

# 2nd Gen Restaurant/ Retail/ Small Office Available

Busy Monterey Road Location — Abundant Parking!

SEVEN TREES CENTER



**4040-4152 MONTEREY RD**

**SAN JOSE, CA**

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# HIGHLIGHTS

## Available Spaces:

### Retail

Suite 4100: Suites 102, 104	2,020	SF
Suite 4100: with type 1 hood	1,030	SF
Suite 4112B:	1,522	SF
Suite 4112C: 2nd Gen	1,200	SF
Suite 4112E:	1,523	SF
Suite 4134:	832	SF

### Office

Suite 4112A: -Suite 5	360	SF
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### Highlights:

- Anchored by Marina Grocery & Bank of America
- \$2.95 PSF, Gross
- Easy Access to Hwys 101 & 87
- Abundant Parking
- High Traffic Area - 37,000+ ADT





## Seven Trees Center

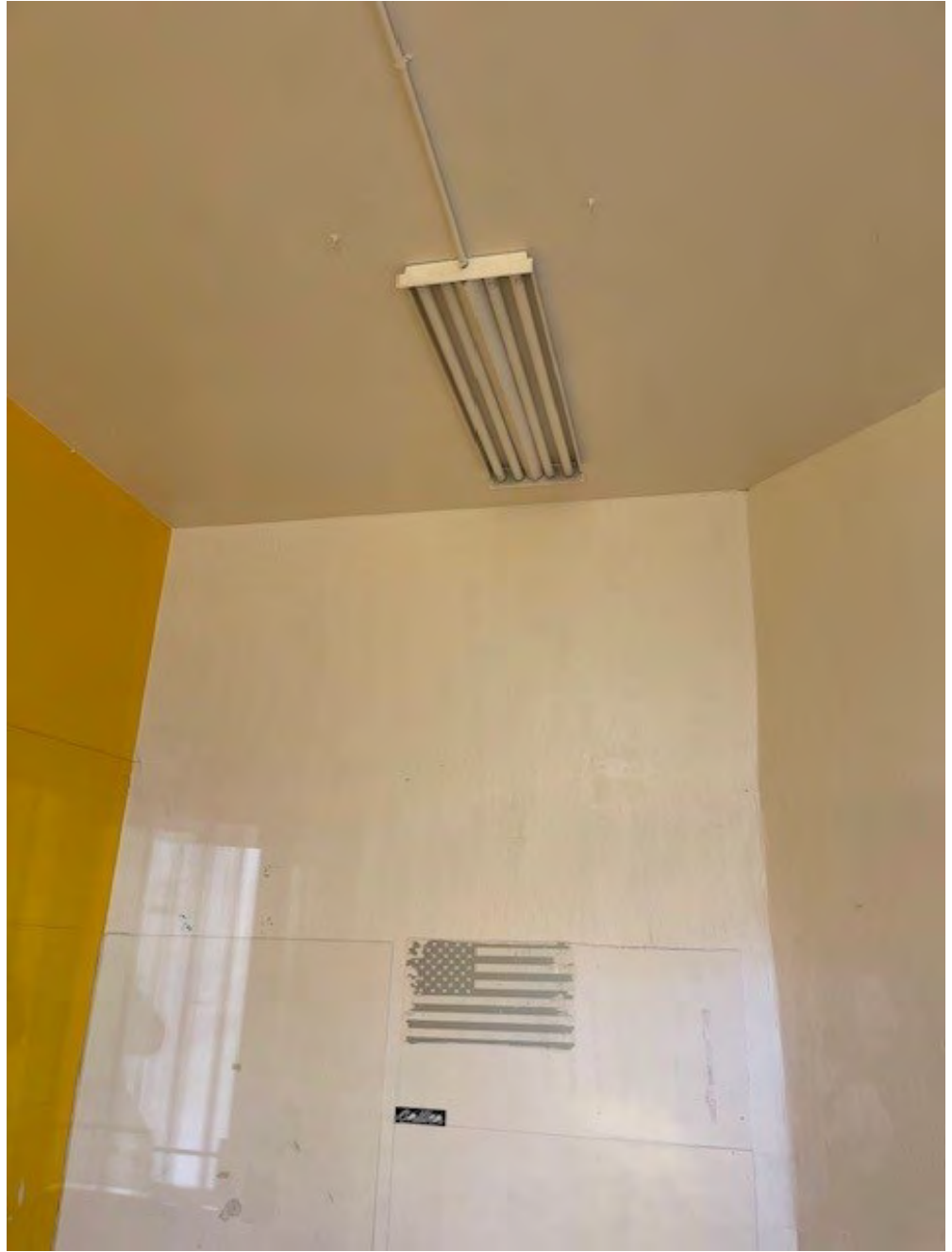
**Available Retail SF:** 832 to 2,020± SF

