

2,300± SF Former Local Kitchens Space Available For Lease in Santa Clara

Steps away from Levi's Stadium, Mission College & Two Sutter Health Flagship Medical Centers

4300 Great America Parkway, Santa Clara



FOR LEASE
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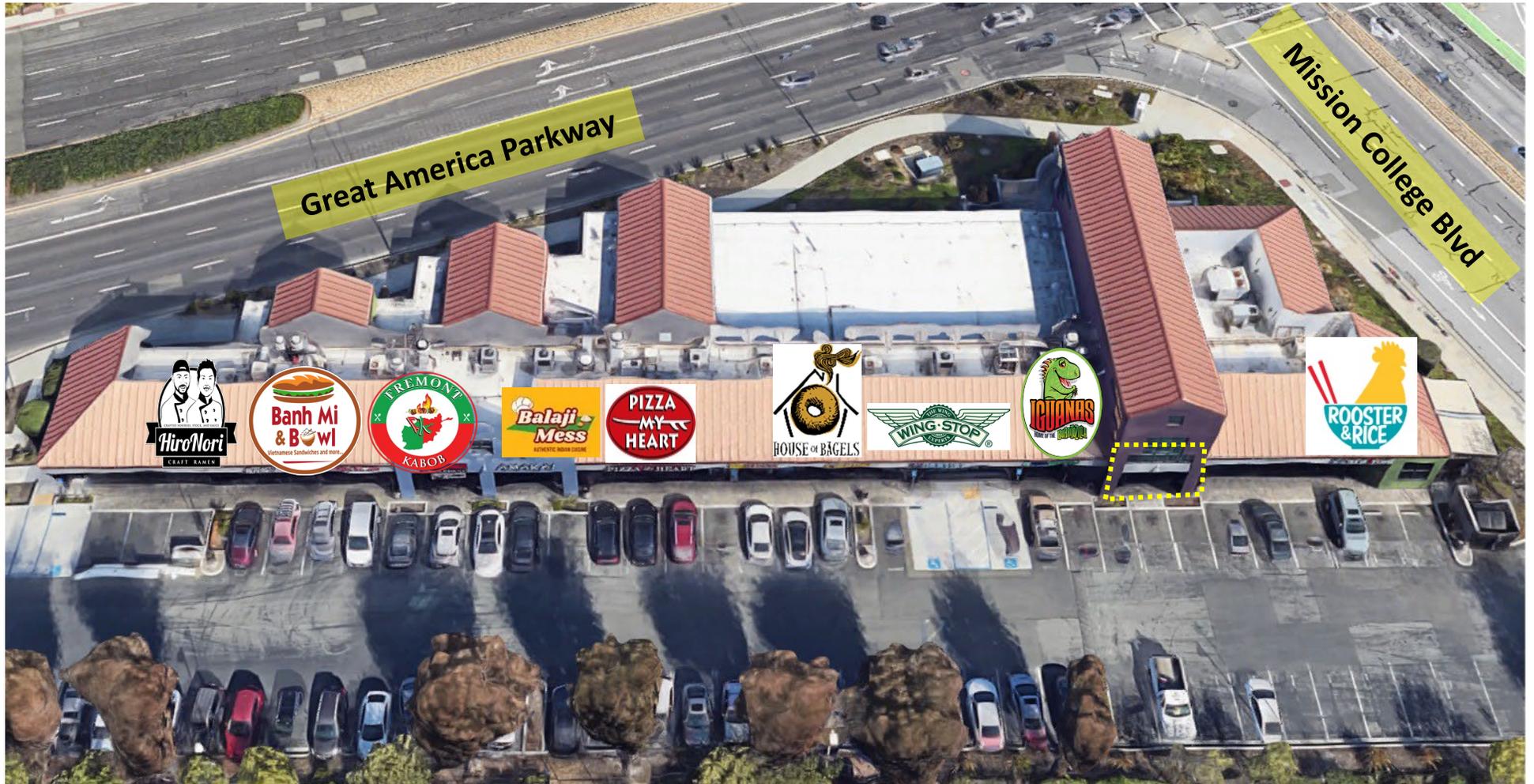
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Property Overview:



- **Unit 112: 2,300± SF available for lease**
- **Rent is \$6.25 PSF Plus NNN charges**
- **Large outdoor patio space included**
- **At the Intersection of Mission College Blvd. & Great America Pkwy; The Main Thoroughfare into this Area with Great Visibility and Easy Access off US Highway 101**
- **Traffic Count: 47,500± ADT, Signalized Intersection**
- **A Half Mile from Great America and Levi's Stadium, as well as The Santa Clara Convention Center**
- **Surrounded by a Huge Daytime Population with Many Office Parks and Campuses in the Area - Including Intel, Yahoo, Freedom Towers, & Mission Community College**
- **Many Apartment Homes in the Area and a Significant Evening Population**

Aerial: Suite 112



Unit 112: Interior Photos



Unit 112: Interior Photos



Unit 112: Exterior Photos



Outdoor Patio Space Included



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Mission College

US
101

Mission College Blvd

Great America Pkwy

Abbott

4300
Great America Pkwy

Palo Alto
Networks

Avatar Hotel
Santa Clara

Santa Clara
Marriott

Demographics



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,685	163,385	403,796
Households	4,814	64,217	152,875
Average Household Size	2.62	2.53	2.58
Owner Occupied Housing Units	2,092	23,721	60,703
Renter Occupied Housing Units	2,722	30,496	92,172
Median Age	36.9	35.1	35.7
Median Household Income	\$182,679	\$186,430	\$183,461
Average Household Income	\$240,824	\$236,750	\$238,860



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