



Bowers Corners

2801-2807 El Camino Real
Santa Clara, CA 95051



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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Biagini Properties, Inc.

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Retail 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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2817 El Camino Real - Interior



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Property Description

2 Single story retail commercial buildings at busy signalized intersection, great location, visibility and parking. Full height storefront glass, drop t-bar ceiling with drop in fluorescent lighting, separately metered electrical and HVAC in each suite, convenient storefront parking, individual channel cut letter signage for each Tenant. El Camino Real and Bowers Avenue is a major retail commercial intersection with major anchors nearby include Western Dental, Wingstop, OfficeMax, Ramos Furniture, AMF Bowling, Petco, Goodwill, Bank of America.

Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.34 SF/month - 2024
Available SF:	1,372 SF
Building Size:	3,926 SF

Property Highlights

- Signalized Intersection
- Great Location
- Easy Parking & Abundant Parking
- Full Height Storefront Glass
- End Cap Corner Unit with Glass on 2 Sides
- Strong Co-Tenants
- Heavy Traffic Volumes



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,372 SF	Lease Rate:	\$3.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2817 El Camino Real	Available	1,372 SF	NNN	\$3.50 SF/month	Former Eye Optometrist. End cap unit, full height glass storefront, double glass entrance doors, drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' fluorescent lights, open retail area, laminate flooring throughout, contact room, 2 exam rooms (1 with sink), 1 office, 1 ADA restroom, storage room (former ADA restroom can be converted back) separate HVAC, separate electrical (200 Amp; 3 PH; 4W; 208/120V) and private exit door to parking lot. Available Now.



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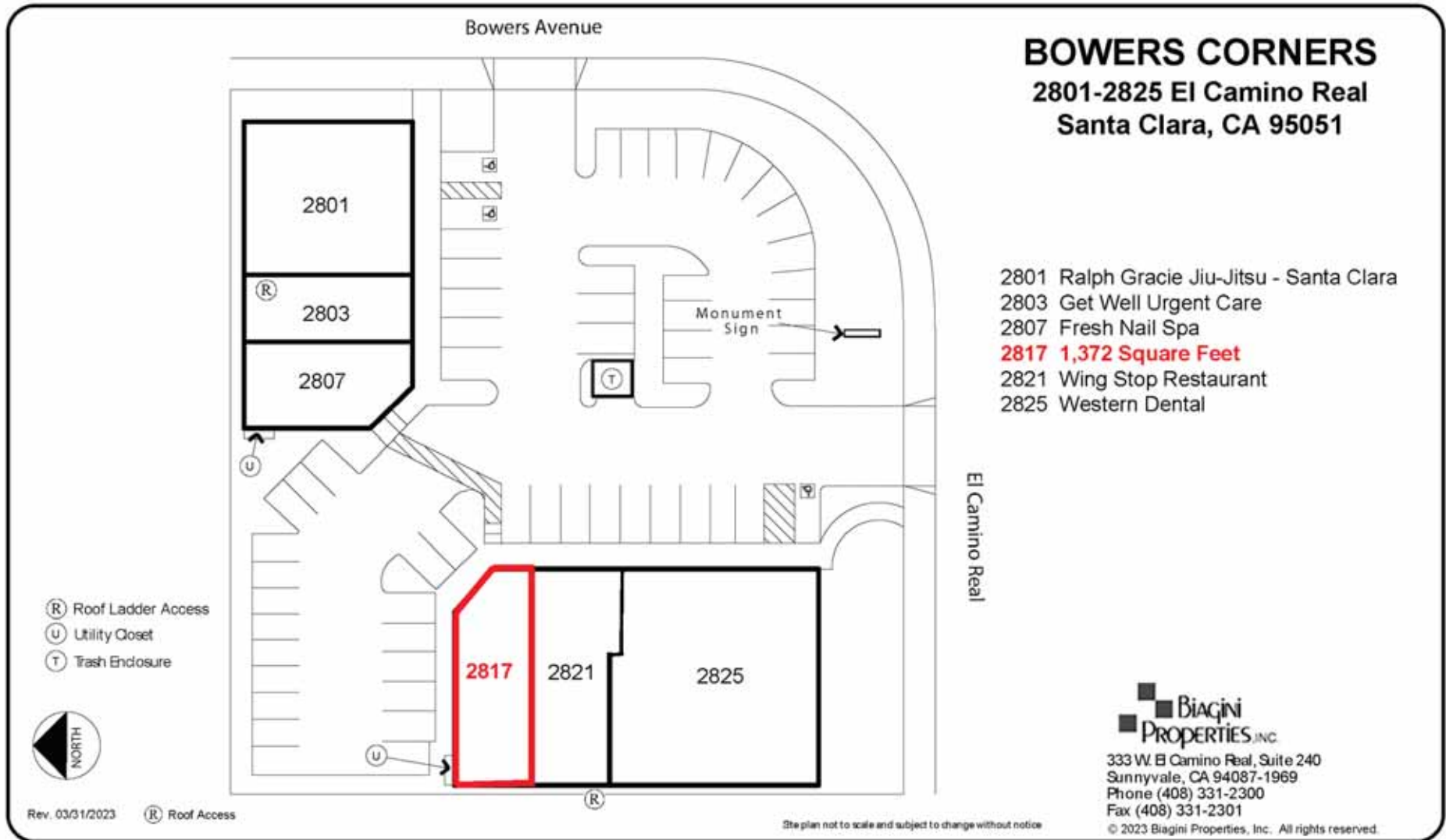
408.331.2308

