

# 1570 W San Carlos St

San Jose, CA 95126

Retail  
Leasing Opportunity

Leasing Brochure



**MATTHEWS™**

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# Project Scope

**\$5.00 PSF**

Asking Rent

**NNN**

Lease Type

**±1,177 SF**

Suite 1 (Hemp)

**±2,574 SF**

Suite 2 (Popeyes)

**±3,751 SF**

GLA

**±38,560 VPD**

San Carlos St

## Project Scope

- **Prime San Jose Retail Opportunity** - Freestanding ±3,744 SF single-tenant building along the highly traveled West San Carlos corridor, connecting Downtown San Jose, Santana Row, and Westfield Valley Fair Mall. The site offers excellent visibility, strong signage, and exposure to over ±38,560 vehicles per day on one of the city's most established retail arterials.
- **Flexible Single-Tenant Offering** - Ideal for quick-service restaurant, coffee, or retail uses, the building offers a highly visible footprint with ample onsite parking.
- **Strategic Connectivity** - Centrally located with quick access to Interstate 280, Interstate 880, and major employment centers, providing convenient access for both commuters and local customers.
- **Outstanding Area Demographics** - Surrounded by a dense and growing population base with average household incomes exceeding \$201,319 within a five-mile radius.

## Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	261,843	653,147	1,616,218
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	101,222	232,469	556,016
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$192,510	\$201,319	\$231,674



# Equipment Included

## Cooking Equipment

- Pressure fryers
- Open fryers
- Range / gas stove
- Holding cabinets
- Steam tables / hot wells
- Microwave oven
- Rice cooker / warmer
- Toaster
- Soup warmers

## Refrigeration & Freezer Units

- Walk-in cooler
- Walk-in freezer
- Undercounter refrigerators / sandwich prep units
- Reach-in coolers
- Ice machine with bin

## Cleaning & Utility

- Dishwasher or sanitizing sink
- Grease trap & oil filtration system
- Ventilation hood / exhaust system
- Fire suppression system

## Prep Area Equipment

- Stainless steel prep tables
- Mixing station
- Scales & measuring tools
- Sinks (3-compartment, handwashing, mop)
- Food processors / blenders



**TARGET**

**COSTCO**  
WHOLESALE

San Jose Mineta  
International Airport  
12M Annual Passengers

**Grant Elementary**  
±700 Students

**Santa Clara University**  
±9,728 Students

San Jose Market Center

**TARGET Marshalls** **WORLD MARKET**  
**Michaels** **SPROUTS FARMERS MARKET** **PET SMART**  
**Panera BREAD** **CHASE** **TRADER JOE'S** **BJS RESTAURANT**

**Washington Elementary**  
±325 Students

**SJSU SAN JOSE STATE UNIVERSITY**  
±32,000 Students

**Bellarmino College Prep**  
±1,665 Students

Westfield Valley Fair

**NORDSTROM** **macy's** **alo**  
**The Cheesecake Factory** **VICTORIA'S SECRET** **URBAN OUTFITTERS**  
**H.M.** **鼎泰豐** **bloomingdales** **SHAKE SHACK** **PAC SUN**  
**WORKSHOP** **california pizza kitchen** **SALT & STRAW** **rag & bone**

