



3248 Stevens Creek Blvd | San Jose, CA

Freestanding Owner/User Building | For Sale/Lease

Investment Opportunity | Offering Memorandum



John B. Machado
Executive Vice President
D +1 408 282 3862
M +1 408 234 2606
john.machado@colliers.com
CA Lic. 00876747



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[All property showings are by appointment only. Please consult listing agent for more details.](#)

Investment Advisor

John B. Machado

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San Jose Area Map

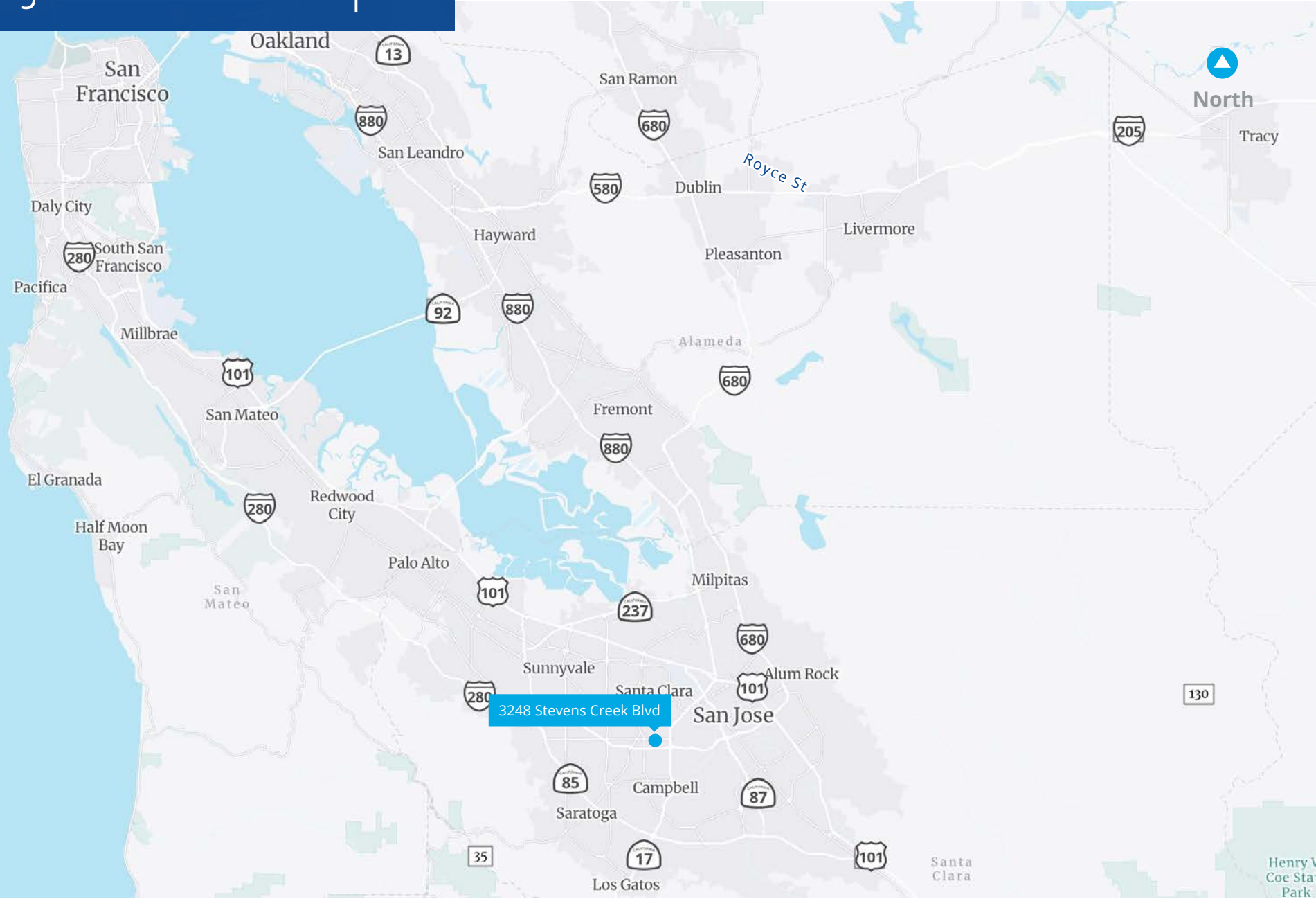


Photo Gallery

Clockwise from top:

