

# Avalon at Cahill Park

754 The Alameda  
San Jose, CA 95126

Retail Space Available ±3,501 SF








**AvalonBay**  
COMMUNITIES

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# Highlights

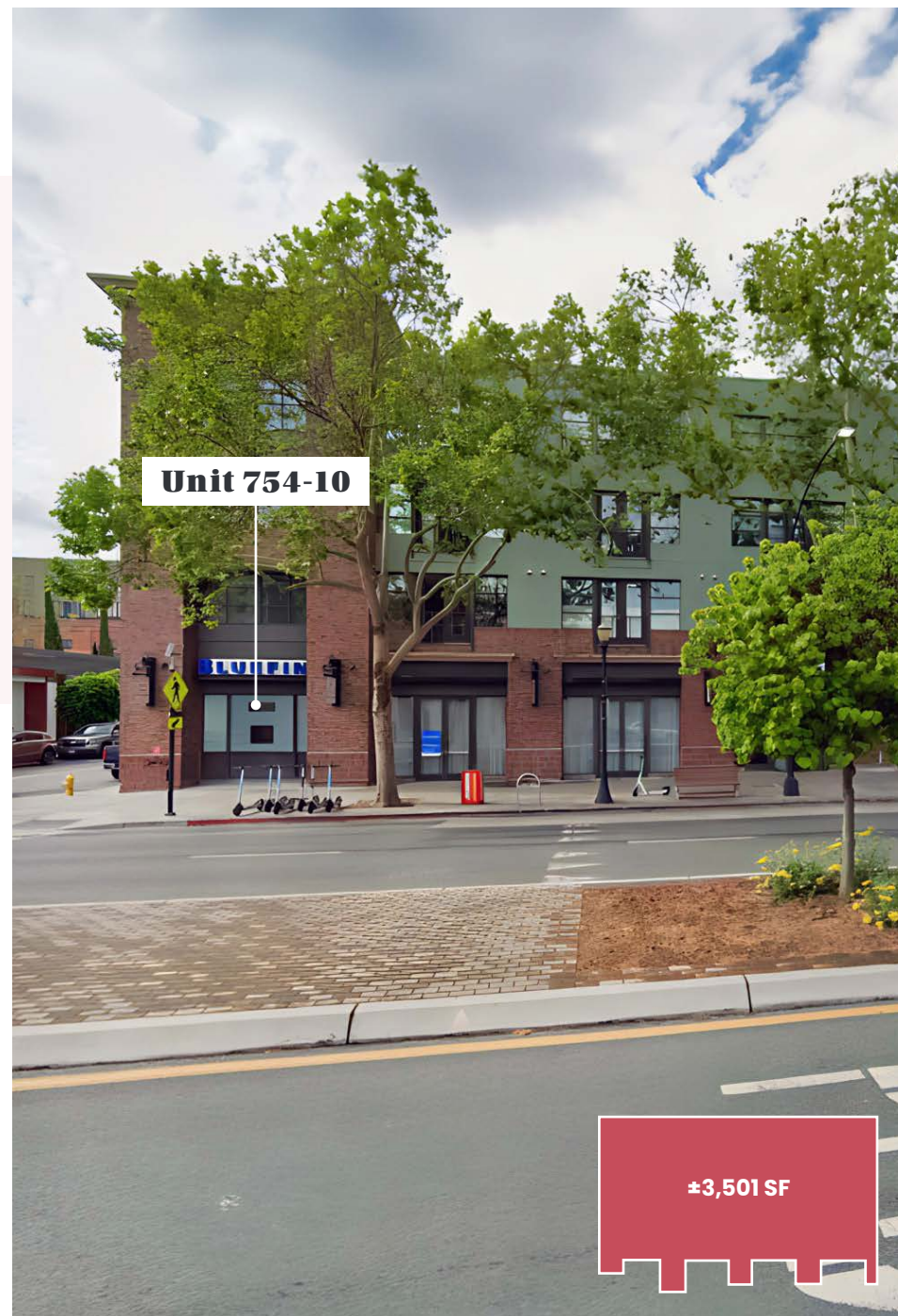
- 
**±3,501 SF** of 2nd Generation restaurant space
- 
 Excellent Signage and Storefront Visibility along The Alameda
- 
 Convenient Surface Parking behind the retail stores
- 
 Tremendous residential and daytime demographics
- 
 Whole Foods Supermarket directly across the street with proximity to SAP Pavilion and Downtown San Jose

