

FOR LEASE MOWRY LANDING



HIGHLIGHTS:

- + Mowry Landing is located along heavily trafficked Mowry Avenue, one block from I-880.
- + Densely Populated Trade Area with a Median Income of over \$140,000.
- + Co-Tenants Include:



BevMo!



DUNKIN'



- + Pylon Signage
- + Low Triple-Nets

TRAFFIC COUNTS

- + 51,800 ADT on Mowry Avenue
- + 227,250 ADT on I-880 @ Mowry Ave

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,799	182,399	302,227
MEDIAN HH INCOME	\$150,995	\$136,750	\$141,256
MEDIAN HOME VALUE	\$992,740	\$933,576	\$998,211

LEASING CONTACT

ANDREW REEDER

415 378 9859
areeder@sprucecommercial.com
Lic. 01297374



SPRUCE
COMMERCIAL REAL ESTATE

SPRUCE CRE ADVISORS, INC.
www.sprucecommercial.com

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Spruce CRE Advisors, Inc. provides all brokerage services pursuant to Brokers License DRE 02116677



SITE PLAN



* NOT TO SCALE

LEASING CONTACT

ANDREW REEDER

415 378 9859

areeder@sprucecommercial.com

Lic. 01297374



SPRUCE
COMMERCIAL REAL ESTATE

SPRUCE CRE ADVISORS, INC.

www.sprucecommercial.com

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Spruce CRE Advisors, Inc. provides all brokerage services pursuant to Brokers License DRE 02116677



MARKET AERIAL



LEASING CONTACT

ANDREW REEDER

415 378 9859

areeder@sprucecommercial.com

Lic. 01297374



SPRUCE
COMMERCIAL REAL ESTATE

SPRUCE CRE ADVISORS, INC.

www.sprucecommercial.com

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Spruce CRE Advisors, Inc. provides all brokerage services pursuant to Brokers License DRE 02116677



AERIAL VIEW



LEASING CONTACT

ANDREW REEDER

415 378 9859

areeder@sprucecommercial.com

Lic. 01297374



SPRUCE
COMMERCIAL REAL ESTATE

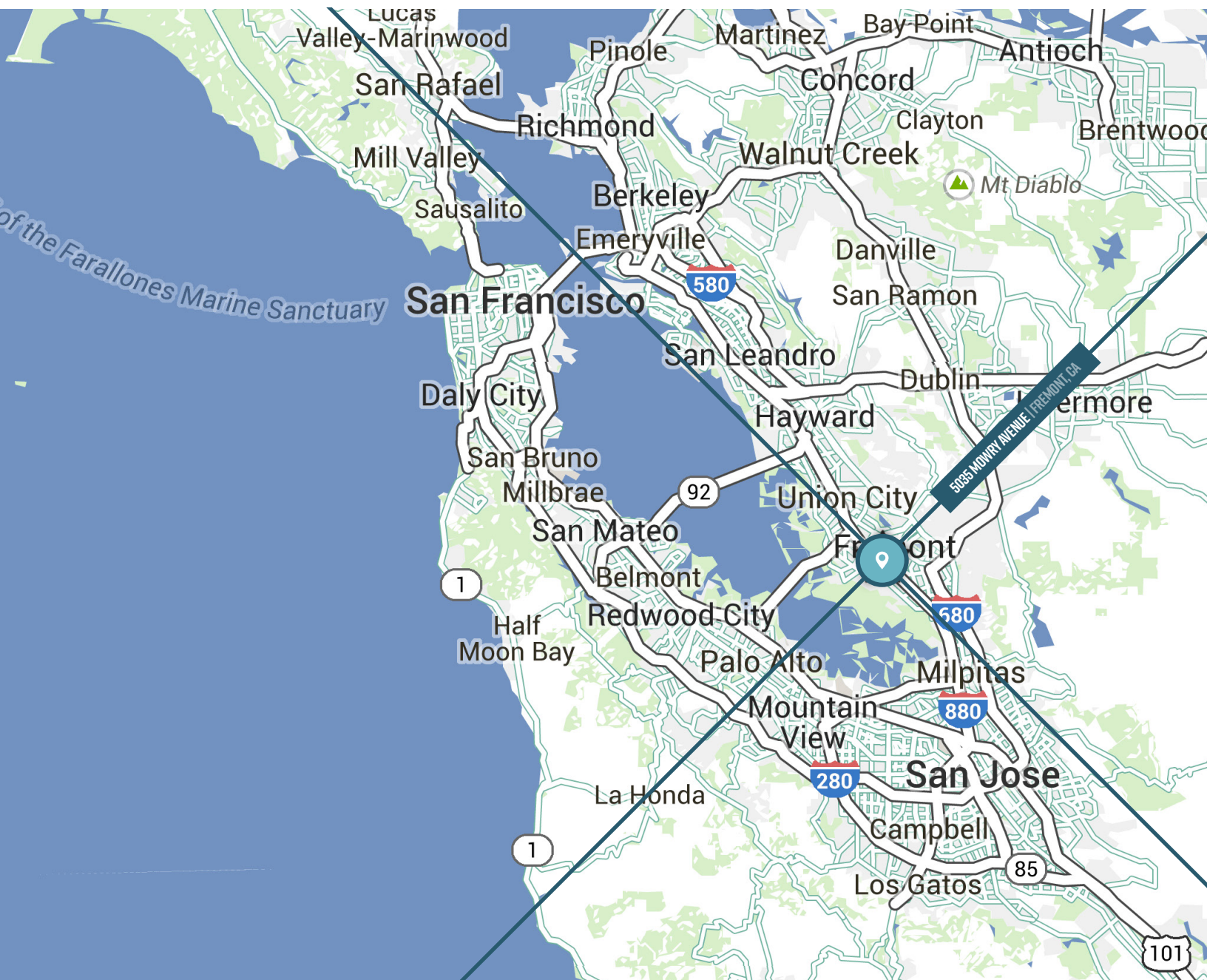
SPRUCE CRE ADVISORS, INC.

www.sprucecommercial.com

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Spruce CRE Advisors, Inc. provides all brokerage services pursuant to Brokers License DRE 02116677



BAY AREA MAP



LEASING CONTACT

ANDREW REEDER

415 378 9859

areeder@sprucecommercial.com

Lic. 01297374



SPRUCE
COMMERCIAL REAL ESTATE

SPRUCE CRE ADVISORS, INC.

www.sprucecommercial.com

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Spruce CRE Advisors, Inc. provides all brokerage services pursuant to Brokers License DRE 02116677