



For Lease

2933 The Villages Pkwy

San Jose, CA 95135



LEASE RATE	\$3.25 SF/MONTH
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OFFERING SUMMARY

BUILDING SIZE:	±7,290 SF
AVAILABLE SIZE:	±2,900 SF
PROPERTY TYPE:	Retail / Office
YEAR BUILT:	1981
RENOVATED:	2026

PROPERTY HIGHLIGHTS

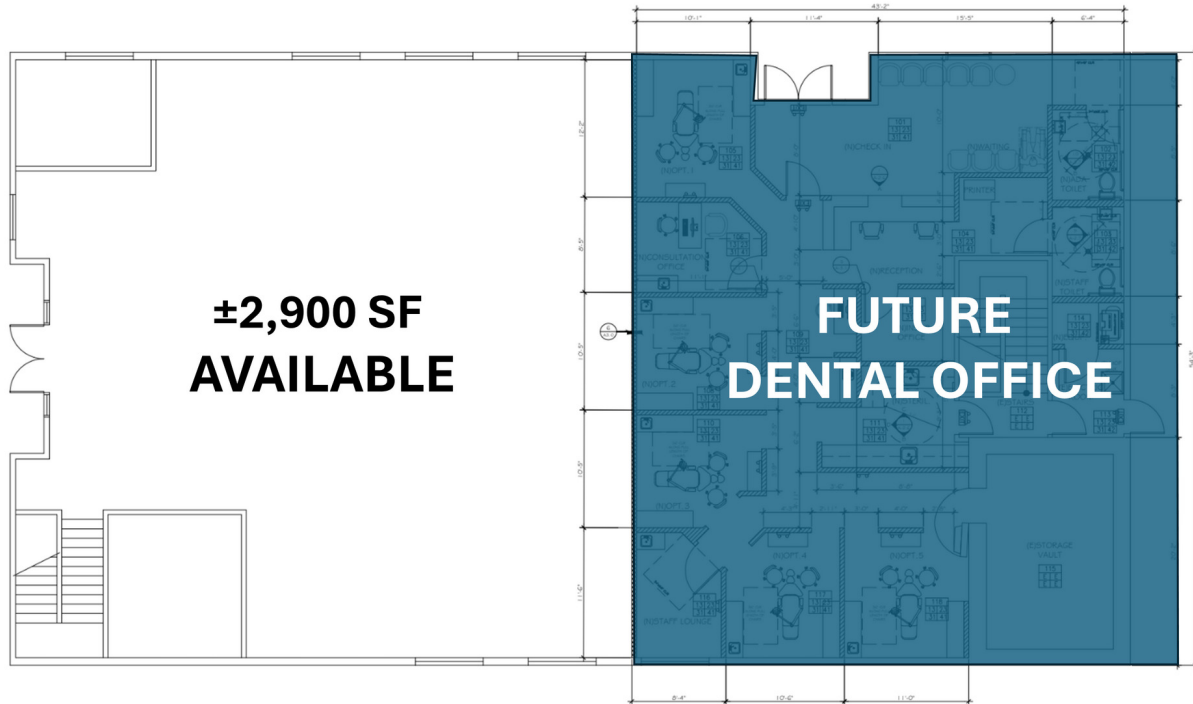
- ±2,900 SF available for lease
- Freestanding two-tenant commercial building
- Adjacent to newly developed Bay Hill Dentistry (general dentist)
- Located at the entrance to The Villages Golf & Country Club community
- Strong demographics with an established residential customer base
- Excellent visibility along The Villages Parkway
- Ideal for retail, medical, professional office, fitness, wellness, financial services, tutoring center, or personal service users
- Ample on-site parking (approximately 6.4 spaces per 1,000 SF)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	458	1,545	3,659
TOTAL POPULATION	971	3,519	8,833
AVERAGE HH INCOME	\$145,487	\$169,624	\$214,768