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,326	232,838	671,023
Avg. HH Income	\$200,607	\$161,391	\$164,447
Daytime Population	38,536	194,713	393,458

## TRAFFIC COUNTS

The Alameda	24,000 ADT
S Montgomery St	12,000 ADT
W Julian St	13,000 ADT
Race St	14,446 ADT

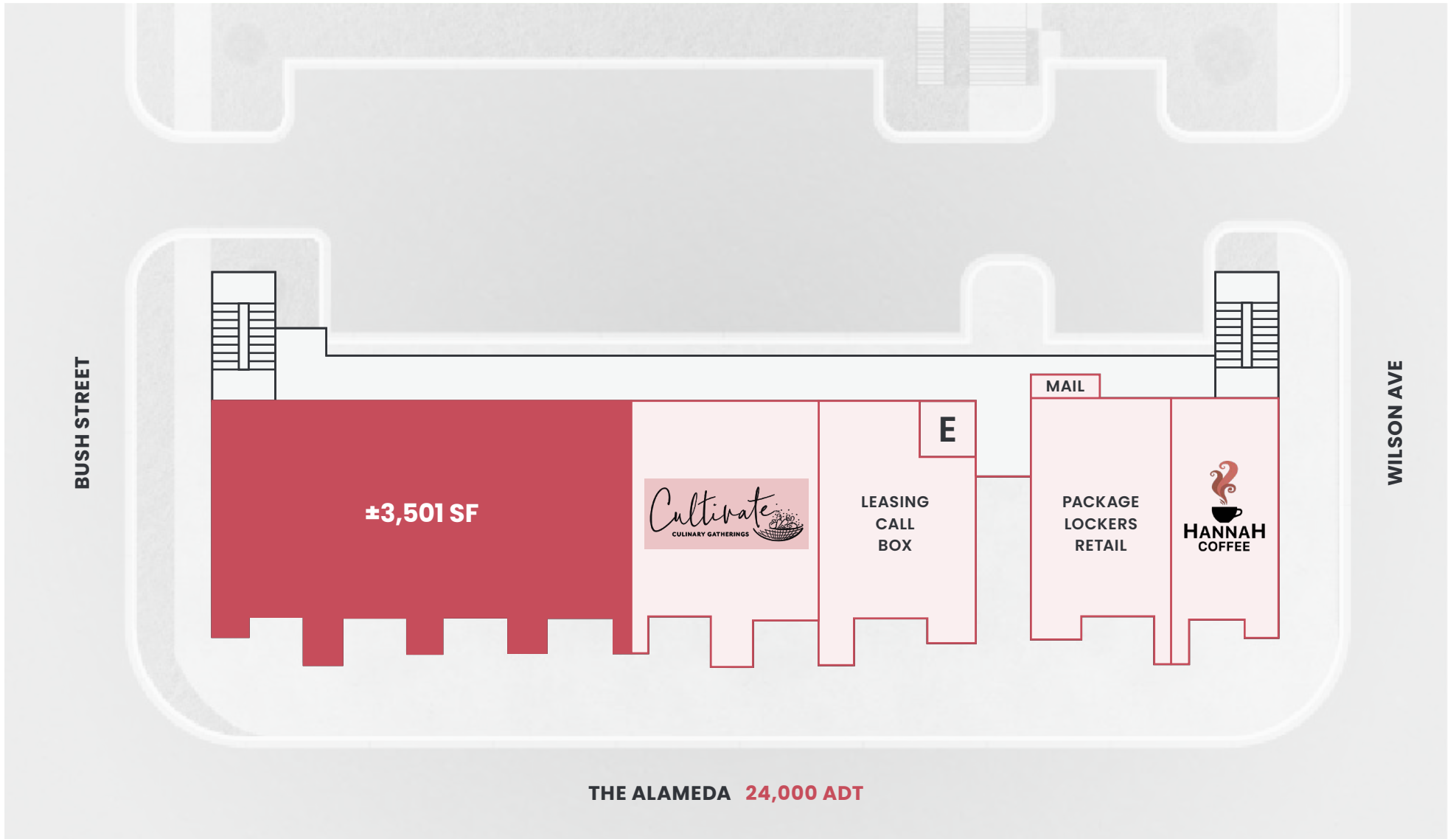
Source: 2020 Esri.



