



El Camino Real at Calabazas

3050-3080 El Camino Real

Santa Clara, CA 95051



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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3054 Interior



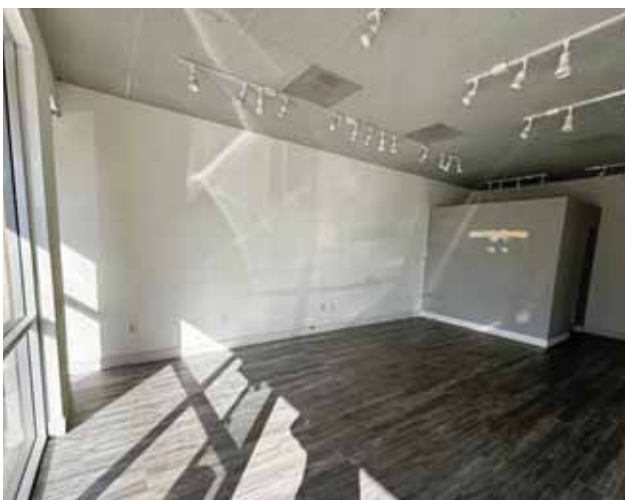
3054 Interior



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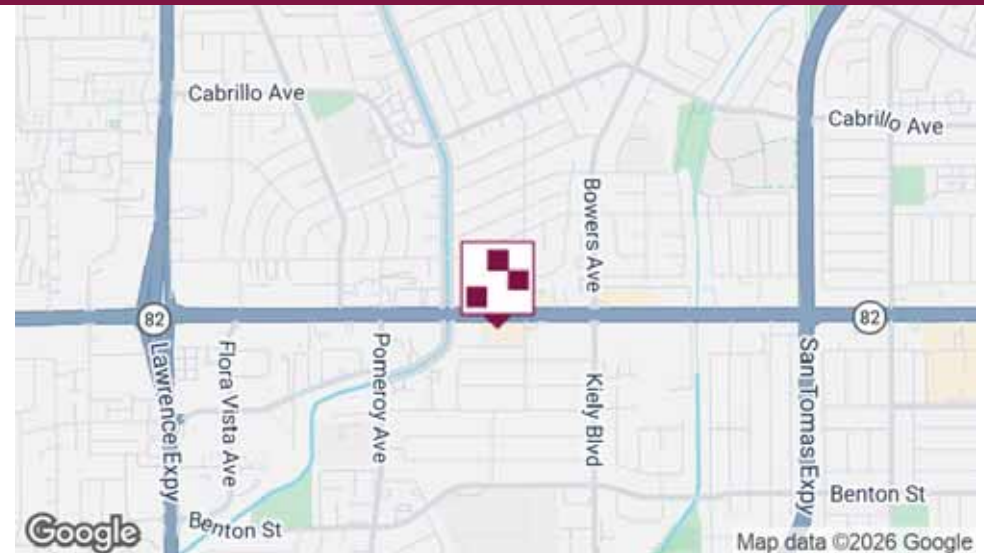
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Property Description

Introducing a prime opportunity for your business at 3050-3080 El Camino Real in Santa Clara. This exceptional property offers high traffic counts and excellent visibility, bolstered by prominent monument signage, ample parking and fire sprinkler system. Strategically located, this property presents an unparalleled opportunity for businesses seeking to make a statement in a high-visibility area. Don't miss out on the chance to elevate your presence in this sought-after location.

Lease Rate:	\$3.85 SF/month
Estimated NNN Charges	\$1.32 SF/month - 2026
Number Of Units:	12
Available SF:	540 SF
Lot Size:	1.17 Acres
Building Size:	15,135 SF



Property Highlights

- High Traffic Counts
- Excellent Visibility on El Camino Real
- Monument Signage
- Ample Parking
- Fire Sprinklered



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Lease Information

Lease Type:	NNN
Total Space:	540 SF

Lease Term:	Negotiable
Lease Rate:	\$3.85 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 3054 El Camino Real	Available	540 SF	NNN	\$3.85 SF/month	Inline shop space, full height storefront glass, 100% t-bar ceiling 10' Above Finish Floor (AFF), 1 small private office, upgraded porcelain tile flooring, pendant track lighting, 1 ADA restroom, separate HVAC, separate electrical (125 Amps; 3PH; 4W; 120/208V).
Available Now					



