

±21,600 SF ON ±0.94 ACRES
AVAILABLE FOR LEASE OR SALE



1111 SARATOGA AVE

SAN JOSE, CA

Free-standing building with ±177 ft of street frontage and signage
(36,600 daily traffic count)
First time on the market in 42 years

CBRE

PROPERTY HIGHLIGHTS



Building Breakdown: ±21,600 SF total
- Ground Floor: ±12,000 SF
- Lower Level: ±7,200 SF
- Mezzanine: ±2,400 SF



Zoning: CP (Pedestrian Commercial)



General Plan: NCC (Neighborhood Community Commercial)



HVAC: 21.5 Tons Capacity



Power: 800 Amps 120/208V



Parking: Up to 36 Stalls



High Daily Traffic Count
(36,600 cars per day)



Close Proximity to Major Retailers



Low NNN Expenses



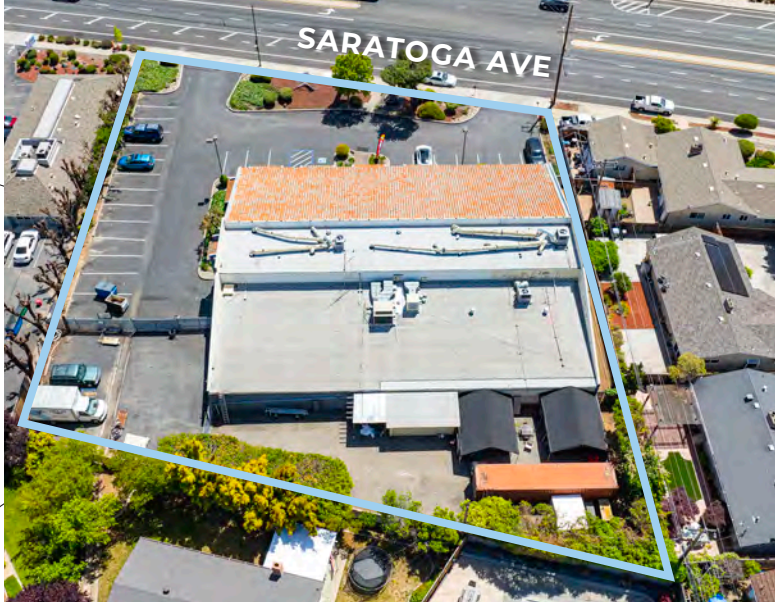
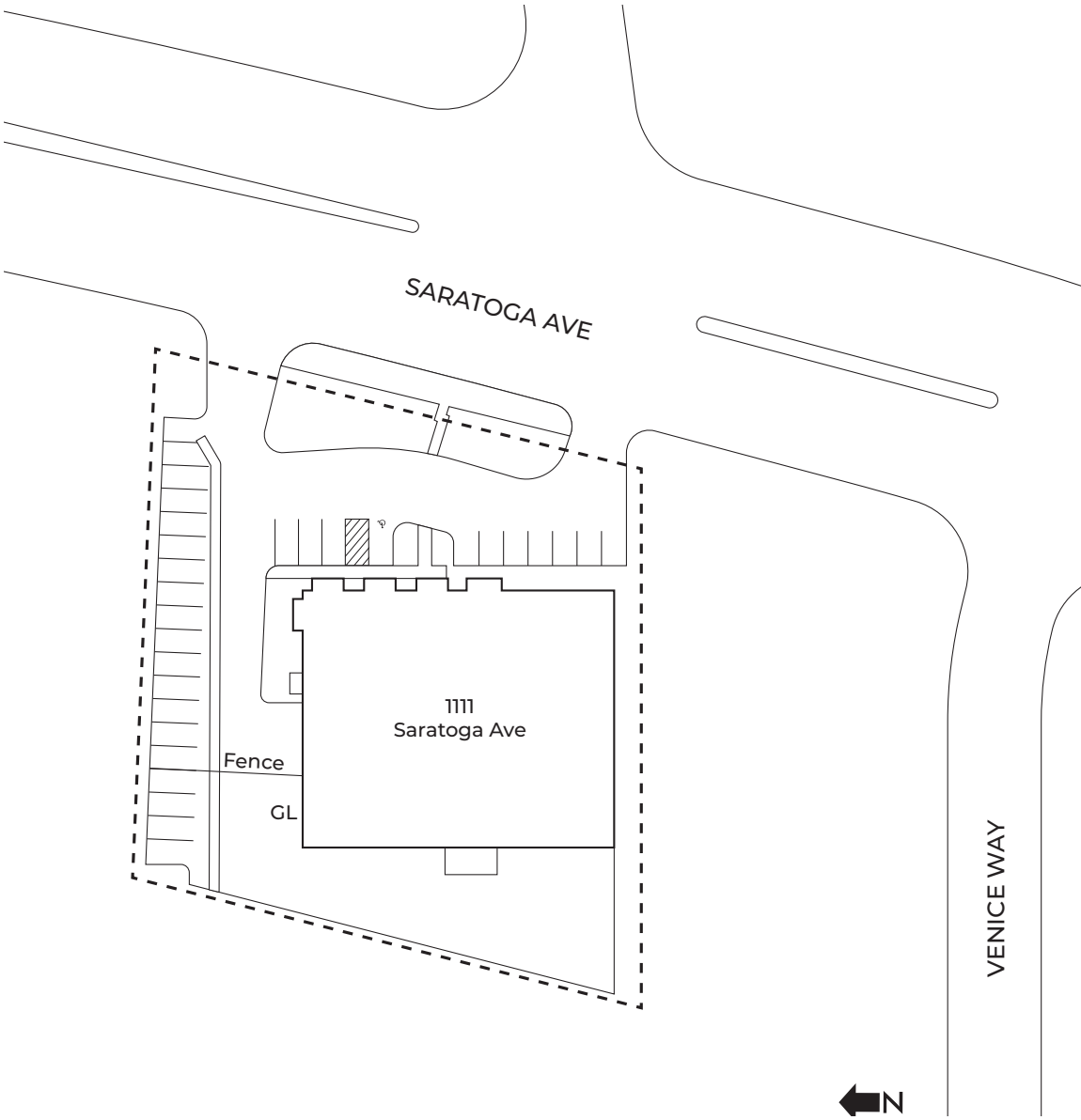
Grade-Level Loading



