



## 2336 El Camino Real at Los Padres Retail

2336 El Camino Real  
Santa Clara, CA 95050



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
Mark@BiaginiProperties.com  
408.331.2308

**Biagini Properties, Inc.**

333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087  
www.biaginiproperties.com  
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## Freestanding Automotive | Retail Building For Lease



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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## Property Description

Introducing a rare opportunity to lease a prominent freestanding automotive/retail building on the bustling El Camino Real in Santa Clara. Boasting high traffic and visibility, this property offers an unparalleled location with low NNN expenses. With generous parking featuring 24 stalls, freestanding pole signage, and additional building signage, this site presents an ideal canvas for your business. Its proximity to the Target Center and University of Santa Clara makes it a strategic choice. Zoned CT (Thoroughfare Commercial) with a General Plan of Community Mixed Use, this space is primed for success.

## Offering Summary

Lease Rate:	\$2.95 SF/month
Estimated NNN Charges	.57 SF/month - 2025
Number Of Units:	2
Available SF:	4,020 SF
Lot Size:	21,500 SF
Building Size:	5,780 SF



## Property Highlights

- Rare Freestanding Automotive/Retail Building
- High Traffic and Visibility on El Camino Real
- Excellent El Camino Real Location
- Low NNN Expenses
- Ample Parking (24 Parking Stalls Total)
- Freestanding Pole Signage plus Building Signage
- Near Target Center & University of Santa Clara
- Zoning: CT (Thoroughfare Commercial)
- General Plan: Community Mixed Use



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### Lease Information

Lease Type:	NNN
Total Space:	4,020 SF

Lease Term:	Negotiable
Lease Rate:	\$2.95 SF/month

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 2236-B El Camino Real	4,020 SF	NNN	\$2.95 SF/month	± 30' W x 134' D. Former Tire Shop. 3 Double wide rollup doors (11' H x 24' W), reception area, 6 above ground lifts, 15' clear height in shop area with surface mounted fluorescent lights. Sales area has vinyl tile floor, 2' x 4' light fixtures, 2' x 4' drop t-bar ceiling, non-ADA restroom.  Available Now.



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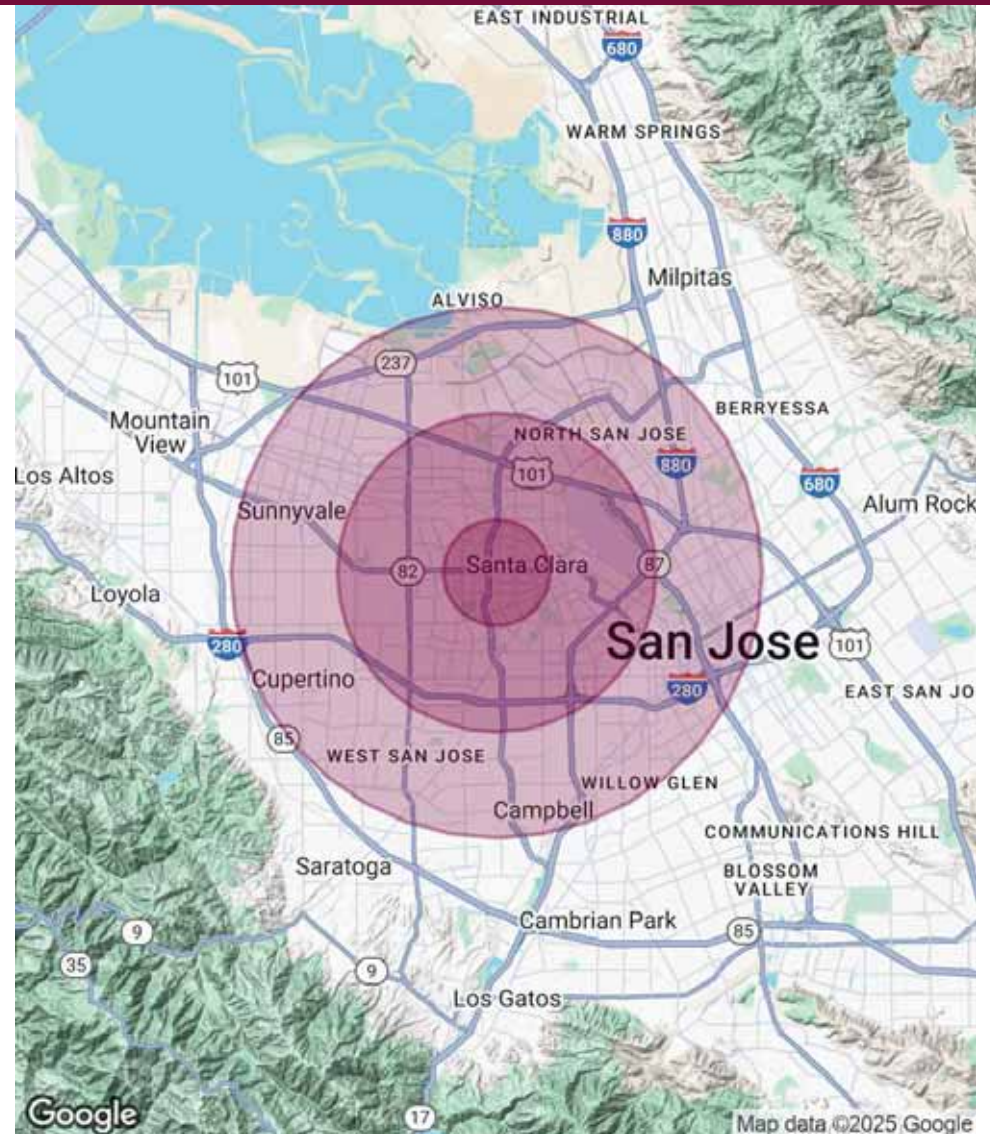
Population	1 Mile	3 Miles	5 Miles
Total Population	31,107	197,647	582,248
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	41	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,590	73,762	219,453
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$198,489	\$217,573	\$223,885
Average House Value	\$1,500,275	\$1,574,004	\$1,528,299

