

AVAILABLE FOR LEASE

±1,470 & 1,653 SF



77 Almaden Ave

San Jose, CA 95110



PROPERTY

Highlights

- Centerra is a residential/retail mixed-use project
- 347 residential units
- Shell condition
- ±7,200 SF of ground floor retail
- Easy access to Hwy 87 & Hwy 280
- Directly adjacent to San Pedro Market Square

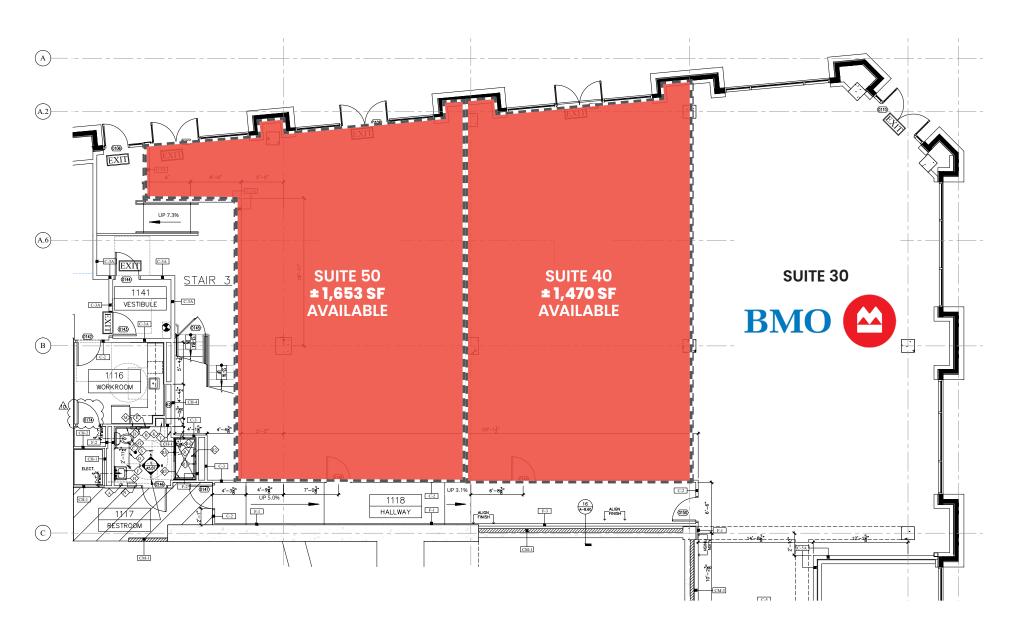
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	36,382	242,621	683,294
AVG. HH INCOME	\$159,333	\$155,156	\$163,579
DAYTIME POPULATION	48,121	175,758	396,290

TRAFFIC COUNTS	Source: 2022 Esri.
CA-87	126,600 ADT
W SAINT JOHN ST	17,000 ADT
N MARKET ST	27,540 ADT
W SANTA CLARA ST	27,000 ADT



