

# RETAIL SPACE FOR LEASE

1,135± SF – 1,370± SF

2475-2493 ALVIN AVENUE

David Taxin

Partner

Lic. #00983163

408.966.5919

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

Tyler Lu

Associate

Lic. #02244464

925.918.1547

[tylerlu@moinc.net](mailto:tylerlu@moinc.net)





# PROPERTY OVERVIEW & HIGHLIGHTS

## Overview:

- **Vacant and Available Now:**
  - **Unit 2493: 1,370± SF**
  - **Unit 2489: 1,135± SF**
- **Rent:** \$2.25 PSF, plus NNN
- **Zoning:** C-1 (Commercial Pedestrian District)
- **Uses Include:** Retail Stores, Grocery Stores, Restaurants/Cafes, Professional Services, etc.
- **# of Parking Spaces:** 40±

## Highlights:

- Building Signage
- Property is located right off the 101 Highway on the busy cross section between Fontaine Rd and Alvin Ave
- Tenant Mix: Professional Service Providers, Dental Office, Restaurant/Cafe, and Mini Mart
- Traffic Count: 22,226± ADT
- Easy Access into the Center from Both Directions
- Lease does not include utilities, property expenses, or building services









# POINTS OF INTEREST



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



# DEMOGRAPHICS

2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	36,711	267,760	583,203
Households	9,167	70,989	179,719
Average HH Size	3.97	3.70	3.18
Owner Occupied Housing Units	5,022	38,863	94,383
Renter Occupied Housing Units	4,145	32,126	85,336
Median Age	38.9	37.6	38.1
Median HH Income	\$103,538	\$109,520	\$123,005
Average HH Income	\$133,876	\$148,523	\$168,468



# 2475-2493 ALVIN AVENUE SAN JOSE



Meacham/Oppenheimer, Inc.  
8 N. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
[www.moinc.net](http://www.moinc.net)

David Taxin  
Partner  
Lic. #00983163  
408.966.5919  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

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