



957 - 969



975 - 987

& 957 - 969  
975 - 987  
**S. BASCOM AVE**  
SAN JOSE, CA 95128

**MULTIPLE RETAIL SPACES FOR LEASE • 560 - 800 SF AVAILABLE**

**PRIME COMMERCIAL**  
INCORPORATED

**AGENT CONTACT:**  
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# 01 Property Info

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## Overview:

**ADDRESS:** 957-969 & 975-987 South Bascom Avenue  
San Jose, CA 95128

**TYPE:** Retail

**PRICE:** \$3.61 / SF + NNN \$0.39 (Total: \$4/SF)

**SIZE:** 560 - 800 SF

## Highlights:

- In-Line Retail Units Available at 2 Adjacent Buildings
- Highly Visible along South Bascom Avenue
- Minutes Away from Westfield Valley Fair, Santana Row, Valley Medical Health Center, and San Jose City College
- Close Proximity to Highways I-280, I-880, CA Route 17

## Demographics:

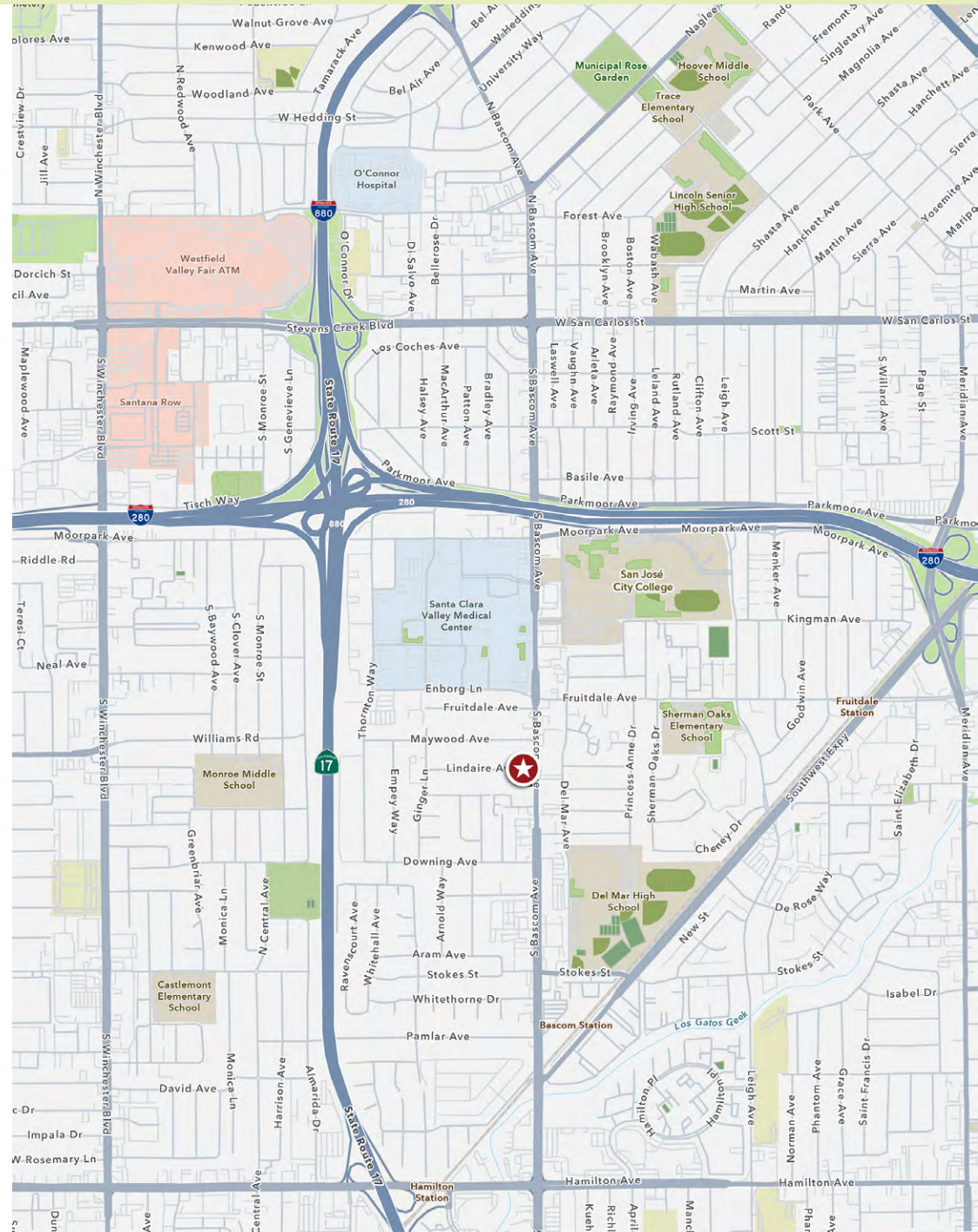
| BY DISTANCE          | 1 MILE    | 3 MILE    | 5 MILE    |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$165,106 | \$192,123 | \$197,527 |
| Total Population     | 30,816    | 253,639   | 613,832   |
| Daytime Population   | 33,302    | 272,240   | 662,456   |

