

# + 20,025 SF Retail Space For Lease

Across from Target, Home Depot, TJ Maxx HomeGoods, & 24-Hour Fitness

1832 Hillsdale Ave., San Jose

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Subject Property  
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S&G CARPET  
and more

Pump It Up

Camden Ave

Hillsdale Ave





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**RENTAL RATE: \$2.35 SF NNN**  
**ESTIMATED NNNs: \$0.55 PSF**

**UNIT SIZE: ± 20,025 Square Feet**

**ZONING: CN – Commercial Neighborhood**

**AVAILABLE: Immediately**

# 20,025± SF Retail Space For Lease

- Former Big Lots
- Co-Tenants are S&G Carpet and Pump It Up!
- Directly across the street from a Power Center which includes national retailers such as **Target, Home Depot, TJ Maxx & HomeGoods, 24 Hour Fitness, McDonalds, & Starbucks.**
- Down the street from the new Cambrian Park Plaza redevelopment which includes retail, restaurants, a hotel, 305 apartments, 48 single family homes, 25 townhomes, and a senior living center.
- **Strategically positioned on the corner of Camden and Hillsdale Avenue** with excellent visibility and traffic counts as well as easy access to Hwy 85, 880, & 280.







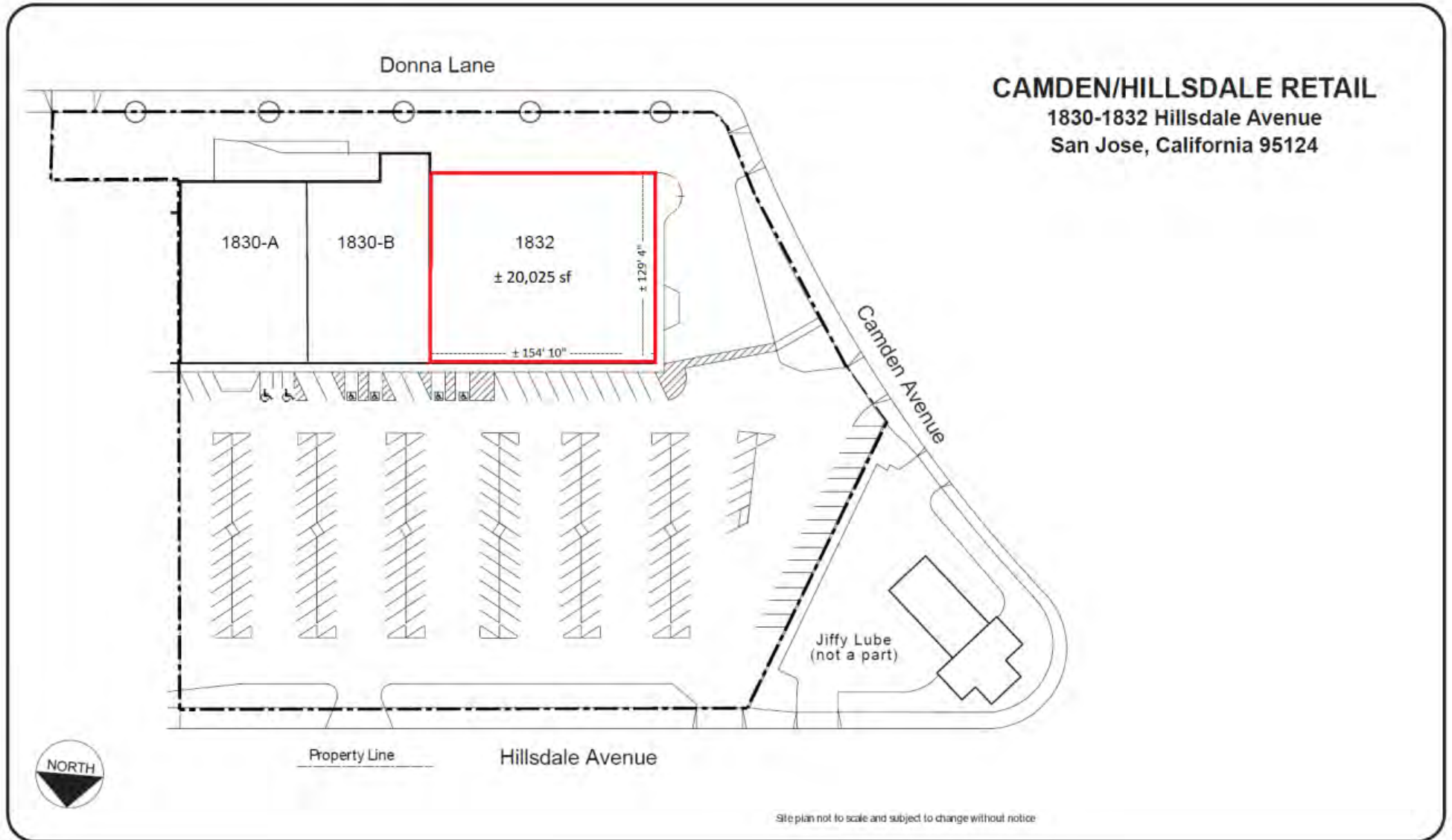
# INTERIOR PHOTOS











<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	23,109	476,000	1,378,198
<b>Households</b>	7,701	174,830	468,239
<b>Average Household Size</b>	3.0	2.7	2.9
<b>Owner Occupied Housing Units</b>	5,685	94,431	247,292
<b>Renter Occupied Housing Units</b>	2,016	80,399	220,947
<b>Median Age</b>	41.3	40.2	38.8
<b>Median Household Income</b>	\$187,433	\$152,848	\$155,414
<b>Average Household Income</b>	\$224,351	\$205,388	\$206,577



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