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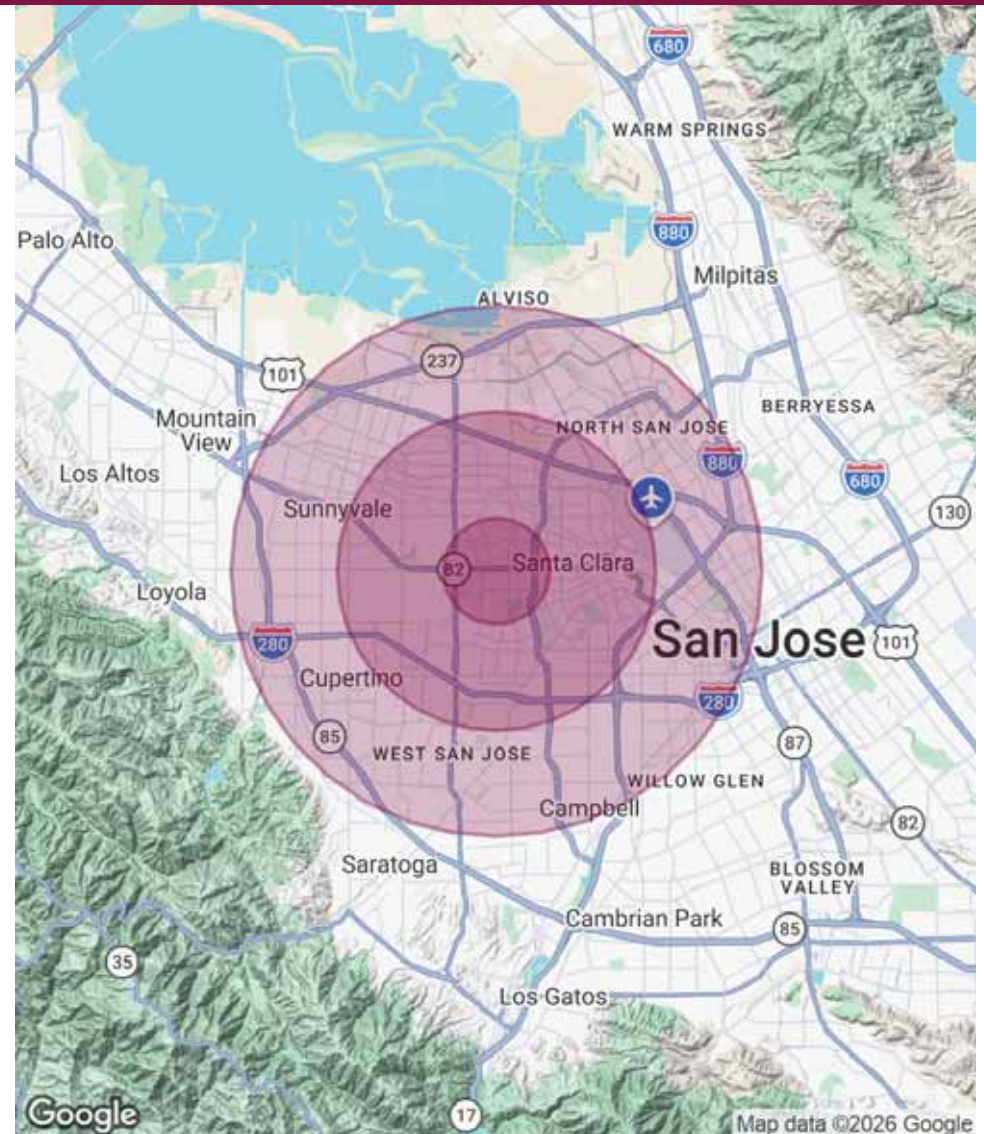
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Population	1 Mile	3 Miles	5 Miles
Total Population	35,875	220,315	569,720
Average Age	36.4	36.8	37.7
Average Age (Male)	35.7	36.1	37.1
Average Age (Female)	36.8	37.6	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,994	83,779	220,125
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$228,899	\$226,589	\$224,609
Average House Value	\$1,496,247	\$1,654,736	\$1,685,401

