

Junior Anchor Space For Lease 10,000± SF

Located on the prominent El Camino Real near Target, Sprout's, Lucky Supermarket, and Walgreens



2765-2799 El Camino Real
Santa Clara, California

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AERIAL MAP



HIGHLIGHTS

- The 10,000± SF anchor space currently occupied by Petco
- The 925± SF space was formerly occupied by a dentist and much of the equipment has been left inside and is operational
- Down the street from San Tomas & Lawrence Expressway with strong tenants like **Target, Sprout's, Lucky Supermarket, and Walgreens**
- **Strategically positioned** in a strong retail shopping center with excellent visibility and traffic counts as well as easy access to Hwy 101, & 280
- Massive front parking area for employees/clients to utilize



OVERVIEW: ANCHOR SPACE 10,000± SF – CURRENTLY PETCO



2775 El Camino Real, Santa Clara

Rental Rate: \$4.00 PSF, plus NNN

Unit Size: 10,000± Square Feet

ZONING: CT – Thoroughfare Commercial

OVERVIEW: 925± SF – FORMER DENTAL OFFICE



2771 El Camino Real, Santa Clara

Rental Rate: \$4.75 PSF, plus NNN
Estimated NNNs: \$0.75-\$0.80

Unit Size: 925± Square Feet

ZONING: CT – Thoroughfare Commercial

Available: Now

INTERIOR PHOTO: 925± SF – FORMER DENTAL OFFICE



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DEMOGRAPHICS



2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	33,028	222,541	607,085
Households	12,318	82,672	228,970
Average Household Size	2.68	2.63	2.61
Owner Occupied Housing Units	6,148	33,956	95,589
Renter Occupied Housing Units	6,170	48,716	133,381
Median Age	39.4	37.1	37.7
Median Household Income	\$157,884	\$156,853	\$155,941
Average Household Income	\$193,207	\$198,027	\$201,415

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