# Site Plan

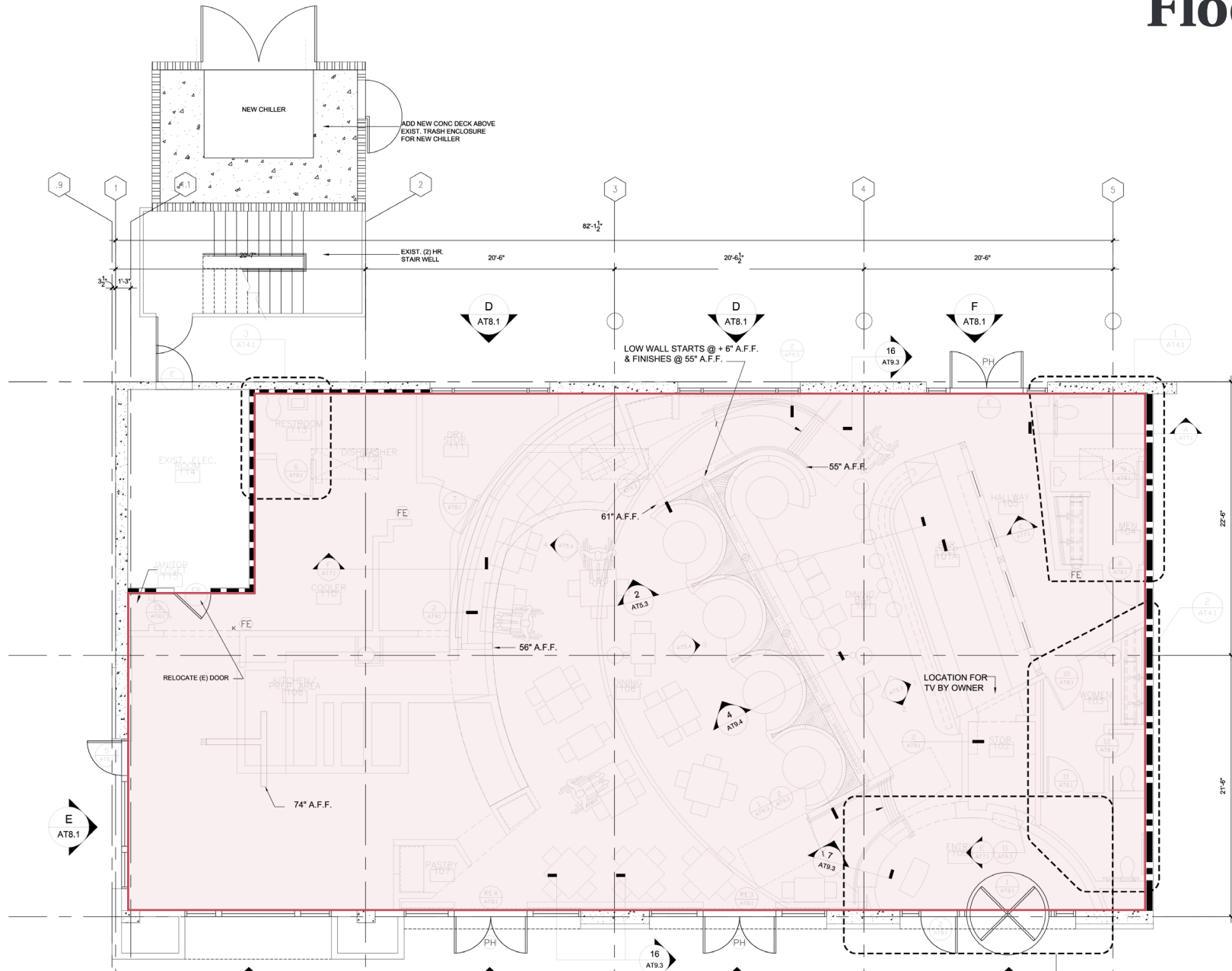
±3,501 SF

 Available

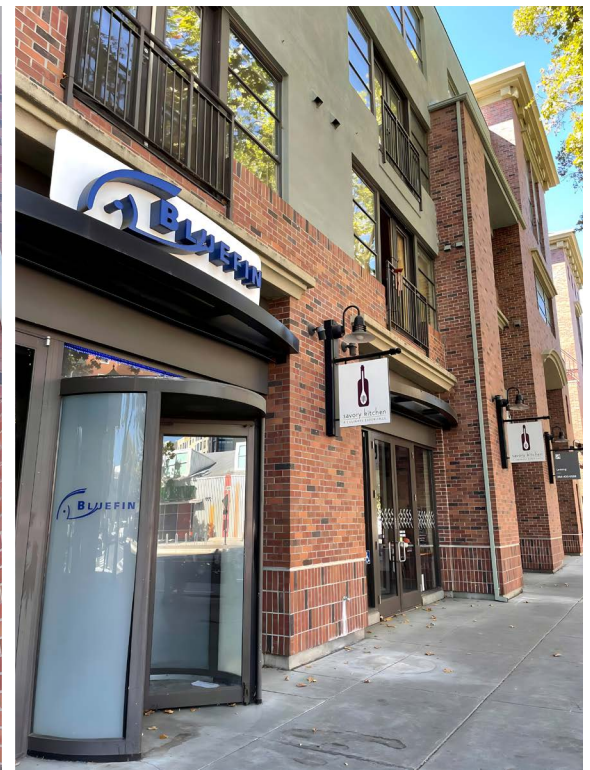


# Floor Plan

±3,501 SF



# Gallery





**PETSMART**

*Michaels*

**TRADER JOE'S**

**WORLD MARKET**

SAN JOSE  
MARKET CENTER

ST JAMES PARK

**SPROUTS**  
FARMERS MARKET

**TARGET**

**PITCO**

**Marshalls**

**Avalon at  
Cahill Park**

87

W SANTA CLARA ST

DOWNTOWN  
SAN JOSE

**LUNA**  
MEXICAN KITCHEN

**Adobe**

**SanJose**  
CONVENTION CENTER

THE ALAMEDA

**SAP center**  
at san jose

**WHOLE  
FOODS**  
MARKET

**Smart & Final**  
*extra!*

Children's  
Discovery  
Museum  
of San Jose

**SAFeway**

MIDTOWN ARTS  
MERCANTILE