* Demographic data derived from 2020 ACS - US Census

Traffic Counts	24 Hour ADT 2018
El Camino Real at Bowers Avenue	32,040
El Camino Real at Alpine Avenue	36,530
El Camino Real at Flora Vista Avenue	37,600
San Tomas Expressway at Warburton Avenue	46,950



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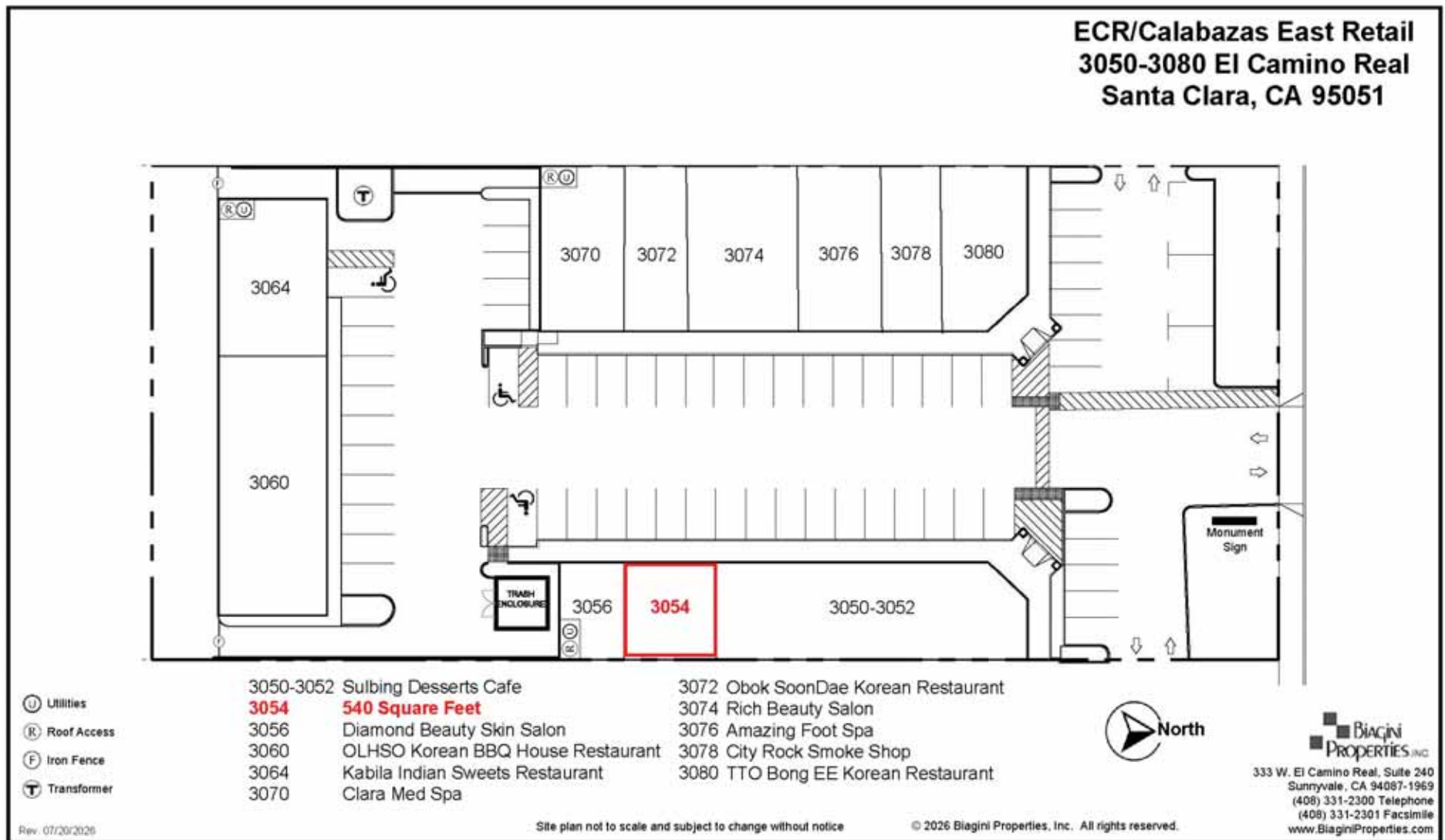
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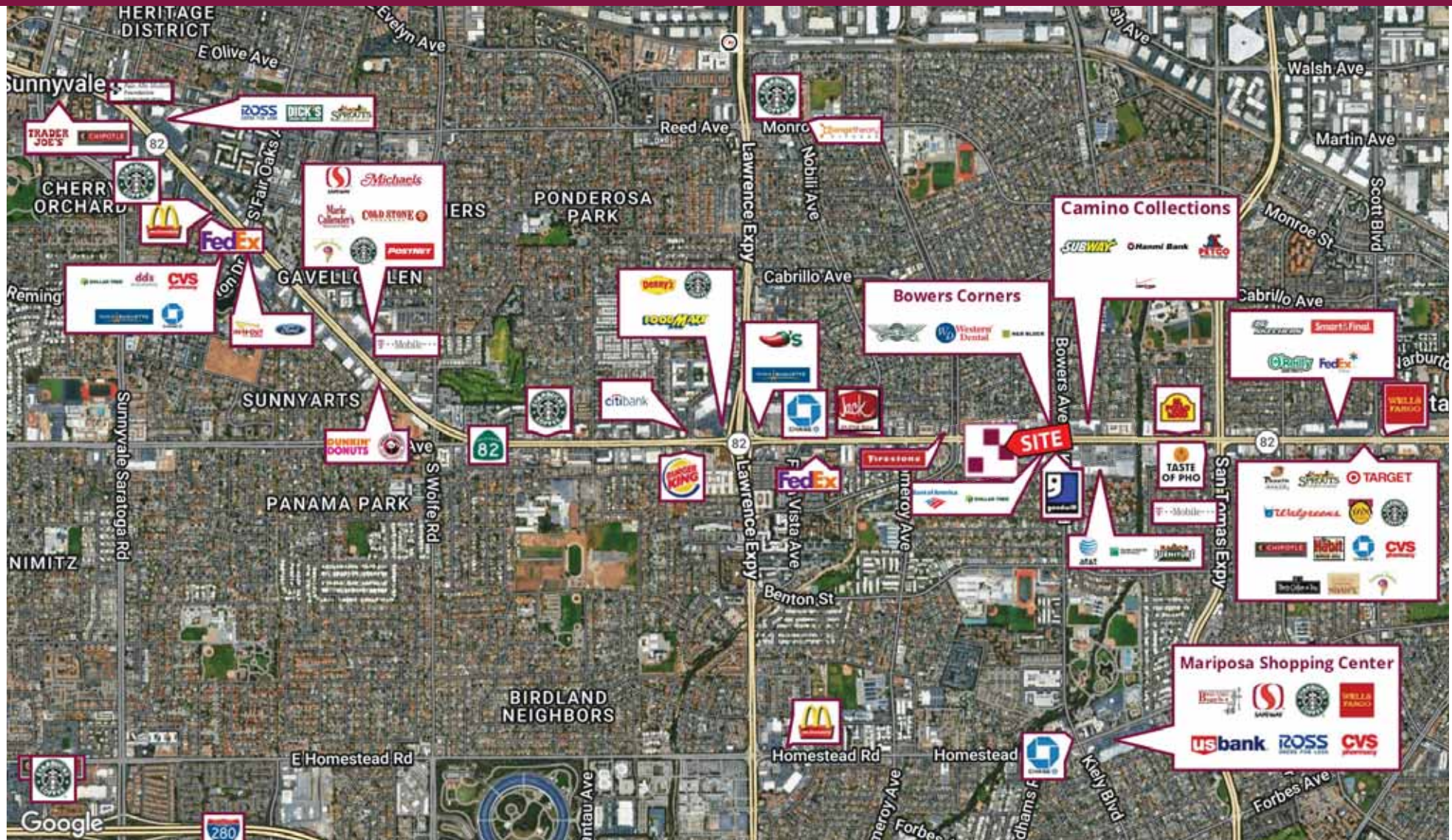
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