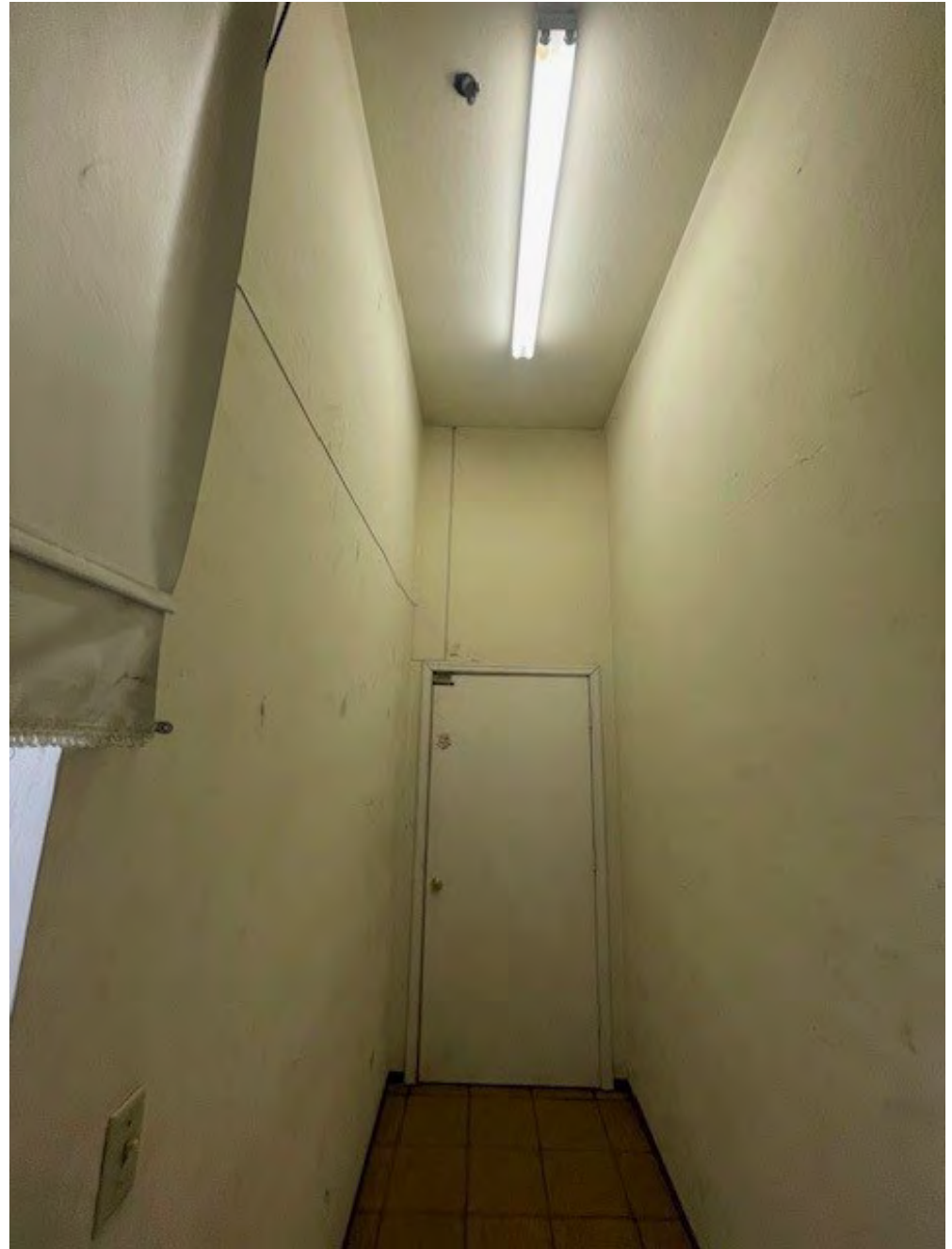
**Available Office SF:** 360± SF

**Rent:** \$2.95 PSF, Gross

**Anchor Tenants:** Marina Grocery & Bank of America







# SITE PLAN



4100 Monterey - Ste. 102, 104	2,020± SF
4100 Monterey -with type 1 hood	1,030± SF
4112 A Monterey - Ste. 5 (Office)	360± SF
4112 B Monterey	1,522± SF
4112 C Monterey - 2nd Gen	1,200± SF
4112 E Monterey	1,523± SF
4134 Monterey	832± SF

