

2925

— SCOTT BOULEVARD —

SANTA CLARA, CALIFORNIA



Available, An Approximately 6,562 Square Foot
Freestanding Office/Quasi Retail Building On
1.23 Acres Of Land

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NEWMARK

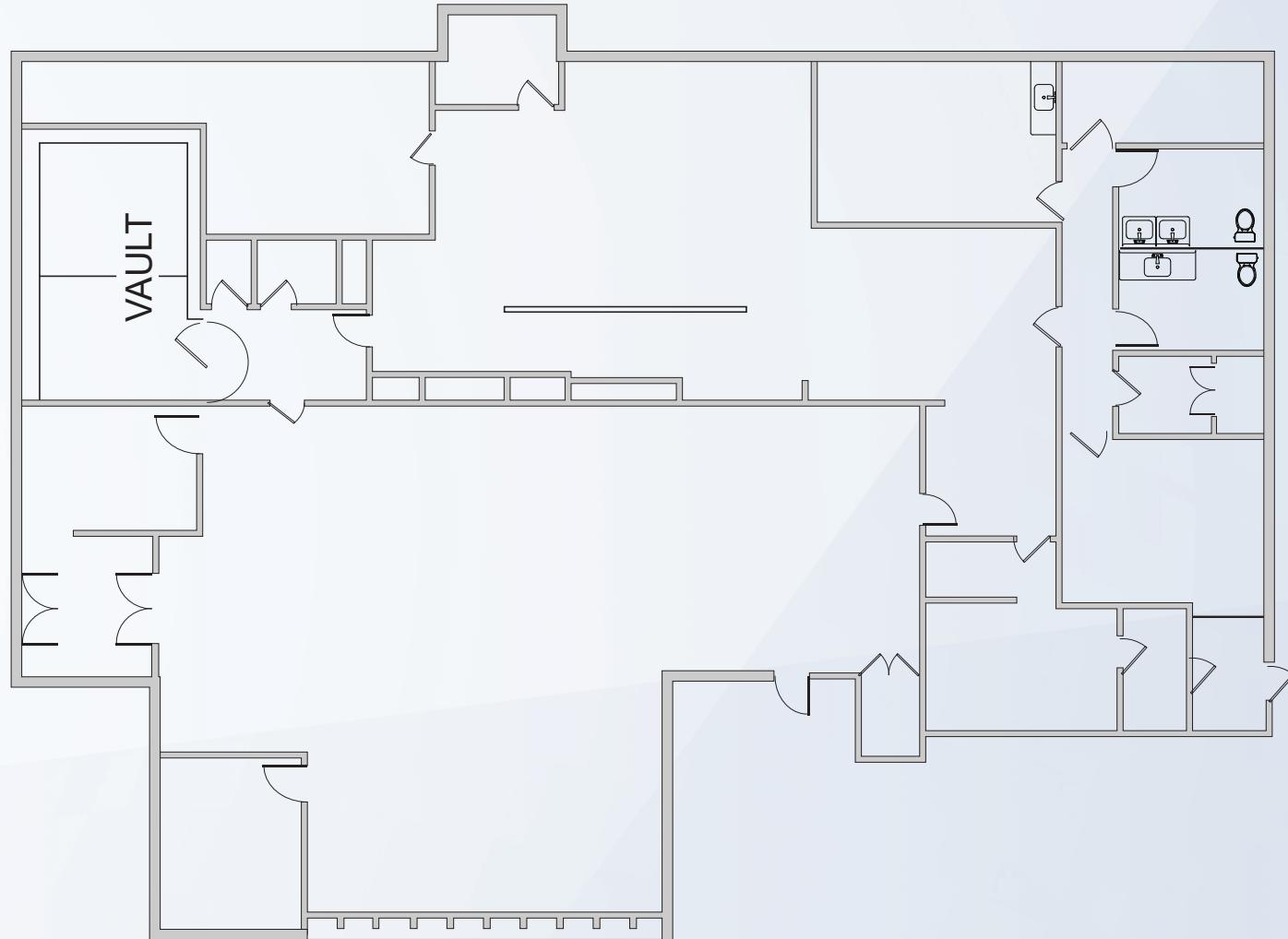
PROPERTY FEATURES

- **LOT SIZE**
Approximately 1.23 acres ($\pm 53,579$ SF)
- **IMPROVEMENTS:**
A $\pm 6,562$ square foot freestanding building located on the NE corner of Scott Boulevard and Central Expressway
- **PARKING:**
 $\pm 7.8/1000$ (51 spaces)
- **PARCEL #**
224-43-004
- **ZONING:**
ML (Light Industrial)
Possible uses include office, medical office, R&D & light manufacturing
Support retail for the surrounding industrial area is allowed
- **GENERAL PLAN:**
Low intensity office/R&D
*Please refer to Santa Clara city code:
<https://www.codepublishing.com/CA/SantaClara/#!/SantaClara18/SantaClara1848.html#18.48>
- **SITE INFORMATION:**
Constructed in 1974 for Bank of America, site includes a drive through
- **TRAFFIC COUNTS**
ADT 40,880 on Central Expressway