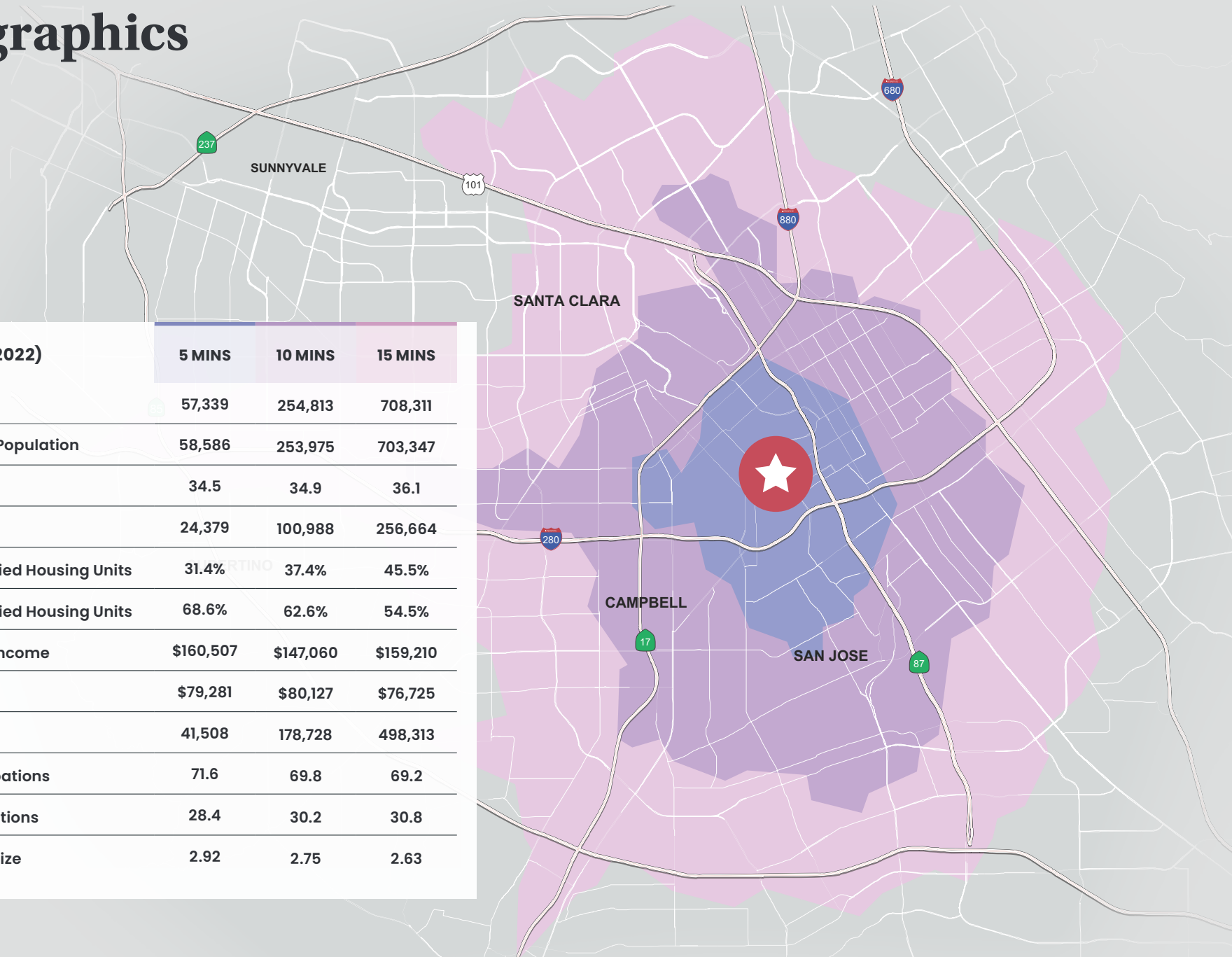
280

Brewery & Taproom  
Est. 2011  
**HAPA'S**  
Brewing Company

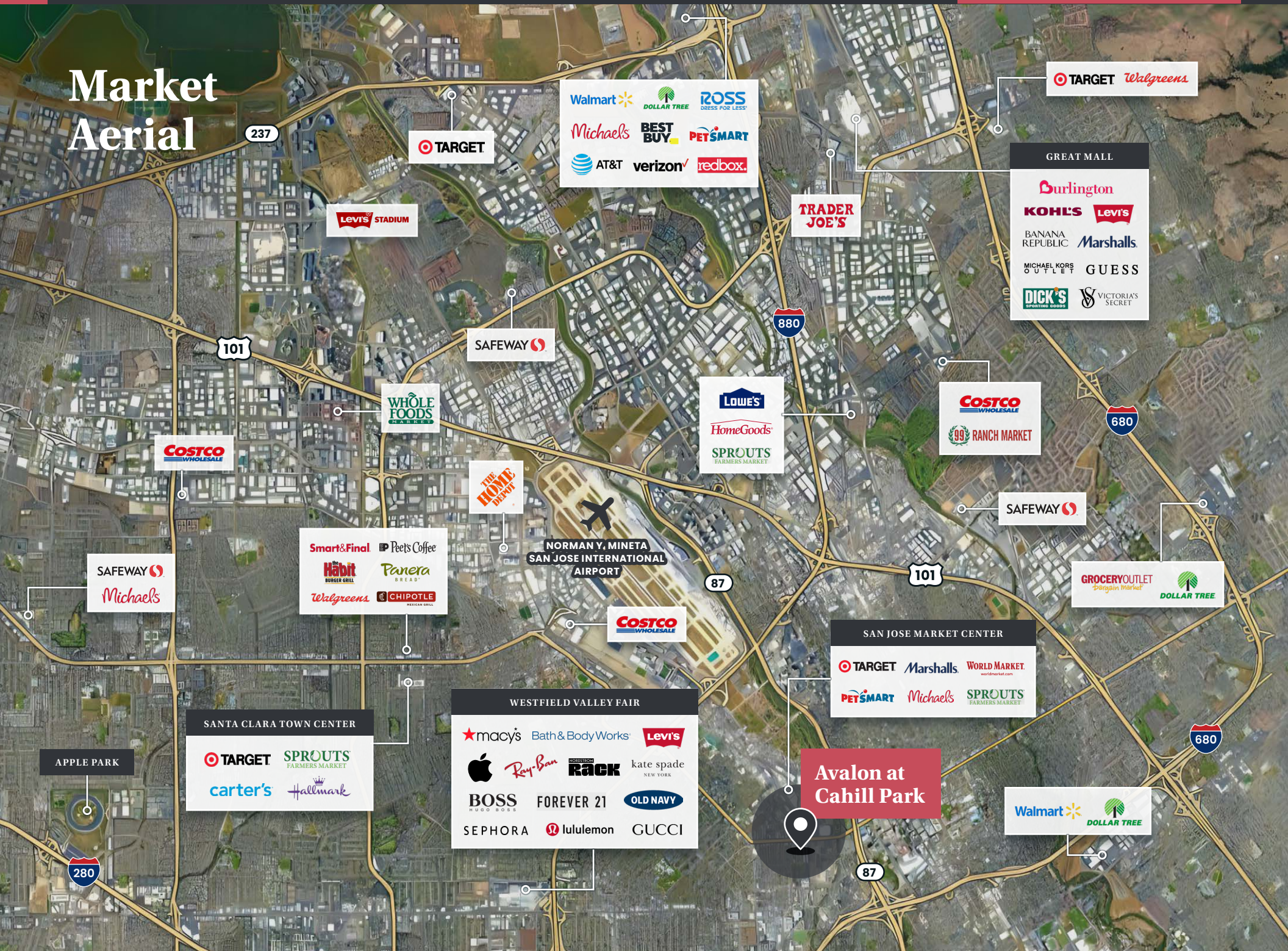
# Demographics

## DEMOGRAPHICS (2022)

	5 MINS	10 MINS	15 MINS
2021 Total Population	57,339	254,813	708,311
2026 Projected Total Population	58,586	253,975	703,347
Median Age	34.5	34.9	36.1
Total Households	24,379	100,988	256,664
Total % Owner Occupied Housing Units	31.4%	37.4%	45.5%
Total % Renter Occupied Housing Units	68.6%	62.6%	54.5%
Average Household Income	\$160,507	\$147,060	\$159,210
Per Capita Income	\$79,281	\$80,127	\$76,725
Population 25 yrs +	41,508	178,728	498,313
% White Collar Occupations	71.6	69.8	69.2