Demographics data derived from AlphaMap

## Traffic Counts 24 Hour ADT 2018

El Camino Real at Scott Blvd.	25,700
El Camino Real at San Tomas Expressway	27,500
El Camino Real at McCormick Drive	31,500
San Tomas Expressway at Warburton Avenue	46,950
San Tomas Expressway at Benton Street	49,940



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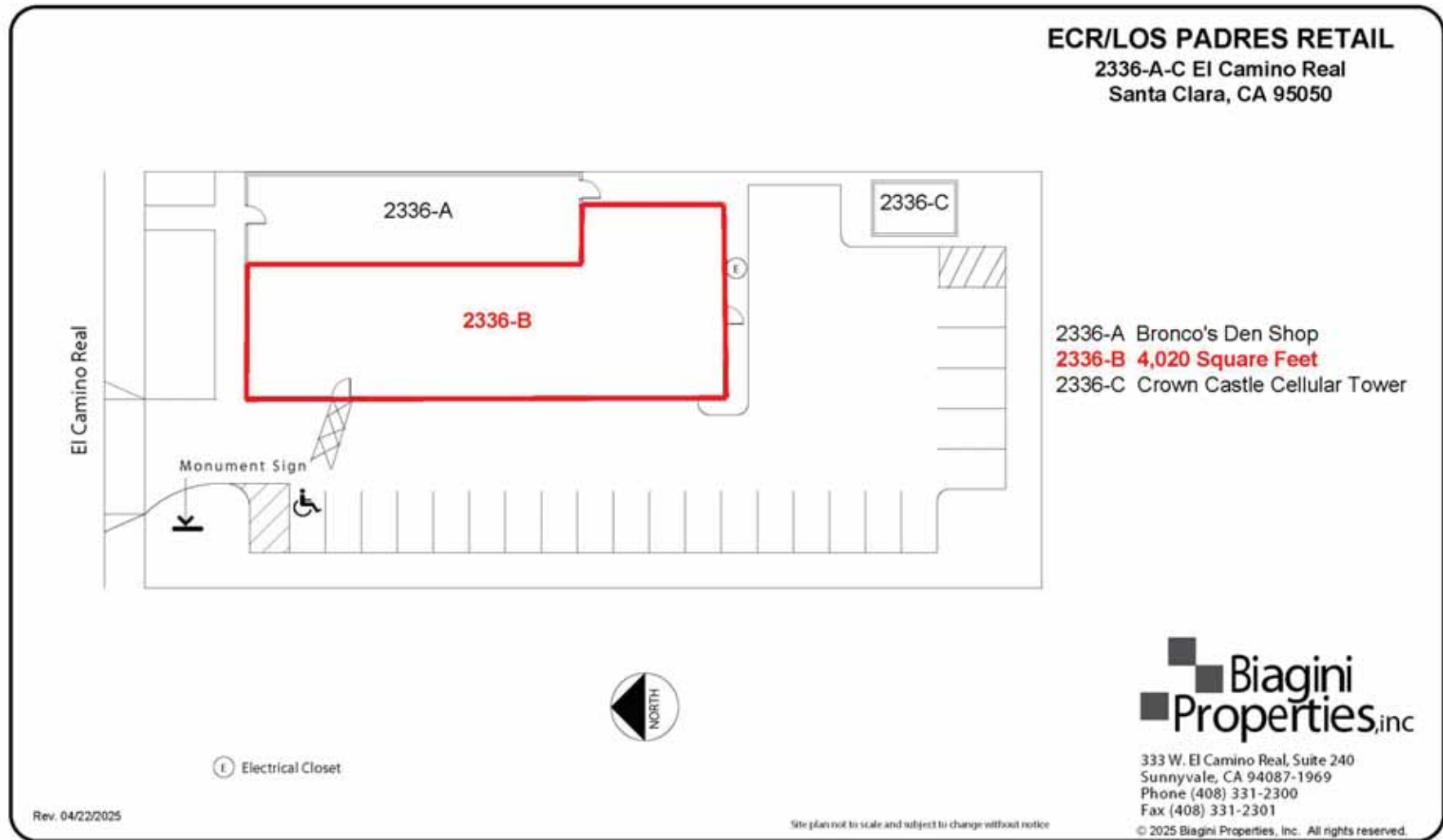
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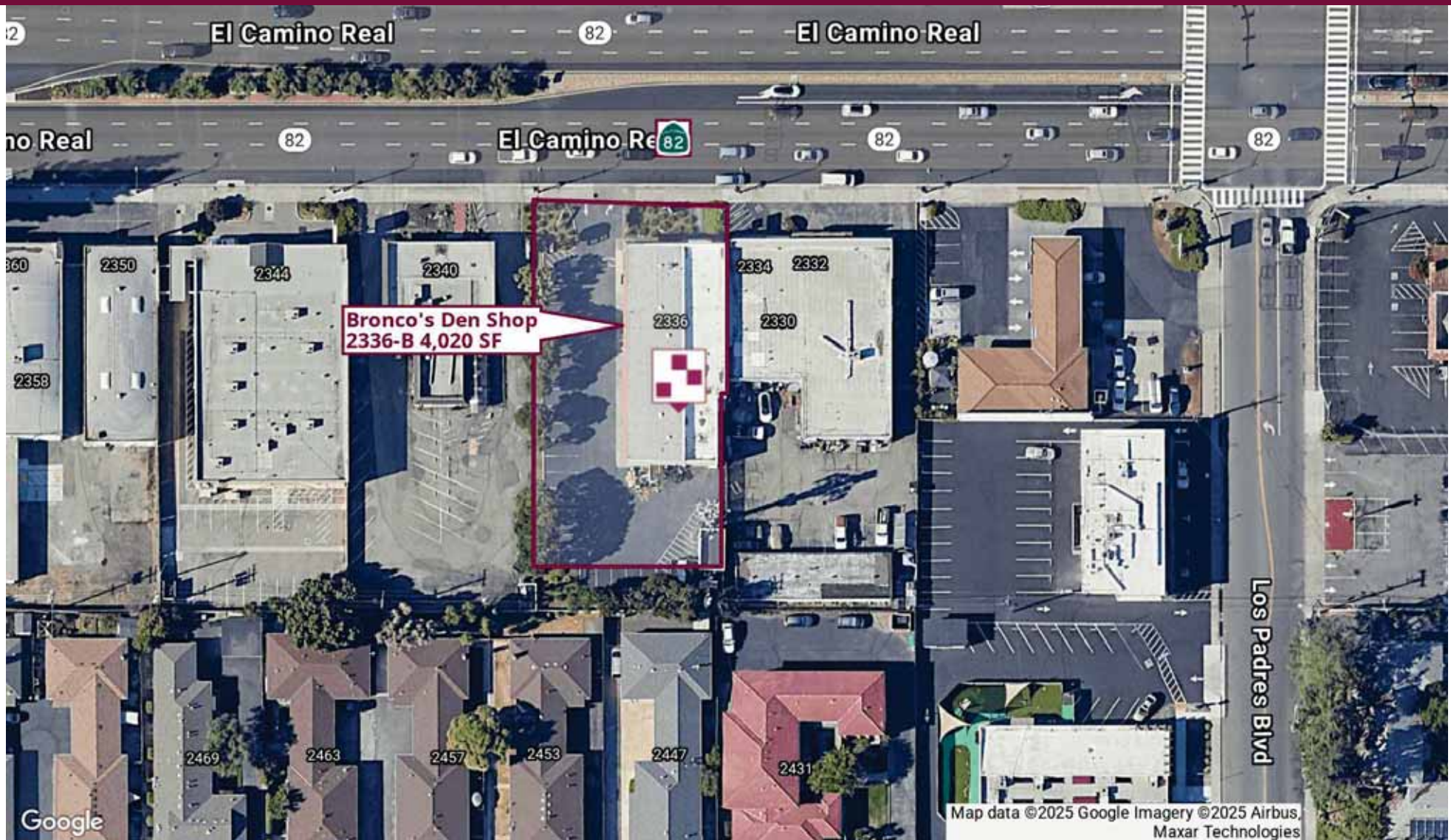
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