- View from Stevens Creek Blvd
- View from Rosewood Ave
- Prime corner location



Photo Gallery

Clockwise from top:

- Interior view
- Interior view
- Rear parking lot



Property Information

Property Address:

3248 Stevens Creek Blvd
San Jose, CA

Land SF:

±7,179 SF / ±0.16 acre
±60' frontage on
Stevens Creek Blvd

Building SF:

±2,850 SF

APN #:

303-42-022

Building Type:

Single story

Zoning:

CN (commercial
neighborhood)

Year Built:

Originally built in 1969,
remodeled in 2010

Parking:

±8 on-site

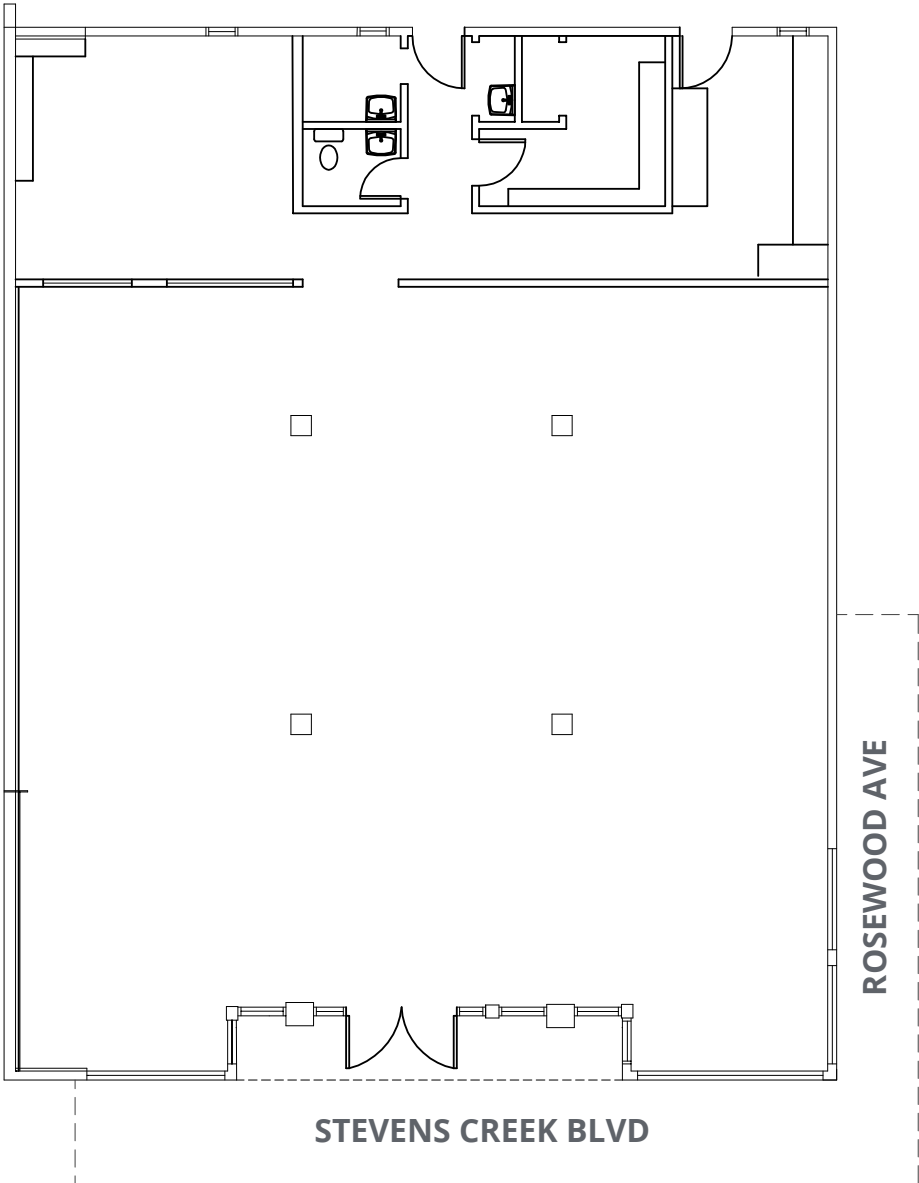
Key Property Attributes

- Located at the intersection of Stevens Creek Blvd and Rosewood Ave in San Jose, CA
- Dedicated on-site parking
- Large existing monument sign that could not be added today
- Walking distance to Santana Row and Valley Fair Regional Mall
- Stevens Creek Blvd in Silicon Valley, premium retail and automotive address