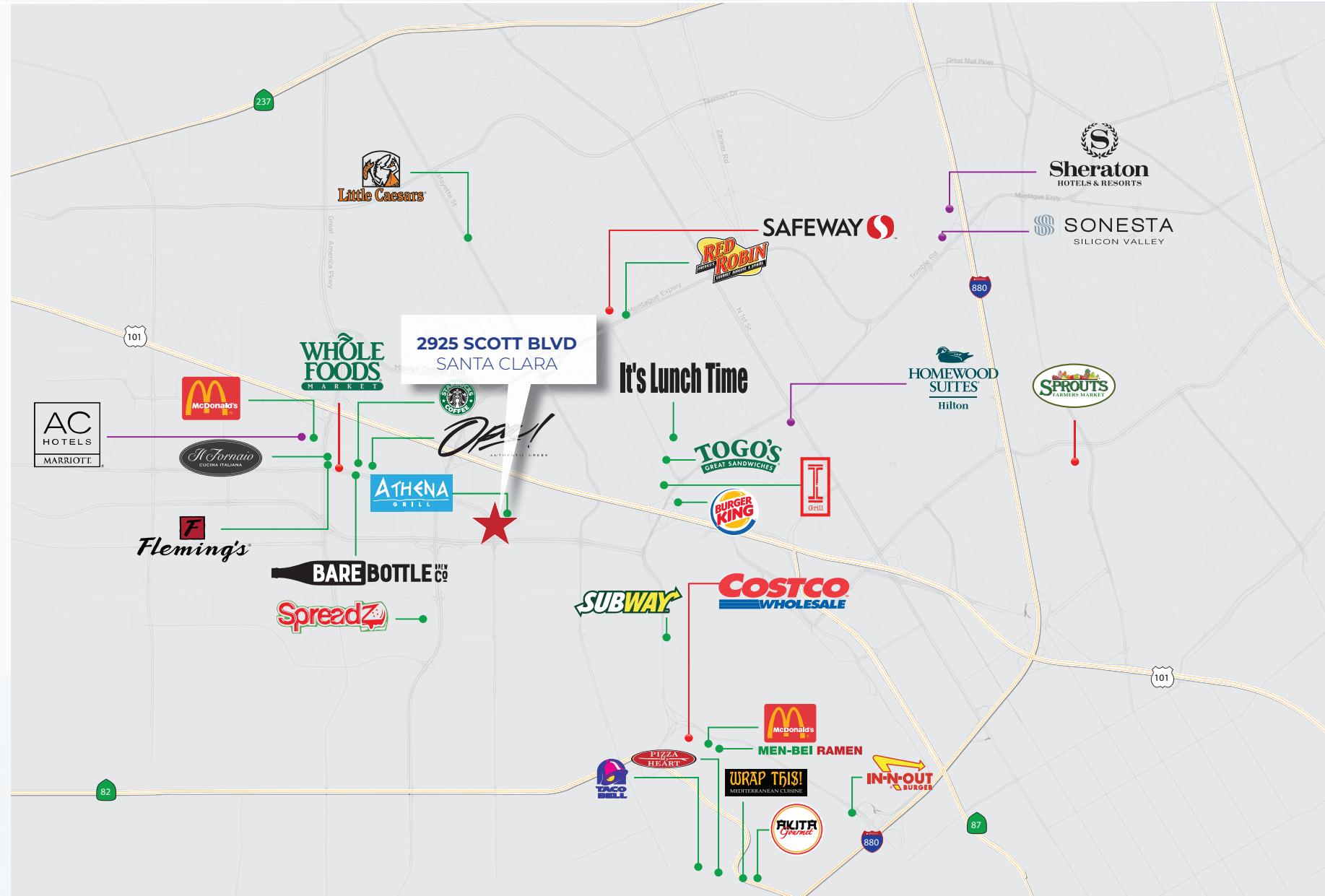
FLOORPLAN

2925 SCOTT BOULEVARD



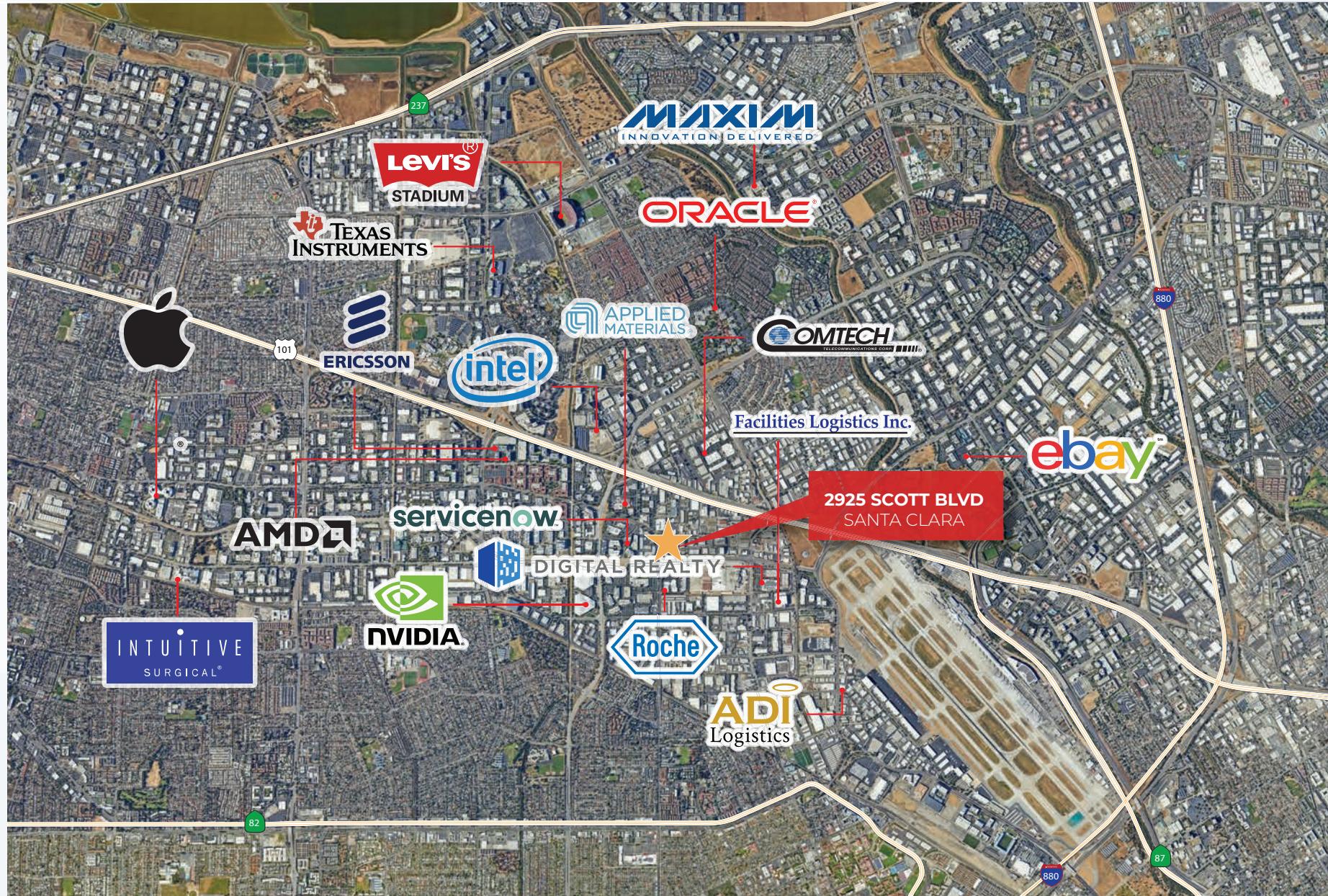
AMENITIES MAP

2925 SCOTT BOULEVARD



NEIGHBORING COMPANIES

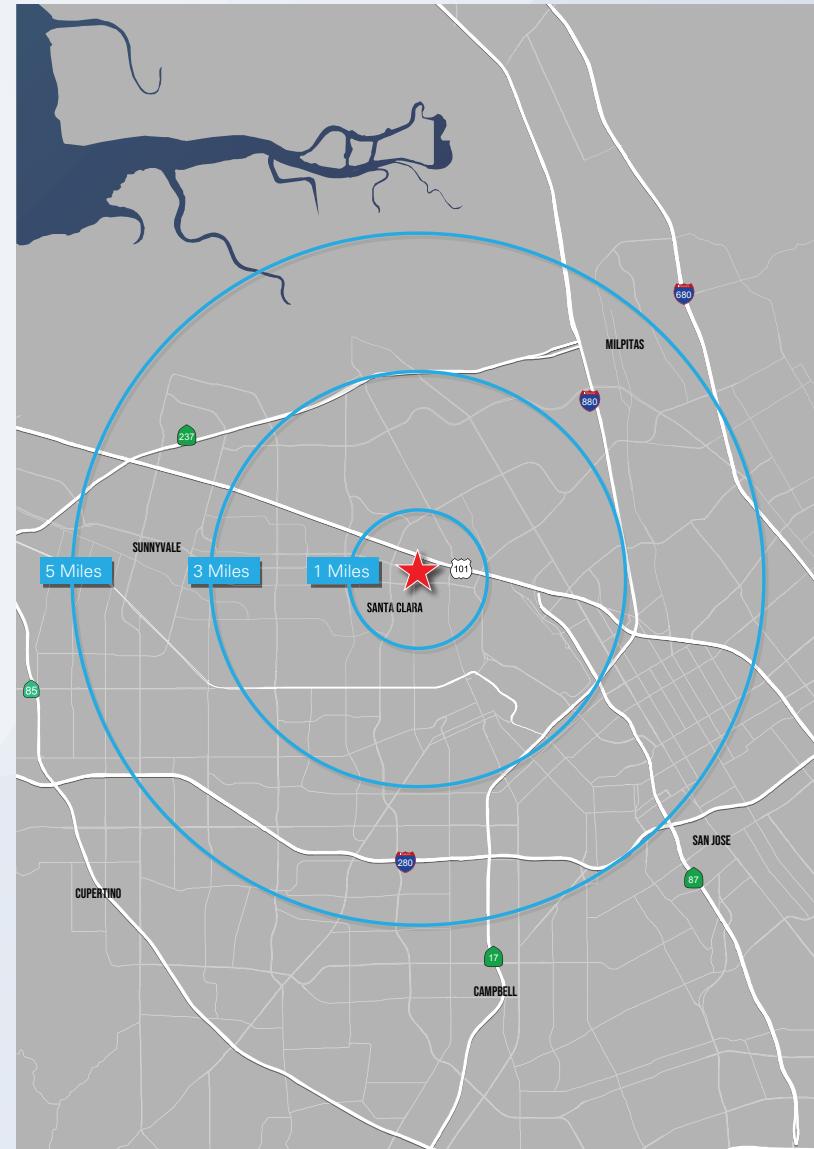
2925 SCOTT BOULEVARD



DEMOGRAPHICS

2925 SCOTT BOULEVARD

Population Summary			
2010 Total Population	5,397	144,666	438,748
2020 Total Population	6,311	174,637	508,986
2020 Group Quarters	127	4,204	10,354
2023 Total Population	7,120	183,208	533,414
2023 Group Quarters	125	4,202	10,351
2028 Total Population	8,475	194,117	553,154
2023-2028 Annual Rate	3.55%	1.16%	0.73%
2023 Total Daytime Population	50,099	336,377	752,375
Workers	46,856	260,460	523,800
Residents	3,243	75,917	228,575
Household Summary			
2010 Households	1,592	54,319	162,951
2010 Average Household Size	3.25	2.61	2.63
2020 Total Households	2,365	66,532	190,778
2020 Average Household Size	2.61	2.56	2.61
2023 Households	2,755	69,790	200,229
2023 Average Household Size	2.54	2.56	2.61
2028 Households	3,437	74,009	208,509
2028 Average Household Size	2.43	2.57	2.6
2023-2028 Annual Rate	4.52%	1.18%	0.81%
2010 Families	1,207	34,530	104,423
2010 Average Family Size	3.62	3.17	3.2
2023 Families	2,021	43,832	127,285
2023 Average Family Size	2.9	3.15	3.2
2028 Families	2,478	46,728	132,576
2028 Average Family Size	2.8	3.14	3.19
2023-2028 Annual Rate	4.16%	1.29%	0.82%



2925 Scott Boulevard Santa Clara, CA 95054

EXCLUSIVE LISTING TEAM

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