# 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

#### **BOBBY FACCHINO**

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## **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

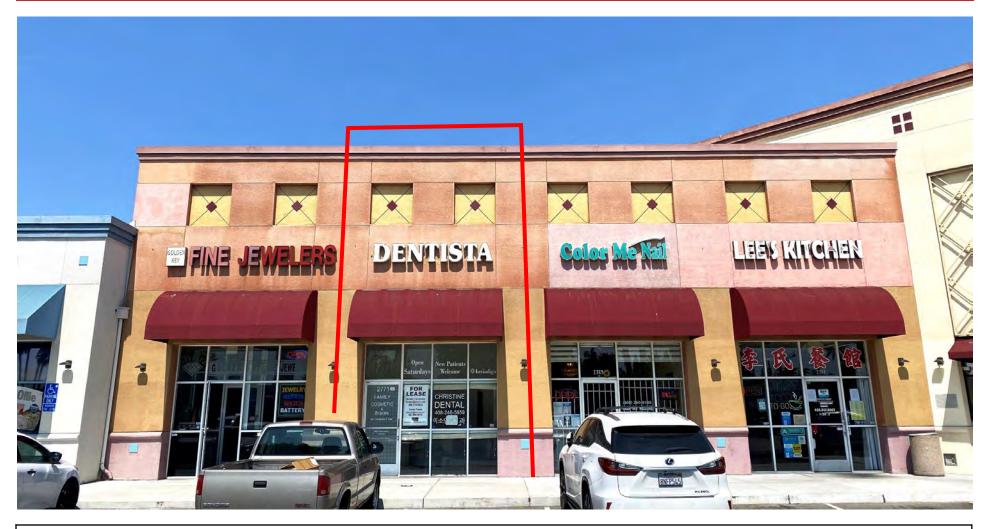






2775 El Camino Real, Santa Clara				
Rental Rate: \$4.00 PSF, plus NNN	<b>Unit Size:</b> 10,000± Square Feet			
<b>ZONING:</b> CT – Thoroughfare Commercial				





2771 El	Camino	Real,	Santa	Clara
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Rental Rate: \$4.75 PSF, plus NNN Estimated NNNs: \$0.75-\$0.80	<b>Unit Size:</b> 925± Square Feet
<b>ZONING:</b> CT – Thoroughfare Commercial	Available: Now

# INTERIOR PHOTO: 925± SF – FORMER DENTAL OFFICE





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# **INTERIOR PHOTO: 925± SF – FORMER DENTAL OFFICE**











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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