BOWERS CORNERS

2801-2825 El Camino Real
Santa Clara, CA 95051

2801 Ralph Gracie Jiu-Jitsu - Santa Clara
2803 Get Well Urgent Care
2807 Fresh Nail Spa
2817 1,372 Square Feet
2821 Wing Stop Restaurant
2825 Western Dental

El Camino Real



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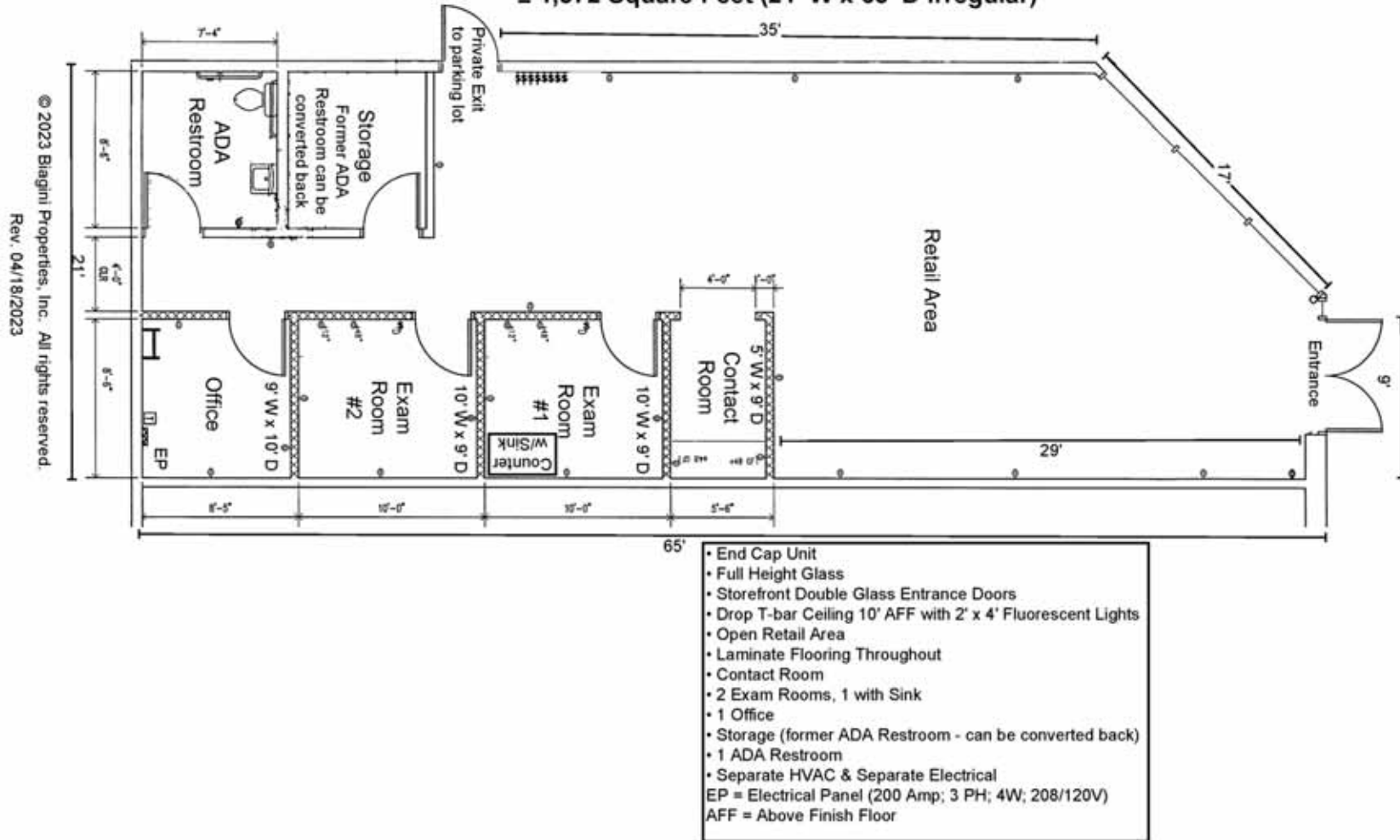
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2817 El Camino Real | Santa Clara, CA 95051
 ± 1,372 Square Feet (21' W x 65' D irregular)



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