Floor Plan

±2,850 SF

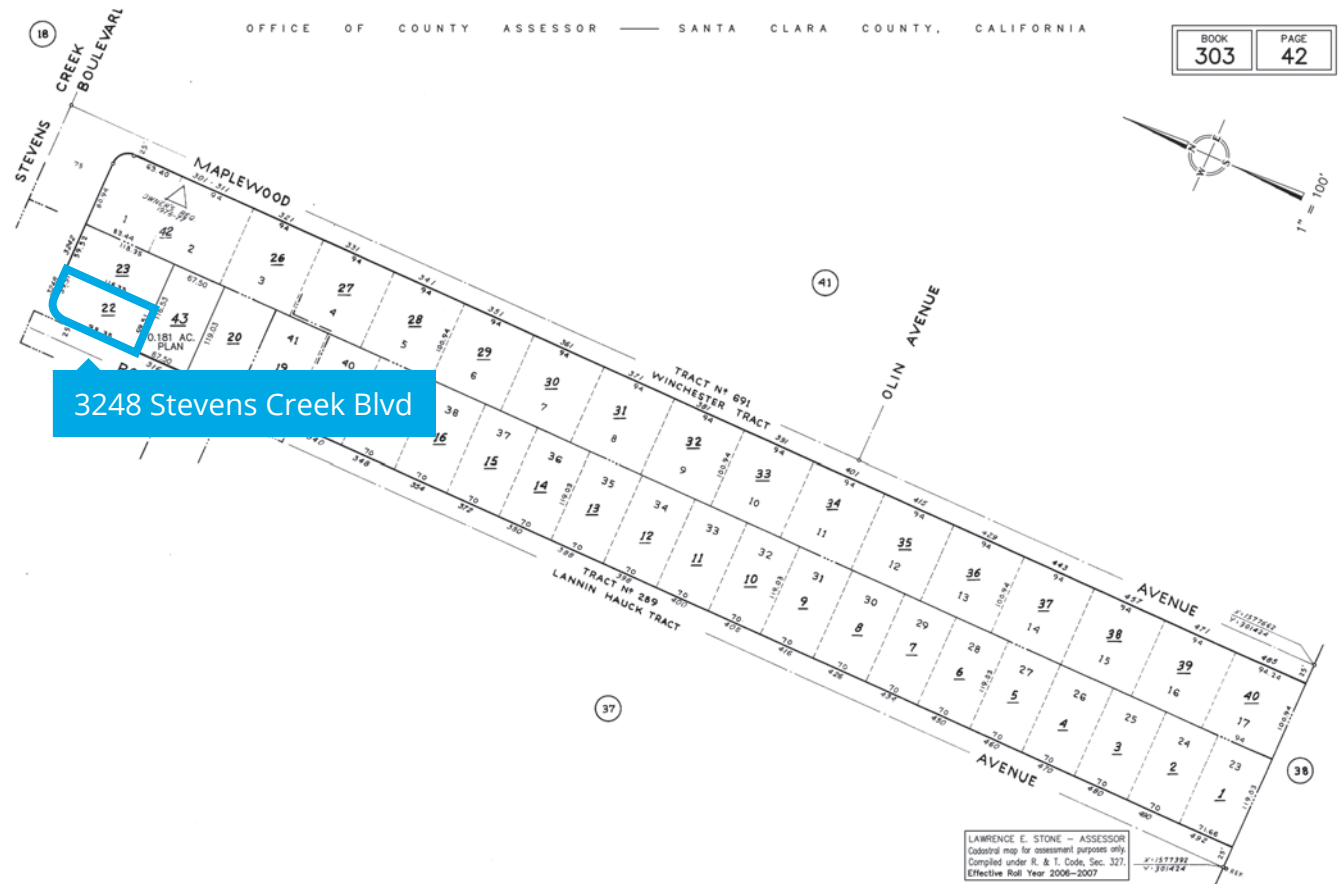


Site Plan Location



North

Parcel Map



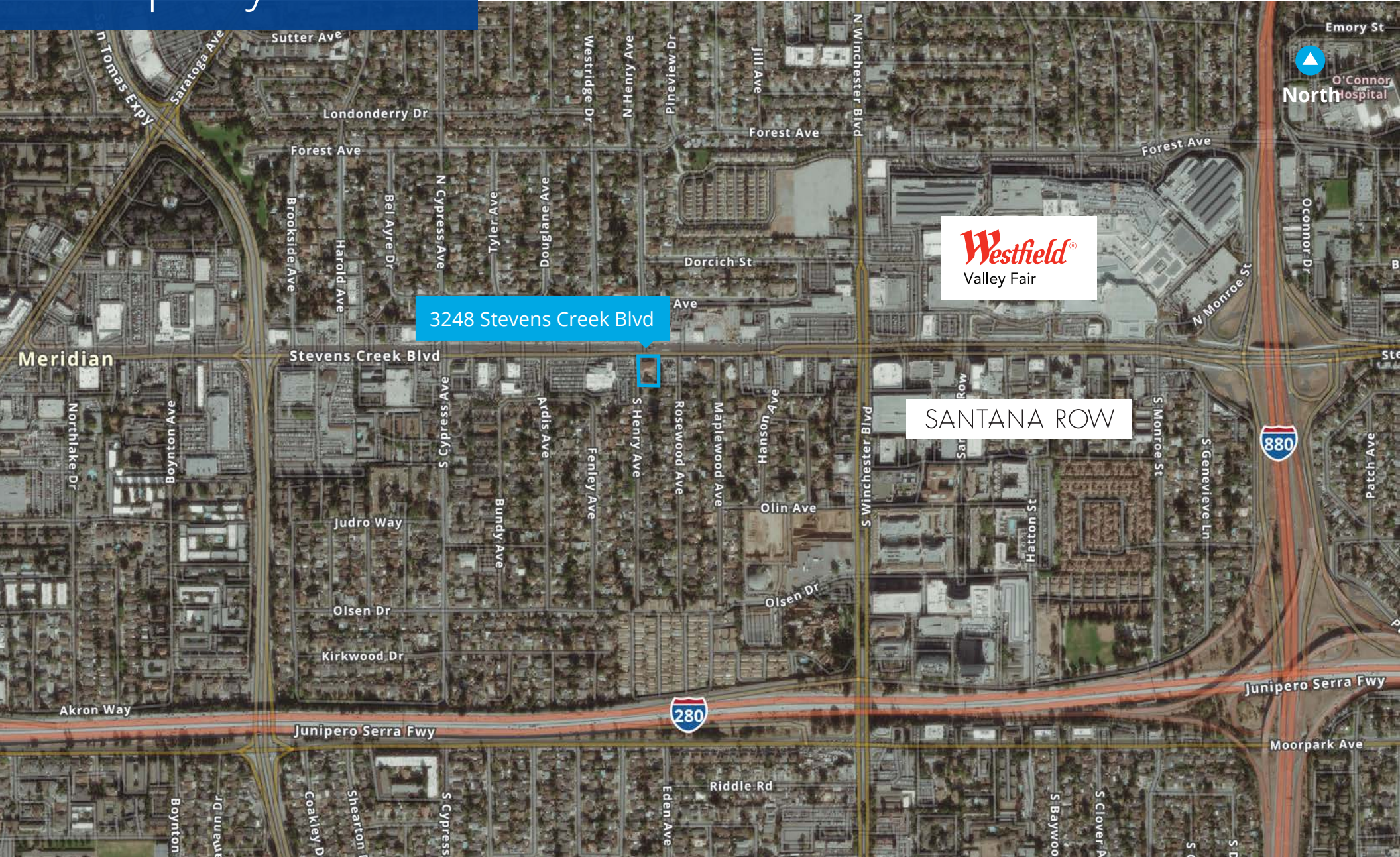
Opportunities

Lease:
Available for lease
Lease rate \$5.00/SF NNN
NNN = ±\$0.90

Sale:
Offering price \$3,800,000



Property Aerial

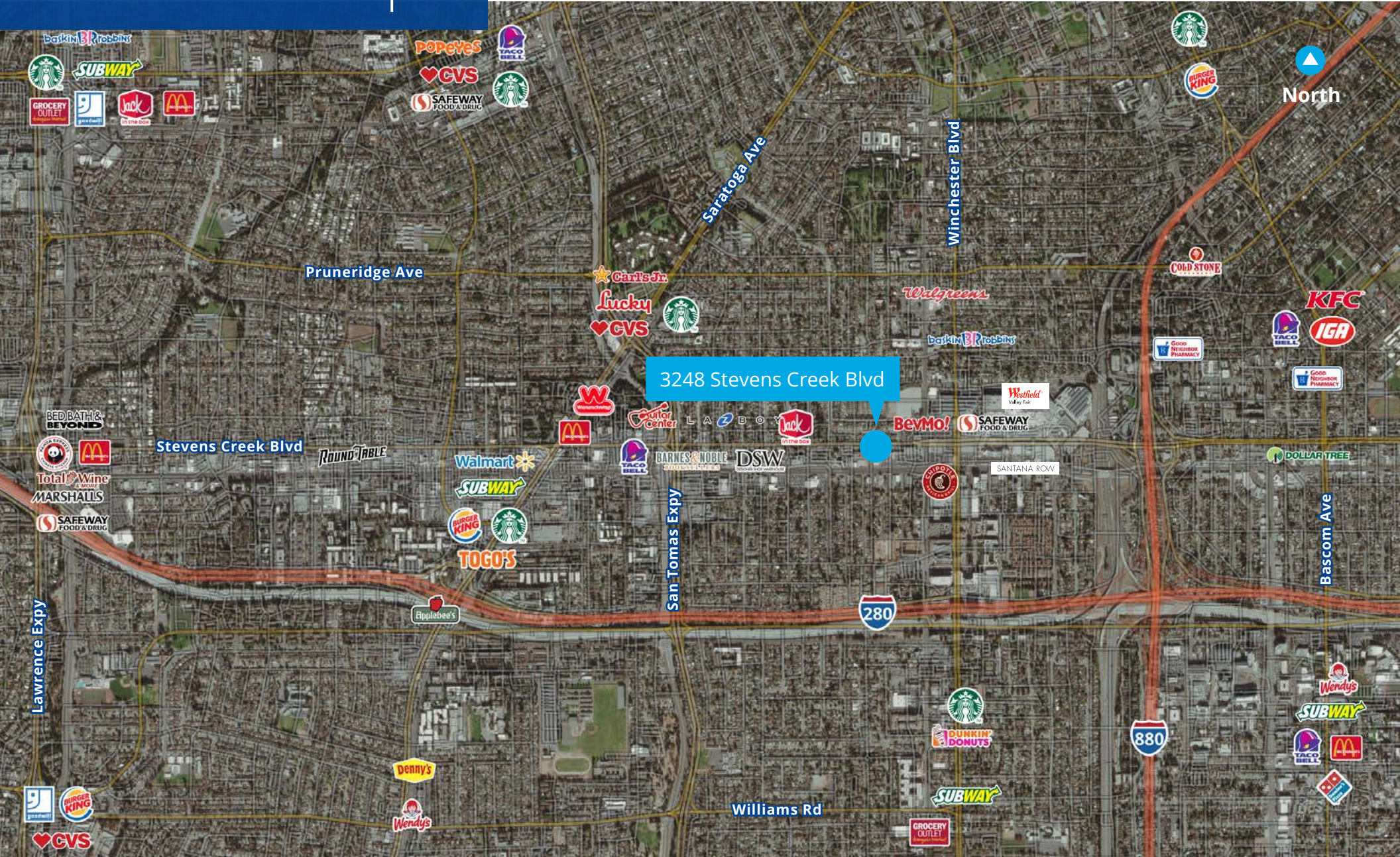


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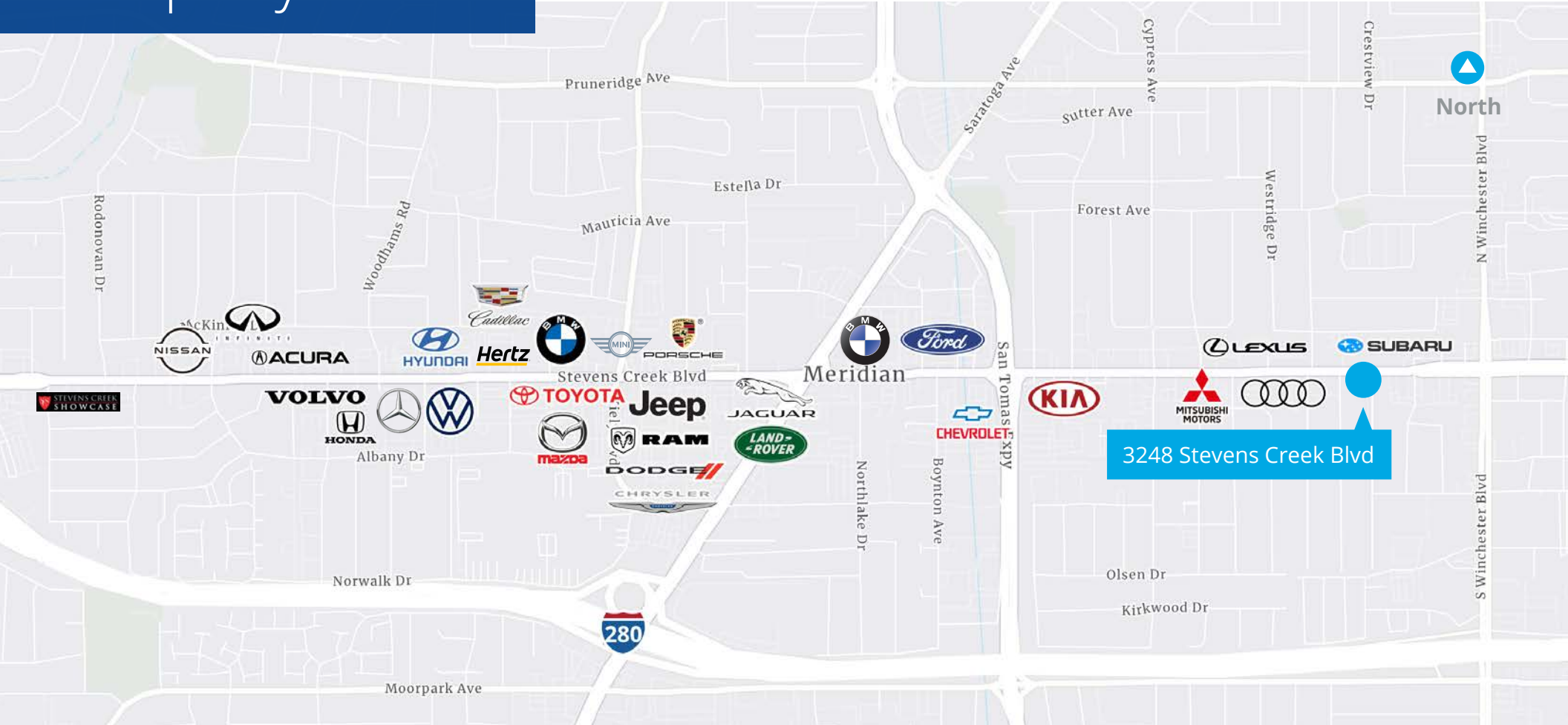
Westfield
Valley Fair

SANTANA ROW

Amenities Map