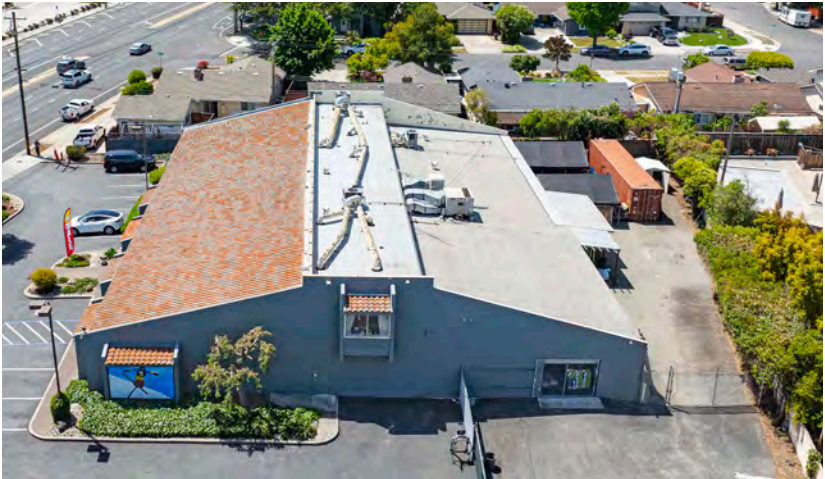
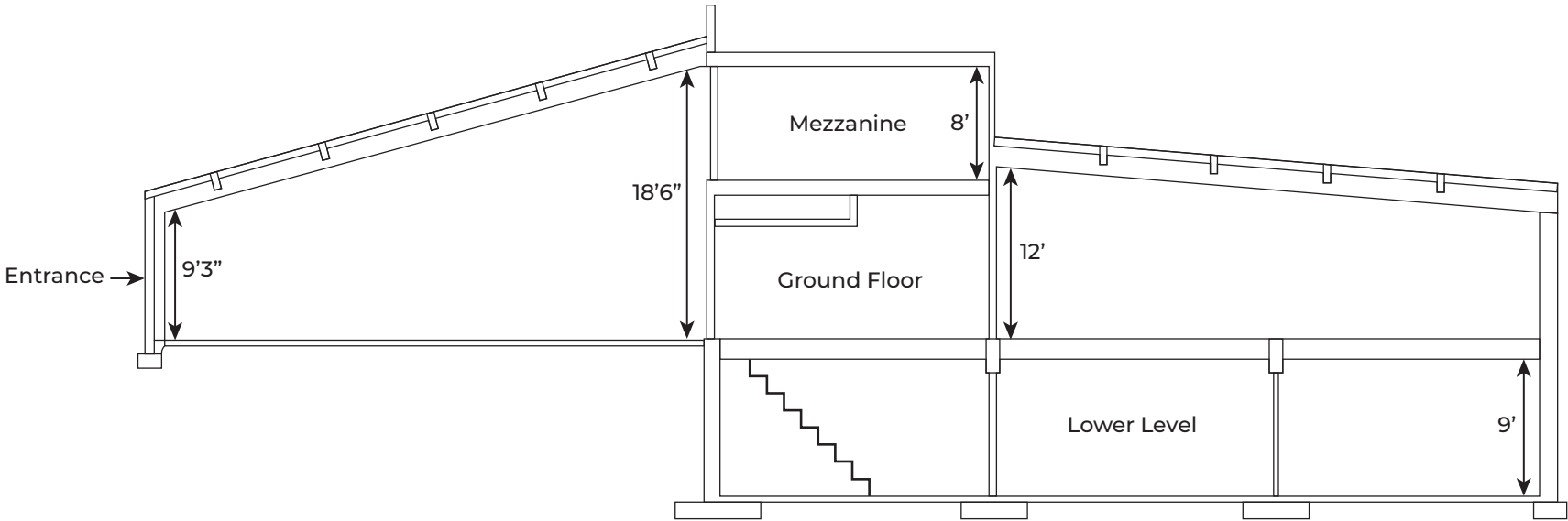
Potential for Fenced and Secure Yard