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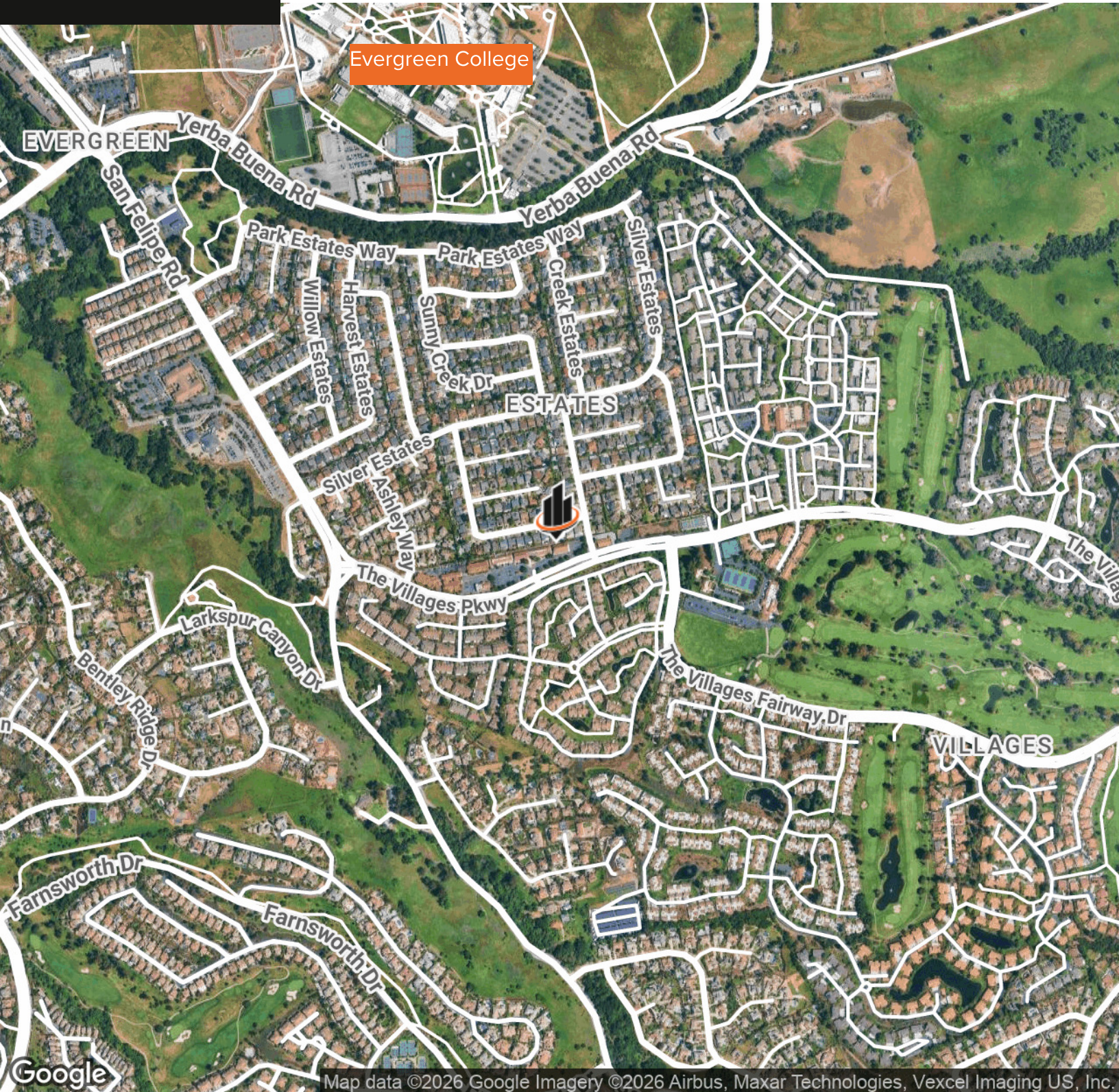
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