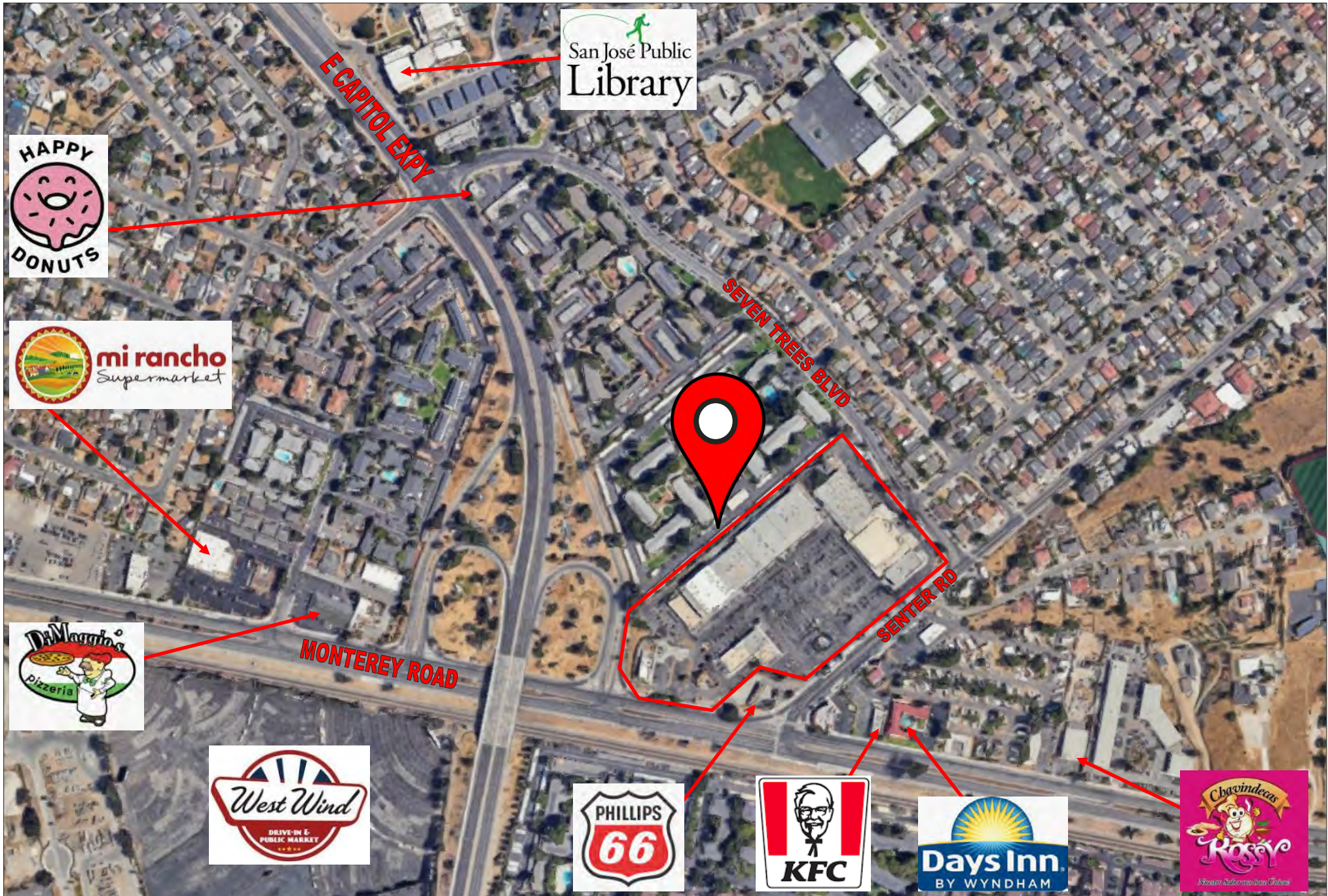
# AERIAL VIEW



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



# AREA MAP



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# DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	38,452	234,429	573,880
Households	11,327	73,438	178,919
Average Household Income	\$143,193	\$154,237	\$175,872
Owner Occupied Housing Units	5,696	42,584	108,482
Renter Occupied Housing Units	5,631	30,854	70,437
Median Age	33.5	36.4	36.9
Median Household Income	\$101,365	\$112,503	\$126,338

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