% Blue Collar Occupations	28.4	30.2	30.8
Average Household Size	2.92	2.75	2.63



# Market Aerial



237

101

87

880

680

101

680

87

280

TARGET

Walmart DOLLAR TREE ROSS DRESS FOR LESS  
 Michaels BEST BUY PETS MART  
 AT&T verizon redbox.

TARGET Walgreens

Levi's STADIUM

TRADER JOE'S

GREAT MALL  
 Burlington  
 KOHL'S Levi's  
 BANANA REPUBLIC Marshalls  
 MICHAEL KORS OUTLET GUESS  
 DICK'S SPORTING GOODS VICTORIA'S SECRET

SAFWAY

LOWE'S  
 HomeGoods  
 SPROUTS FARMERS MARKET

COSTCO WHOLESALE  
 99 CENTS RANCH MARKET

COSTCO WHOLESALE

WHOLE FOODS MARKET

THE HOME DEPOT

SAFWAY

NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT

Smart & Final Peets Coffee  
 Habit BUNGER GRILL Panera BREAD  
 Walgreens CHIPOTLE MEXICAN GRILL

GROCERY OUTLET  
 bazaar Market DOLLAR TREE

SAFWAY Michaels

COSTCO WHOLESALE

SAN JOSE MARKET CENTER  
 TARGET Marshalls WORLD MARKET worldmarket.com  
 PETS MART Michaels SPROUTS FARMERS MARKET

WESTFIELD VALLEY FAIR

SANTA CLARA TOWN CENTER  
 TARGET SPROUTS FARMERS MARKET  
 carter's Hallmark

macy's Bath & Body Works Levi's  
 Apple Ray-Ban RACK kate spade NEW YORK  
 BOSS HUGO BOSS FOREVER 21 OLD NAVY  
 SEPHORA lululemon GUCCI

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Walmart DOLLAR TREE

APPLE PARK





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