SITE PLAN

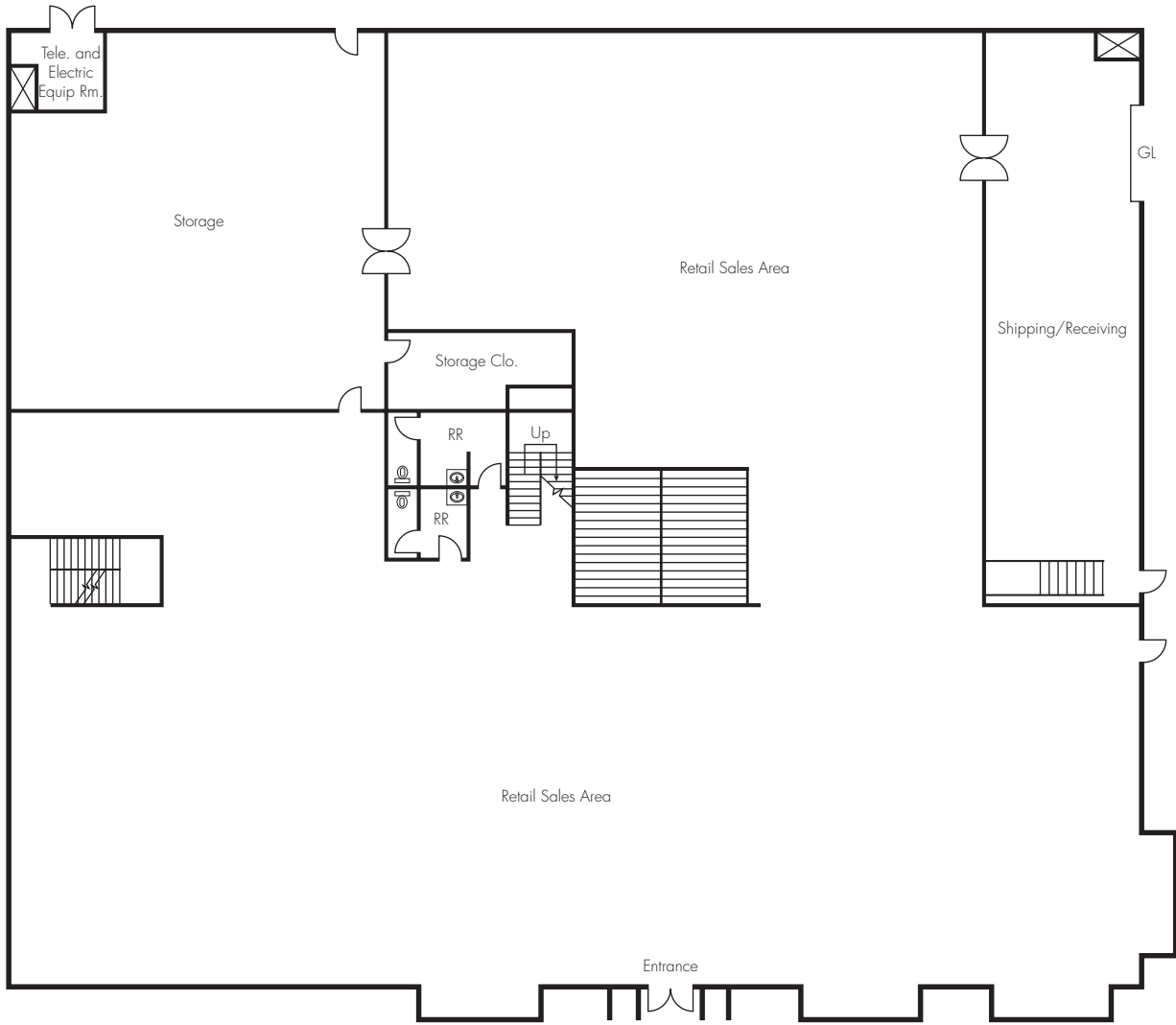


SIDE ELEVATION



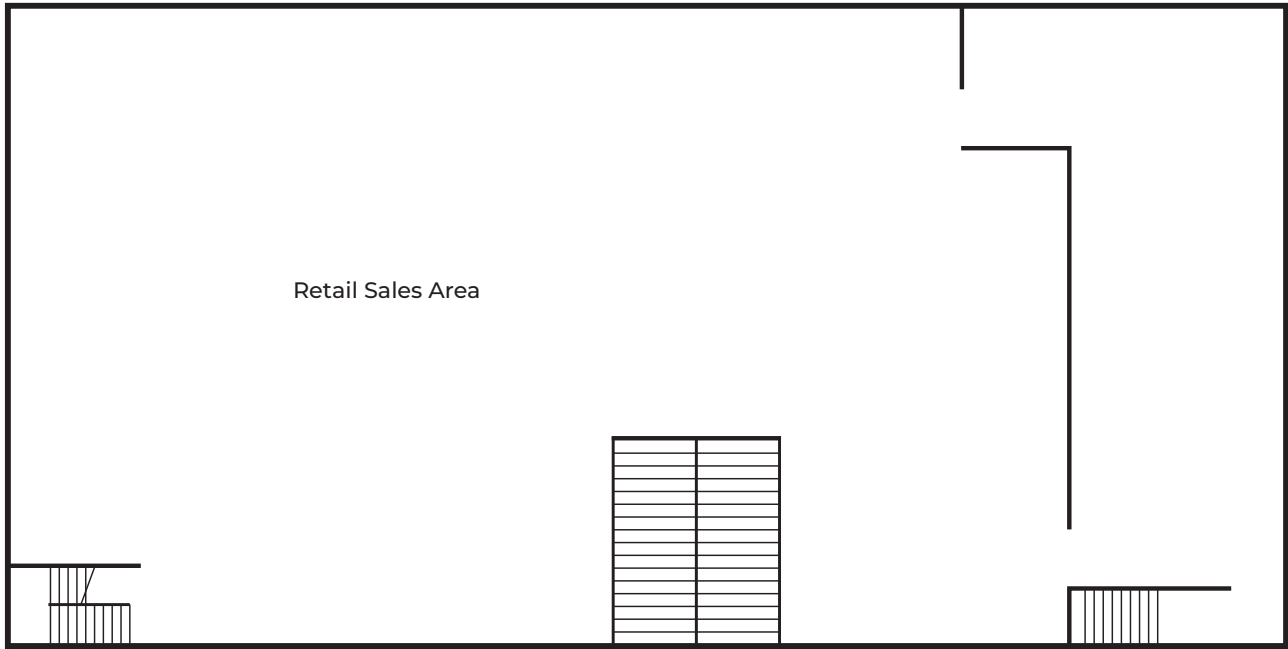
FLOOR PLANS

Ground Floor
±12,000 SF



FLOOR PLANS

Lower Level
±7,200 SF



Mezzanine
±2,400 SF



INTERIOR GALLERY

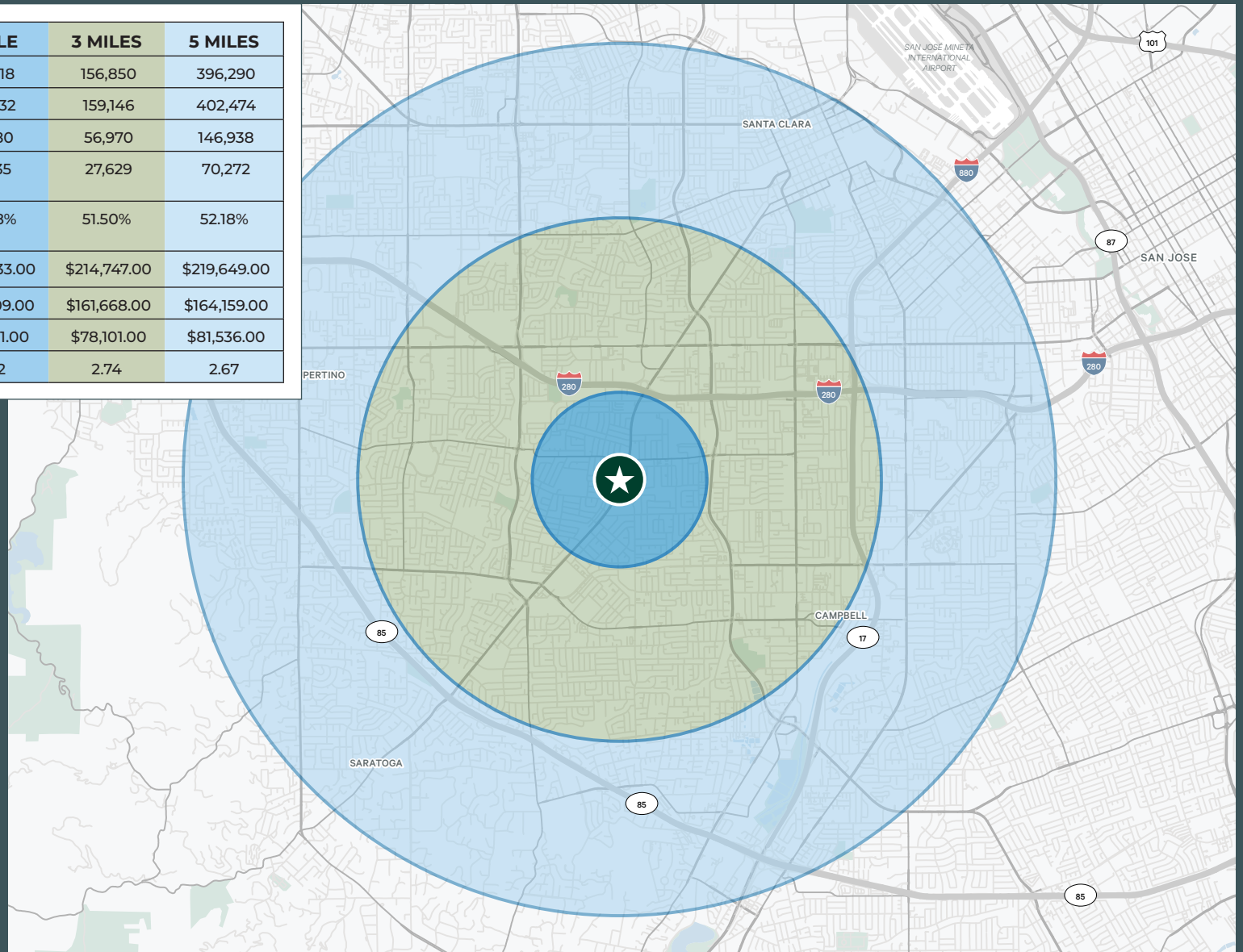


LOCATION OVERVIEW



DEMOGRAPHICS

DEMOGRPAHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	22,618	156,850	396,290
2029 Total Population	22,632	159,146	402,474
Total Households	8,080	56,970	146,938
Total Owner Occupied Housing units	2,935	27,629	70,272
Total Renter Occupied Housing Units	63.68%	51.50%	52.18%
Average Houshold Income	\$180,333.00	\$214,747.00	\$219,649.00
Median Household Income	\$131,409.00	\$161,668.00	\$164,159.00
Per Capita Income	\$65,151.00	\$78,101.00	\$81,536.00
Average Household Size	2.82	2.74	2.67



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