**SAP center**  
at san jose

**Abraham Lincoln High School**  
±1,192 Students

**Lucky**

**SAFEWAY**

**SAN JOSE McENERY CONVENTION CENTER**

W San Carlos St ± 38,560 VPD

**Subject Property**

**Walmart**  
Neighborhood Market

**Boynton High School**  
±200 Students

± 205,000 VPD

INTERSTATE  
**280**

**SANTA CLARA VALLEY MEDICAL CENTER**  
Santa Clara Valley Healthcare

**24 FITNESS**  
**foodmaxx**

**87**

± 149,000 VPD

**Gardner Elementary**  
±1,192 Students

**GROCERY OUTLET**  
bargain market

**SAN JOSE CITY COLLEGE**  
±16,000 Students

**Del Mar High School**  
±2,042 Students

**Village At Willow Glen**  
±133 Units

**CHIPOTLE MEXICAN GRILL**

W San Carlos St ± 38.5600 VPD



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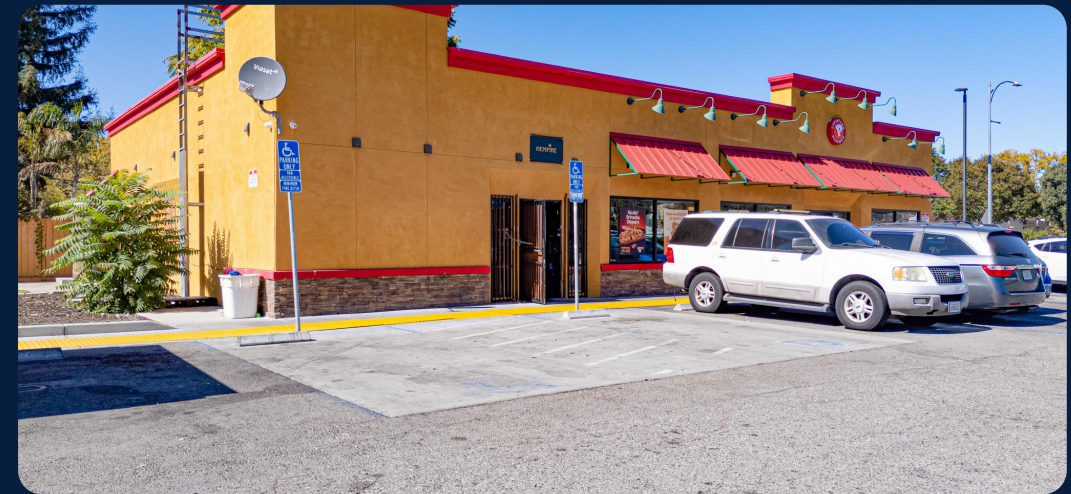
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# Market Overview

1570 W San Carlos St  
San Jose, CA 95126



# San Jose, CA

## Market Demographics



**990,054**  
Total Population

**\$141,565**  
Median HH Income

**343,058**  
# of Households

**56%**  
Homeownership Rate

**522,000**  
Employed Population

**33%**  
% Bachelor's Degree

**38**  
Median Age

**\$1.19 Million**  
Median Property Value

## Local Market Overview

Situated in the center of Silicon Valley, the city benefits from its role as a global center for technology, research, and venture capital investment. Median household income stands at approximately \$141,565, with the broader San Jose–Sunnyvale–Santa Clara MSA reporting \$157,444, highlighting the strength of the regional job market and concentration of high-wage employment. The metro area population is around 1.97 million, showing stability that supports consistent housing demand. Median property values surpass \$1.1 million, placing the market among the most expensive in the nation and underscoring the resilience of local real estate fundamentals.

Commuters average 27–28 minutes in travel time, reflecting both regional connectivity and the challenges of congestion typical of high-growth metros. Traffic volumes along major corridors provide steady support for retail, dining, and service-oriented businesses. While population growth has moderated in recent years, the combination of rising household incomes, stable employment, and sustained housing values continues to fuel long-term demand for both rental and for-sale housing options.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	36,954	293,985	611,443
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	10,869	91,635	196,297
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$140,039	\$154,718	\$183,349
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# Economic Drivers

**San Jose offers a strong household income base supported by its position within Silicon Valley and excellent regional connectivity**

**Conveniently located about 45 minutes from San Francisco and served by major highways—including US-101, I-280, and I-680—San José offers seamless regional access throughout Silicon Valley and the greater Bay Area**

## Economic Drivers

San Jose's economy is powered by its position as the core of Silicon Valley, where high tech, innovation, and advanced manufacturing converge. Access to world-class tech talent, cutting-edge firms, and strong academic institutions fuels job creation and investment.

## Primary Industries

- Advanced Manufacturing & Electronics (semiconductors, prototyping, automation)
- High Technology & Software Development
- Research & Innovation / Startups
- Healthcare & Life Sciences

## Top Employers

- Cisco
- Adobe
- Kaiser Permanente / Kaiser San Jose Medical Center
- San Jose State University & other higher educational institutions

## Recent Developments

- Construction of a new 303-bed hospital building and 1,040-space parking structure for Kaiser San José Medical Center, expected completion 2029-2030
- Large-scale expansion and mixed-use redevelopment projects underway throughout San José, including residential, commercial, and office spaces.
- Continued growth and investment in advanced manufacturing hubs, especially in North San José, to support semiconductors, electronics, and supply-chain capacity.

**\$422.8B+**

Regional Gross Domestic Product

**±48 Miles**

Distance to Downtown San Francisco



## Confidentiality & Disclaimer Statement

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In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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