## Traffic Counts: (Cars Per Day)

South Bascom Ave

47,000 ADT

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# 02 Availability

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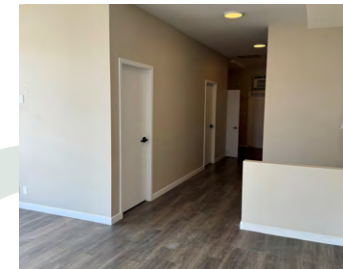
**959 S. Bascom Ave — 800 SF**  
\$3.61 / SF + NNN \$0.39 (\$3,200 / Month)

- Former Nail Salon
- Existing Restroom



**969 S. Bascom Ave — 800 SF**  
\$3.61 / SF + NNN \$0.39 (\$3,200 / Month)

- Great Endcap Unit
- Perfect for Café/Deli
- Existing ADA Restroom



**981 S. Bascom Ave — 800 SF**  
\$3.61 / SF + NNN \$0.39 (\$3,200 / Month)

- Former leasing/management office
- Existing Restroom



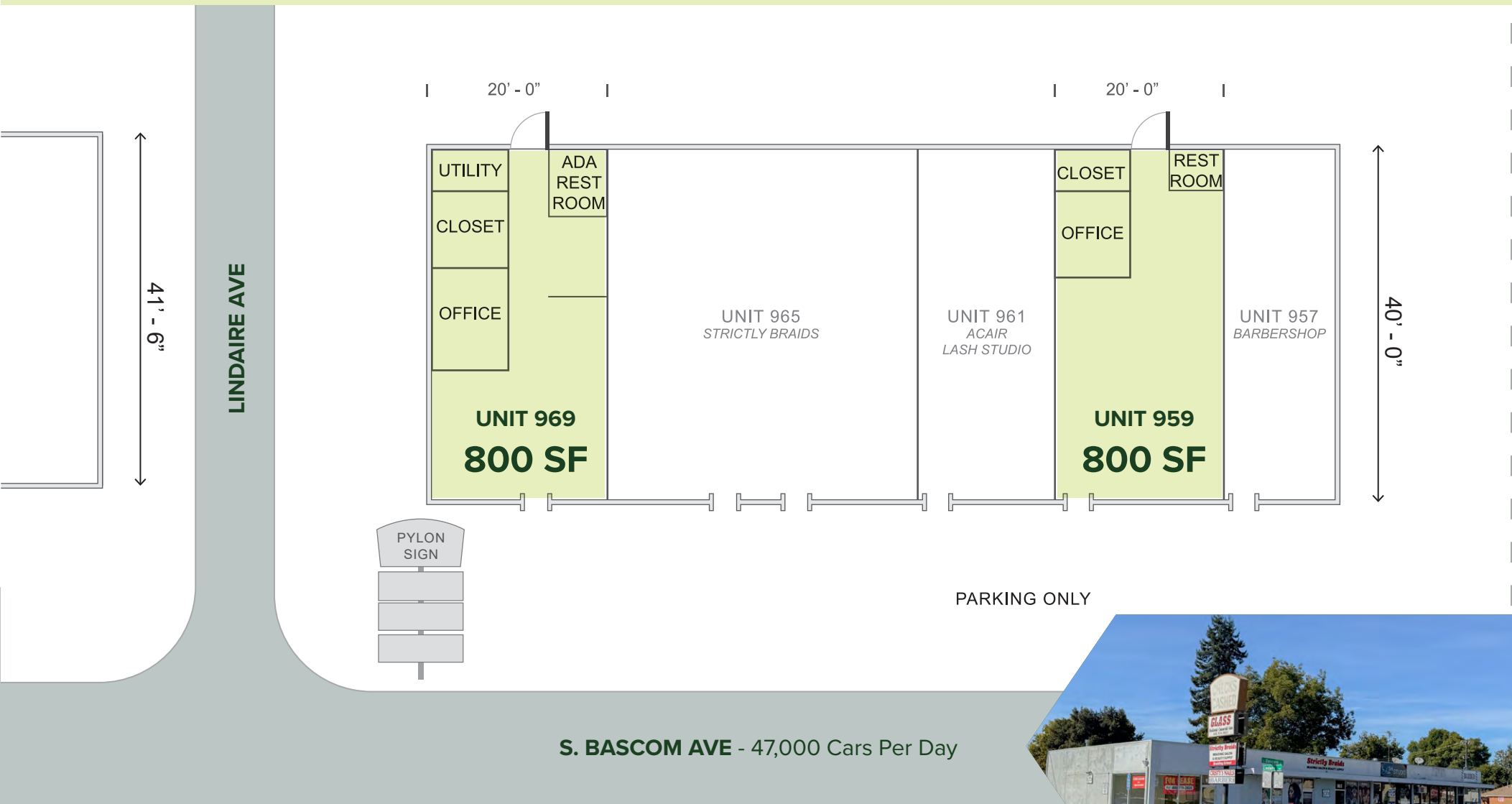
**985 S. Bascom Ave — 560 SF**  
\$3.61 / SF + NNN \$0.39 (\$2,240 / Month)