Property Aerial



- Stevens Creek Subaru 3155 Steven Creek Blvd Santa Clara
- Stevens Creek Lexus 3333 Steven Creek Blvd Santa Clara
- Frontier Ford 3701 Steven Creek Blvd Santa Clara
- BMW Pre-Owned Sales 3737 Steven Creek Blvd Santa Clara
- Stevens Creek Porsche 4155 Steven Creek Blvd Santa Clara
- Stevens Creek Mini 4201 Steven Creek Blvd Santa Clara
- Stevens Creek BMW 4345 Steven Creek Blvd Santa Clara
- Stevens Creek Cadillac 4355 Steven Creek Blvd Santa Clara
- Hertz Car Sales 4401 Steven Creek Blvd Santa Clara

- Stevens Creek Hyundai 4425 Steven Creek Blvd Santa Clara
- Stevens Creek Acura 4747 Steven Creek Blvd Santa Clara
- Stevens Creek Nissan 4855 Steven Creek Blvd Santa Clara
- Stevens Creek Showcas 5080 Steven Creek Blvd San Jose
- Stevens Creek Volvo 4600 Steven Creek Blvd San Jose
- Stevens Creek Honda 4590 Steven Creek Blvd San Jose
- Stevens Creek Mercede 4500 Steven Creek Blvd San Jose
- Stevens Creek VW 4490 Steven Creek Blvd San Jose
- Oak Tree Mazda 4250 Steven Creek Blvd San Jose

- Stevens Creek Toyota 4202 Steven Creek Blvd San Jose
- Chrysler/Jeep/Dodge 4100 Steven Creek Blvd San Jose
- Jaguar Stevens Creek 4040 Steven Creek Blvd San Jose
- Land Rover Stevens Creek 4040 Steven Creek Blvd San Jose
- Stevens Creek Chevrolet 3640 Steven Creek Blvd San Jose
- Stevens Creek KIA 3566 Steven Creek Blvd San Jose
- Stevens Creek Audi 3350 Steven Creek Blvd San Jose

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