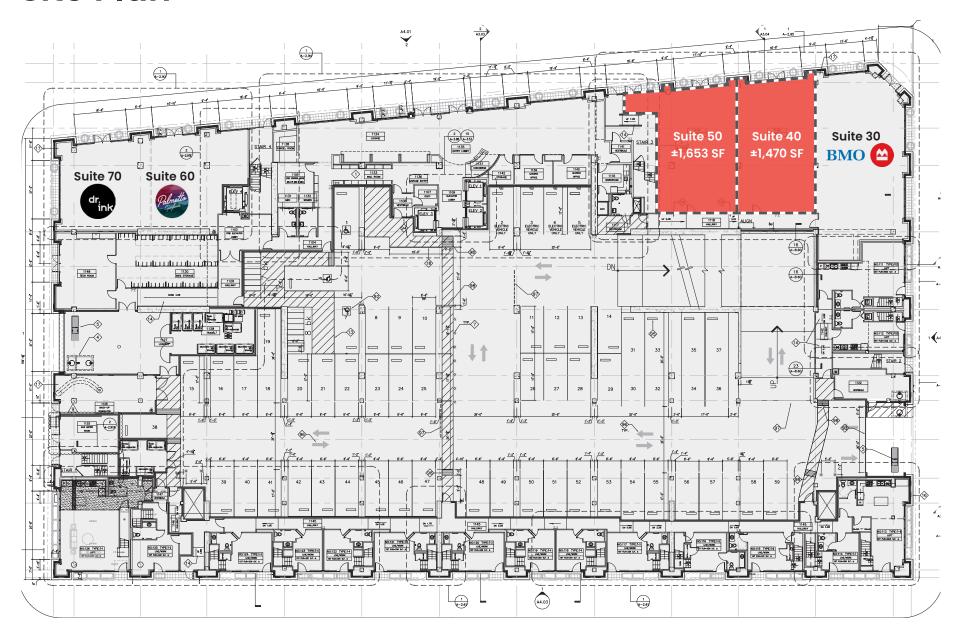
AVAILABILITY

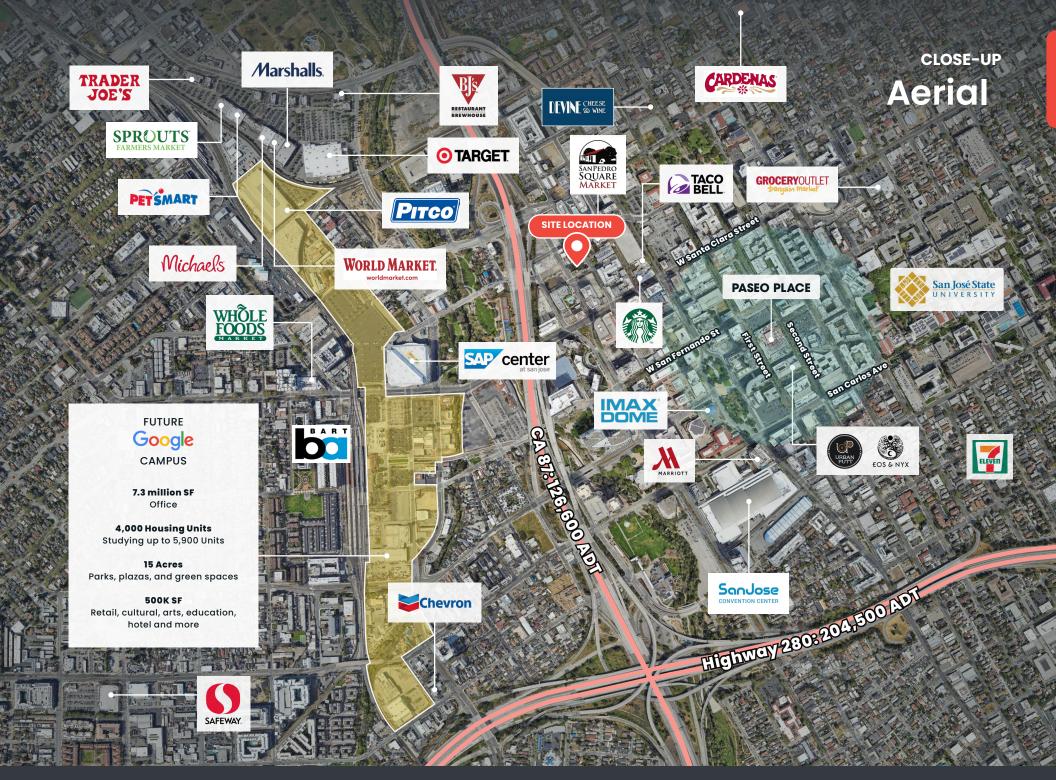
Site Plan

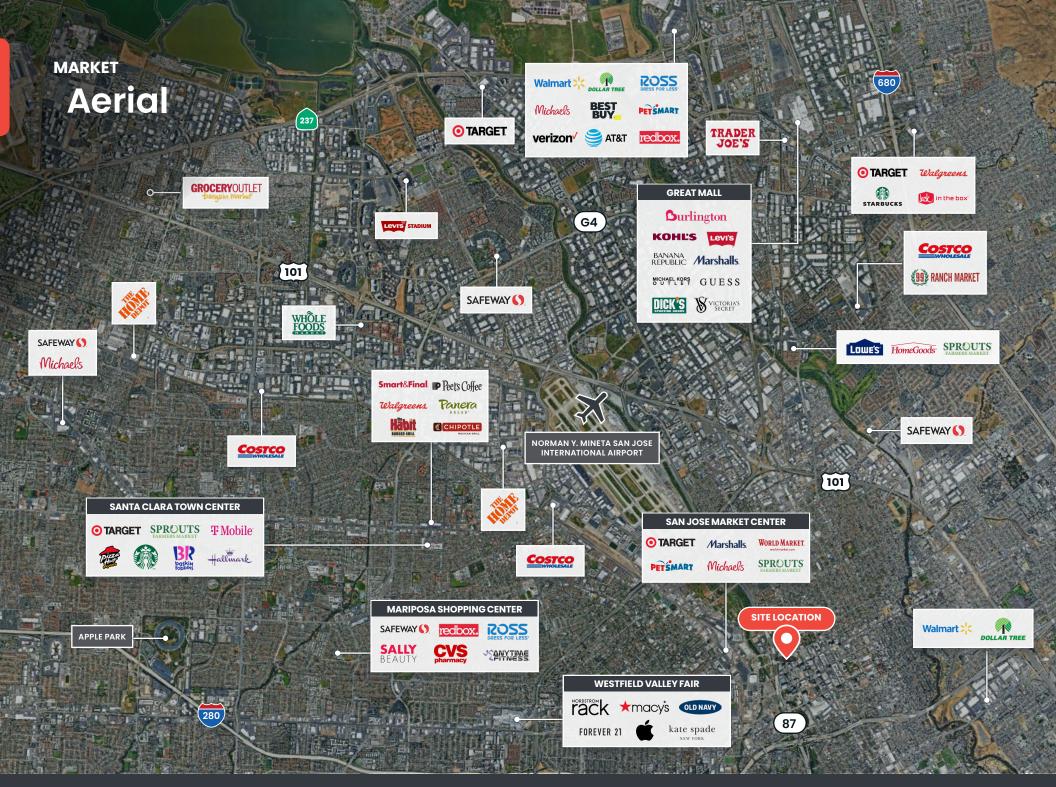


