

Up to 5,113± SF Office/Medical/Retail Building For Lease

Rare Freestanding Building on Stevens Creek Blvd | 0.49 AC

Flexible Zoning: Medical Office, Office, Retail

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3595 Stevens Creek Blvd, Santa Clara



OVERVIEW



Rental Rate: \$2.50 SF NNN

Building Size: ± 5,113 Square Feet

Unit 1: 2,938 SF

Unit 2: 2,174.50 SF

Land Area: 0.49 Acres

of Units: 2

Year Built: 1970

Parcel Number (APN): 303-22-039

Zoning: CT – Thoroughfare Commercial

General Plan: Regional Commercial

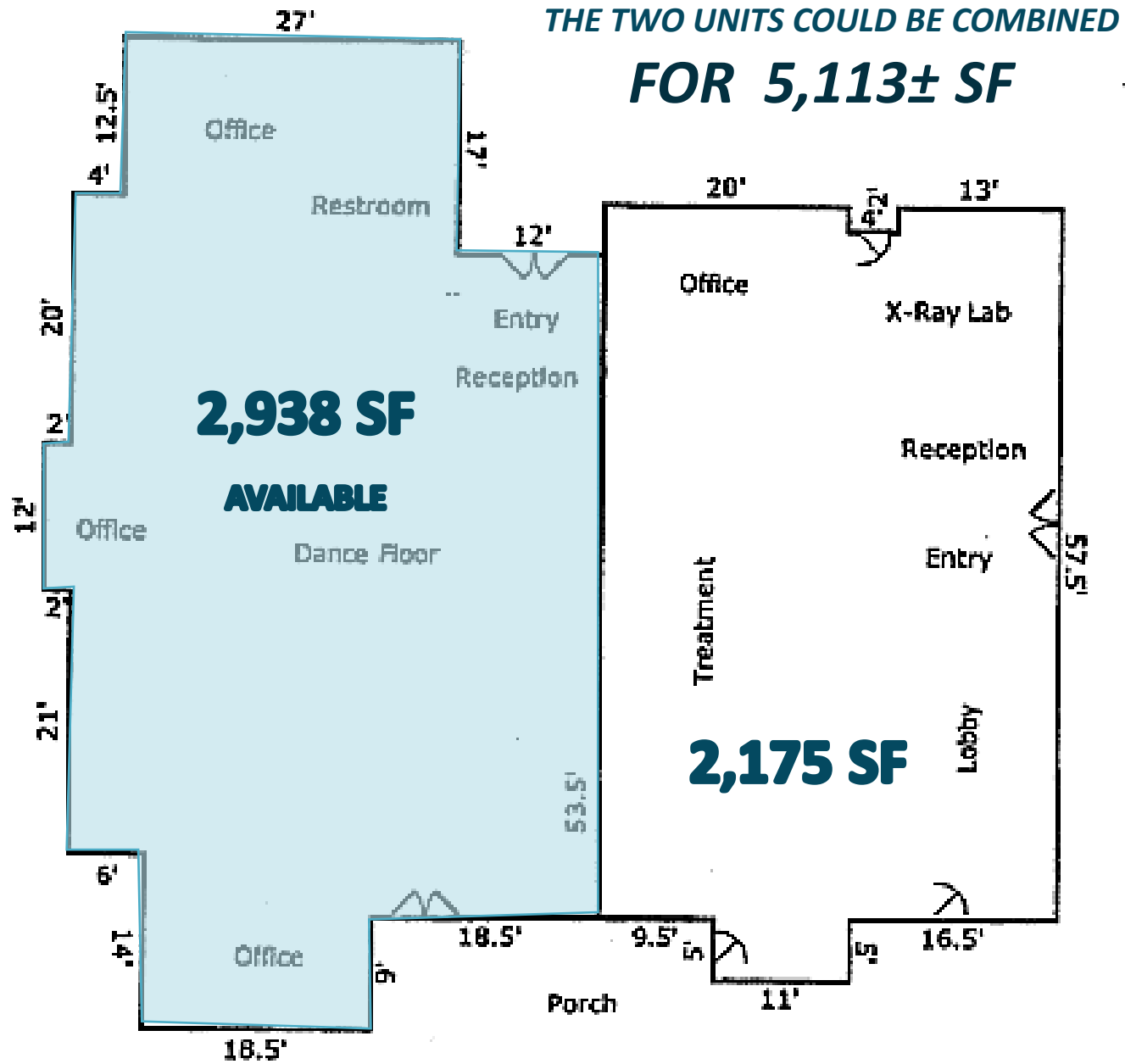


PROPERTY HIGHLIGHTS

- 3595 Stevens Creek Blvd, Santa Clara presents a rare opportunity to lease a 5,113 SF freestanding office/medical office/retail building on a large 0.49-acre lot.
- This is currently a two-unit building, unit 1 is 2,938 square feet and unit 2 is 2,174.50 square feet. Unit 2 is currently leased on a month-to-month basis, we are offering both spaces for lease as well as the entire 5,113 square feet.
- The property has 26 parking spaces.
- The property is in the CT – Thoroughfare Commercial Zoning Designation which allows for a wide array of uses such as; Animal hospitals – clinic or veterinarian (no kennel), medical office, pharmacies, restaurants, professional offices, nurseries and preschools, auto sales, hardware stores, barber shops/salons, dance studios, 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 located on Stevens Creek Boulevard, 1 parcel from the corner of San Tomas Expressway and Stevens Creek Boulevard. The property is surrounded by national retailers such as Mattress Firm, Barnes & Noble, Stevens Creek Kia, Stevens Creek Chevrolet, Taco Bell, Frontier Ford, Guitar Center, DSW Shoes, La-Z-Boy, 7-Eleven and many more.
- The property has extremely high visibility with a very large monument sign. Extremely high traffic counts along Stevens Creek Boulevard.
- Extremely strong demographics with household incomes in excess of \$159,000 in a 1-mile radius.



FOR LEASE
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SILICON VALLEY
DANCE CLUB

Steven's Creek
CHIROPRACTIC
408 241 1777

FOR LEASE

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SPEED
LIMIT
25



SILICON VALLEY
DANCE CLUB

PLEASE USE REAR ENTRANCE



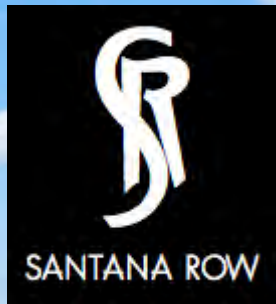








Westfield
VALLEY FAIR



SUBJECT
PROPERTY

San Tomas Expy

Stevens Creek Blvd



Stevens Creek Blvd.

Brookside Ave.



DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	30,065	598,305	1,585,239
Households	12,447	223,669	539,904
Average Household Size	2.4	2.6	2.9
Owner Occupied Housing Units	4,911	105,915	291,901
Renter Occupied Housing Units	7,503	115,832	241,580
Median Age	39.3	38.7	38.4
Median Household Income	\$135,511	\$135,105	\$134,876
Average Household Income	\$159,043	\$162,781	\$162,623

3595 STEVENS CREEK BLVD., SANTA CLARA, CA



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