- Former Tax Office
- Built Out for 2 Separate Offices
- Existing Restroom



# 03 Site Plan (957 - 969 S. Bascom)

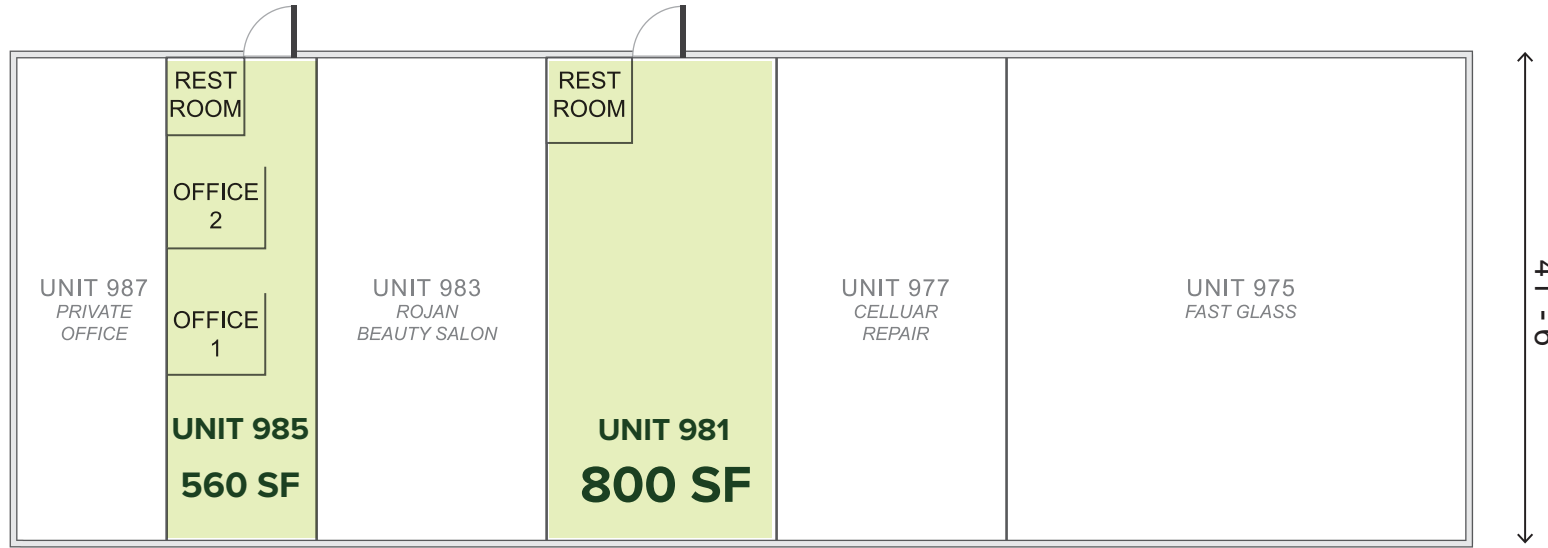
957 - 969 S. BASCOM AVE  
975 - 987 SAN JOSE, CA 95128



