

# RETAIL SPACE FOR LEASE

1,135± SF – 1,370± SF

2475-2493 ALVIN AVENUE

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# 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



# AERIAL

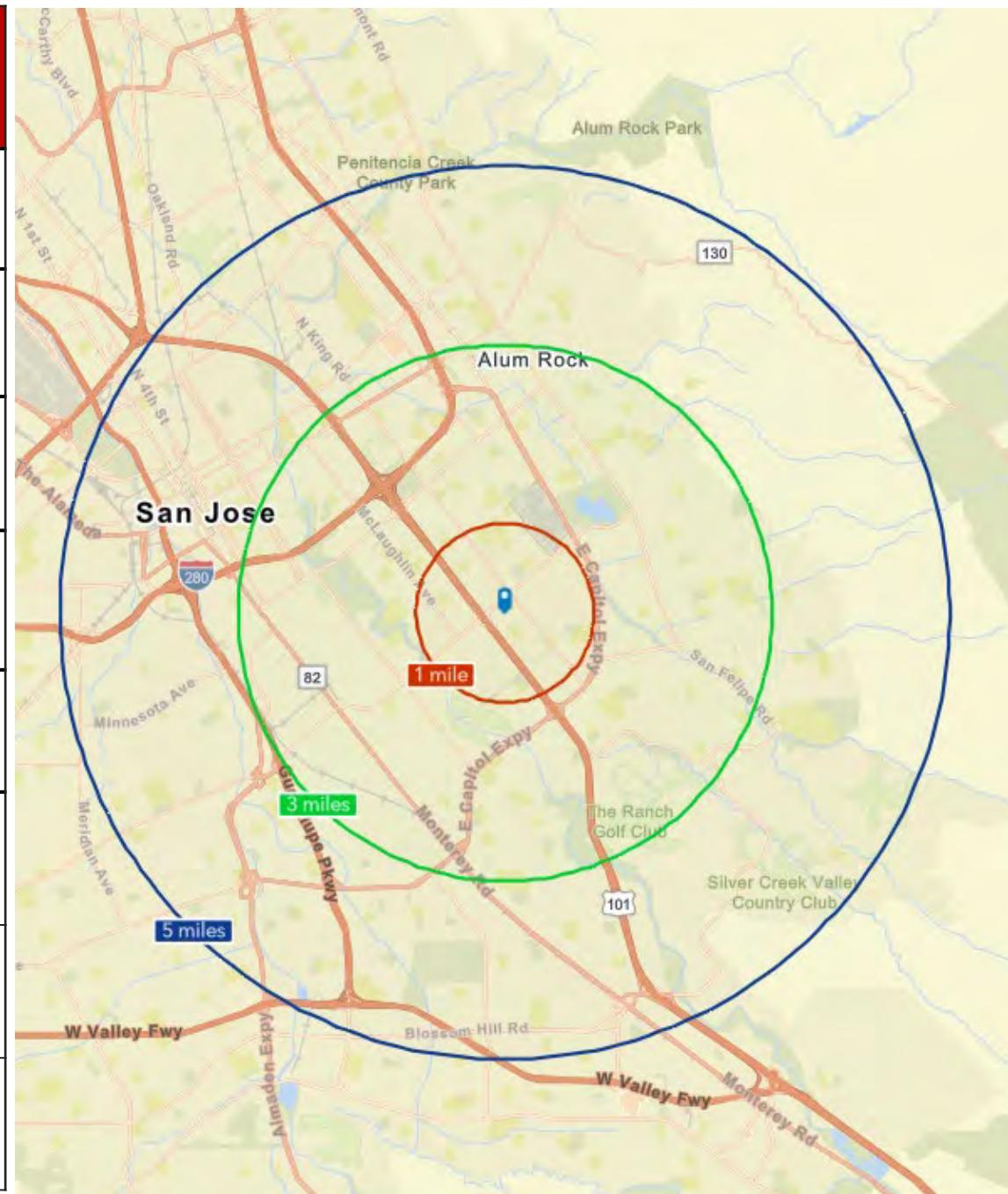


## POINTS OF INTEREST



# DEMOGRAPHICS

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



# 2475-2493 ALVIN AVENUE SAN JOSE



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