLARA



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