

12,029± SF Freestanding Retail Building

Owner-User Opportunity with In-Ground Pool

2245 El Camino Real, Santa Clara

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PROPERTY OVERVIEW



OFFERING PRICE: \$5,650,000 (\$469.70/SF)

BUILDING AREA: 12,029± SF

LAND AREA: 14,595± SF

PARCEL NUMBER (APN): 224-15-022

ZONING: MUCC—Mixed Use Community Commercial

GENERAL PLAN: Community Mixed Use (Phase II)

Rare 12,029± SF Two-Story Freestanding Retail Building For Sale

Owner User Opportunity

Prominently located along El Camino Real near Los Padres Blvd, this unique property offers a rare chance for an owner-user to acquire a highly specialized retail building in the heart of Santa Clara. Previously operated as a swim/dive school, the building is well-suited for continued aquatic use, retail, education or redevelopment

- Currently Owner Occupied and will be Delivered Vacant at Close of Escrow
- Open Layout – Ideal for Single-Tenant Use
- 13 Parking Stalls + Street Parking
- 1200± SF Indoor Pool
- 1 Roll Up Door
- Private Indoor Pool/Diving Pool, Showroom, Office/Classroom Space & Small Warehouse
- Reinforced Concrete Construction
- Easy Access to Highway 82, San Tomas Expressway, and Major Thoroughfares
- Roof Re Done in 2010
- 96 of the properties light fixtures were upgraded to energy efficient LED
- New carpet on 1st and 2nd floor
- Upgraded to solar panels

First Floor:

- Main sales Floor
- 3 Storage Rooms (Inventory)
- Rental / Repair Area
- Pool Equipment / Storage Room
- Electrical Equipment Room
- Compressor Room
- Pool Room
- 3 Bathrooms (2 public / 1 employee)
- 3 Storage rooms

Second Floor:

- 4 Classrooms
- 1 Office
- Computer Server Room / Storage
- 1 Copy Room/Employee Break Room (Refrigerator / Microwave)
- 2 Storage rooms



INTERIOR PHOTOS



INTERIOR PHOTOS





INTERIOR PHOTOS





Scott Blvd

Smart
& Final.

New India Bazar

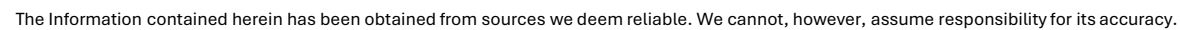
Subject Property

El Camino Real

CHASE

CHIPOTLE
MEXICAN GRILL

SPROUTS
FARMERS MARKET
target



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	29,640	199,050	609,923
Households	11,078	74,751	230,828
Average Household Size	2.66	2.60	2.58
Owner Occupied Housing Units	5,002	30,459	90,254
Renter Occupied Housing Units	6,076	44,292	140,574
Median Age	37.4	36.4	36.3
Median Household Income	\$148,566	\$162,013	\$160,221
Average Household Income	\$193,054	\$213,490	\$212,492



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