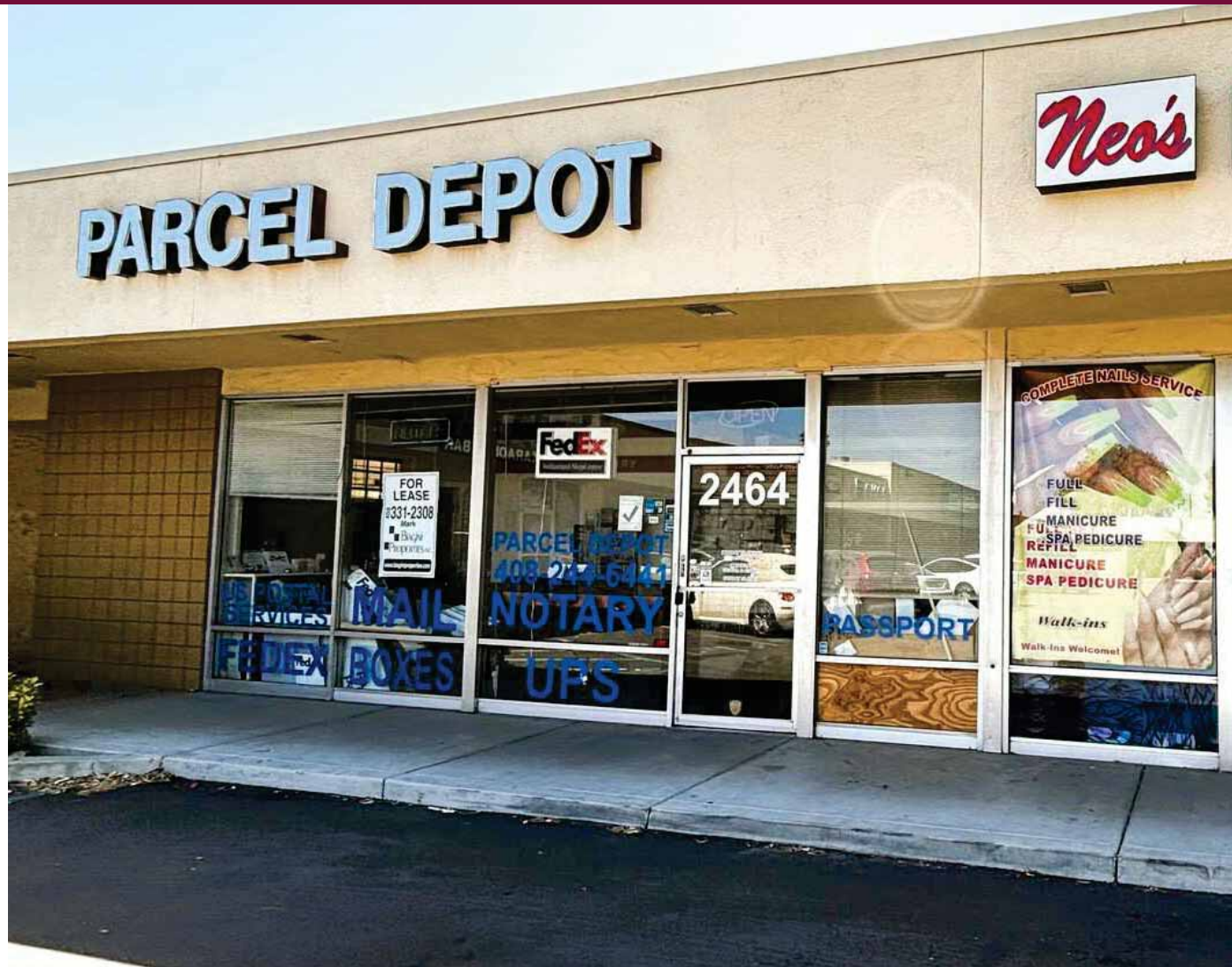




El Camino Real @ San Tomas Center

2400-2470 El Camino Real
Santa Clara, CA 95051-3002



For Additional information, contact Exclusive Agent:

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Location Description

Explore the vibrant surroundings of El Camino Real at San Tomas Center in Santa Clara, where a dynamic community and prime retail opportunities intersect. Nestled in the heart of Silicon Valley, this lively area boasts high-traffic volumes and a diverse consumer base. Nearby, renowned companies, such as NVIDIA, Apple and Intel, contribute to a thriving local economy. The property enjoys proximity to entertainment and shopping hubs like Westfield Valley Fair and Santana Row, providing an exceptional draw for retail tenants. With the bustling energy of the area and the high visibility along El Camino Real, this location offers the perfect setting for retailers to showcase their offerings to a diverse and affluent clientele.

Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	.62 SF/month - 2025
Number Of Units:	11
Available SF:	640 SF
Lot Size:	1.16 Acres
Building Size:	13,835 SF



Property Highlights

- Signalized Intersection at San Thomas Expressway
- High Traffic and Visibility on El Camino Real
- Busy Intersection
- Ample Parking

Co-Tenants

Ernie Reyes West Coast Karate, Ernie Reyes Kardio Kickboxing, Lush Spaw Salon, VIP Insurance, Paris Baguette, Pono Hair Salon, EMA Karaoke & Bar, Neo's Nails, Sea Acupuncture, Ondam Korean Restaurant



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	640 SF	Lease Rate:	\$3.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2464 El Camino Real	Available	640 SF	NNN	\$3.50 SF/month	Former A1 Parcel Depot. Major brand new interior alterations include demolition of interior walls, flooring and trade fixtures, new ADA restroom with all new restroom fixtures, relocation of electrical panel, install all new LED lighting, paint all interior walls, repair rear door with new hardware, replace broken glass windows. Available Now.



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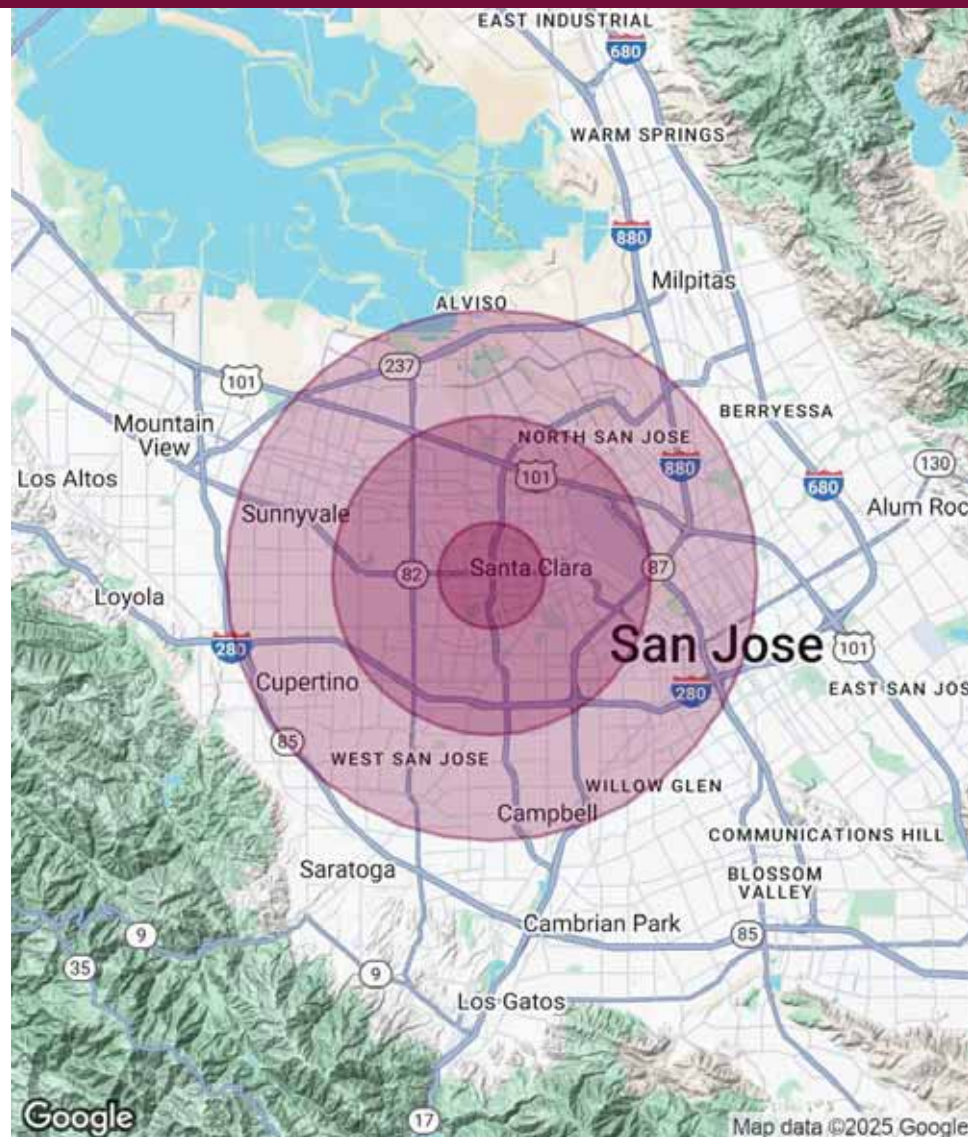
Population	1 Mile	3 Miles	5 Miles
Total Population	31,633	202,109	582,248
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,750	75,283	219,453
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$207,983	\$219,907	\$223,885
Average House Value	\$1,518,265	\$1,585,994	\$1,528,299

Demographics data derived from AlphaMap

Traffic Counts ADT 2017

El Camino Real at San Tomas Expressway	27,500
El Camino Real at McCormick Drive	31,500
El Camino Real at Bowers Avenue	32,040
San Tomas Expressway at Warburton Avenue	46,950
San Tomas Expressway at Benton Street	49,940



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