\*Not to Scale

# 04 Site Plan (975 - 987 S. Bascom)

957 - 969 S. BASCOM AVE  
975 - 987 SAN JOSE, CA 95128



LINDAIRE AVE

PARKING ONLY

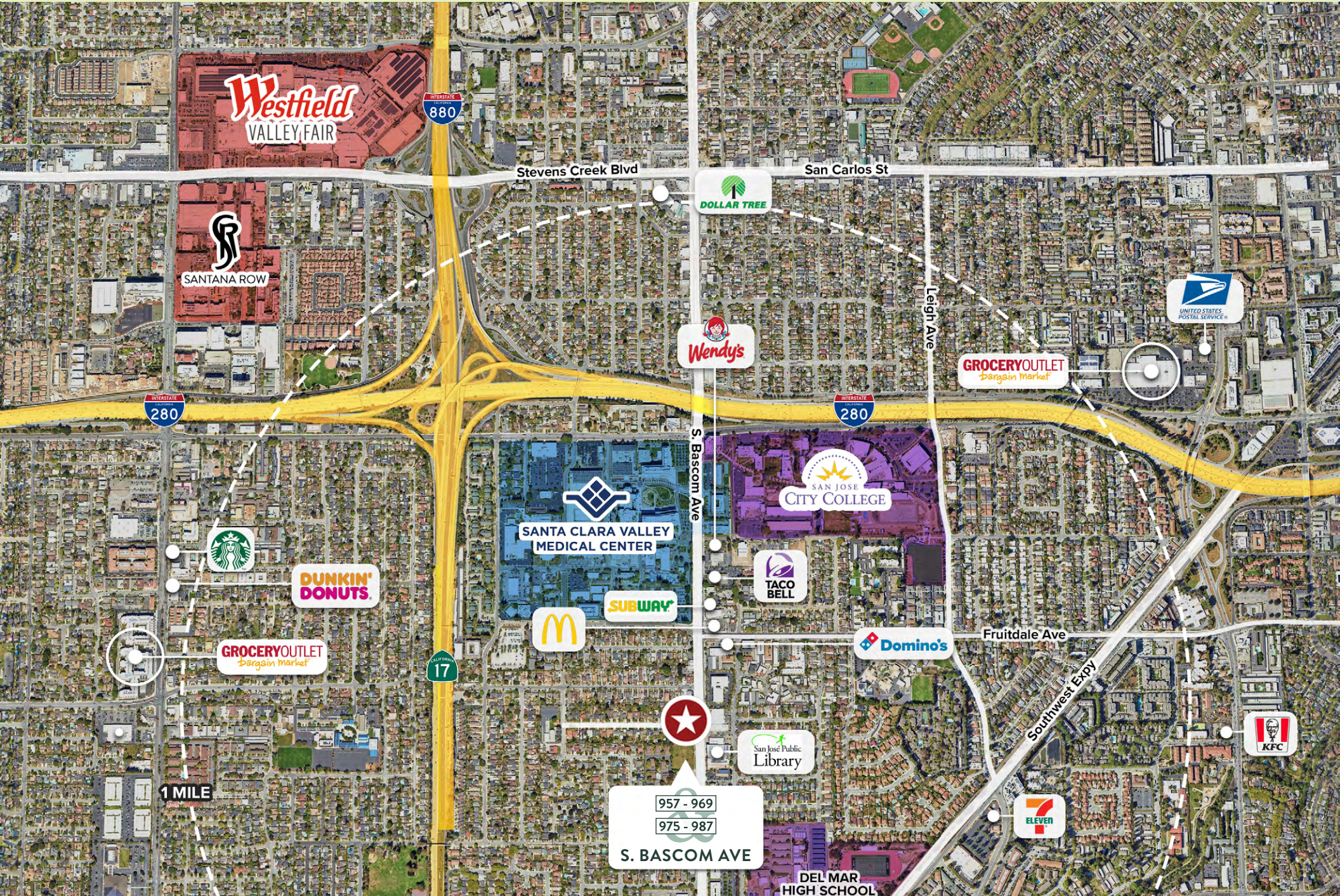
S. BASCOM AVE - 47,000 Cars Per Day

\*Not to Scale



# 05 Market Aerial

957 - 969 S. BASCOM AVE  
975 - 987 SAN JOSE, CA 95128



Westfield  
VALLEY FAIR

SANTANA ROW

Stevens Creek Blvd

San Carlos St

280

280

17

SANTA CLARA VALLEY  
MEDICAL CENTER

SAN JOSE  
CITY COLLEGE

GROCERY OUTLET  
Bargain Market

GROCERY OUTLET  
Bargain Market

DUNKIN'  
DONUTS

Wendy's

DOLLAR TREE

McDonald's

SUBWAY

TACO BELL

Dominos

Fruitdale Ave

Southwest Expy

San Jose Public  
Library

KFC

7  
ELEVEN

1 MILE

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S. BASCOM AVE

DEL MAR  
HIGH SCHOOL