PROPERTY

Site Plan







PROPERTY

Gallery



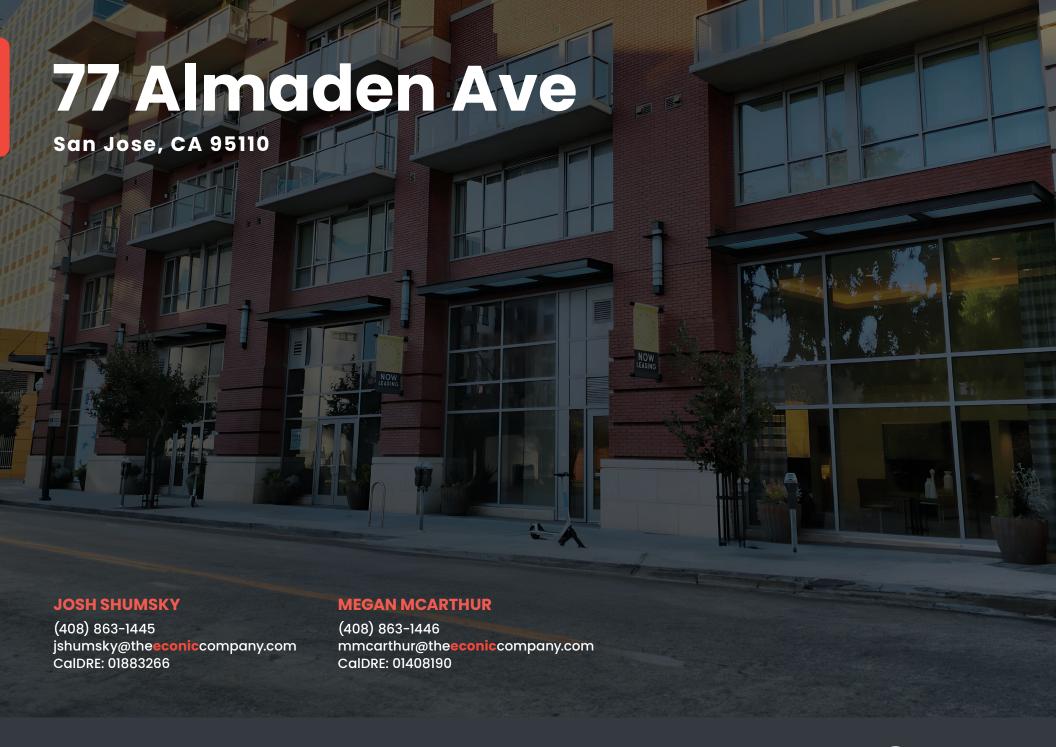












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