



For Lease

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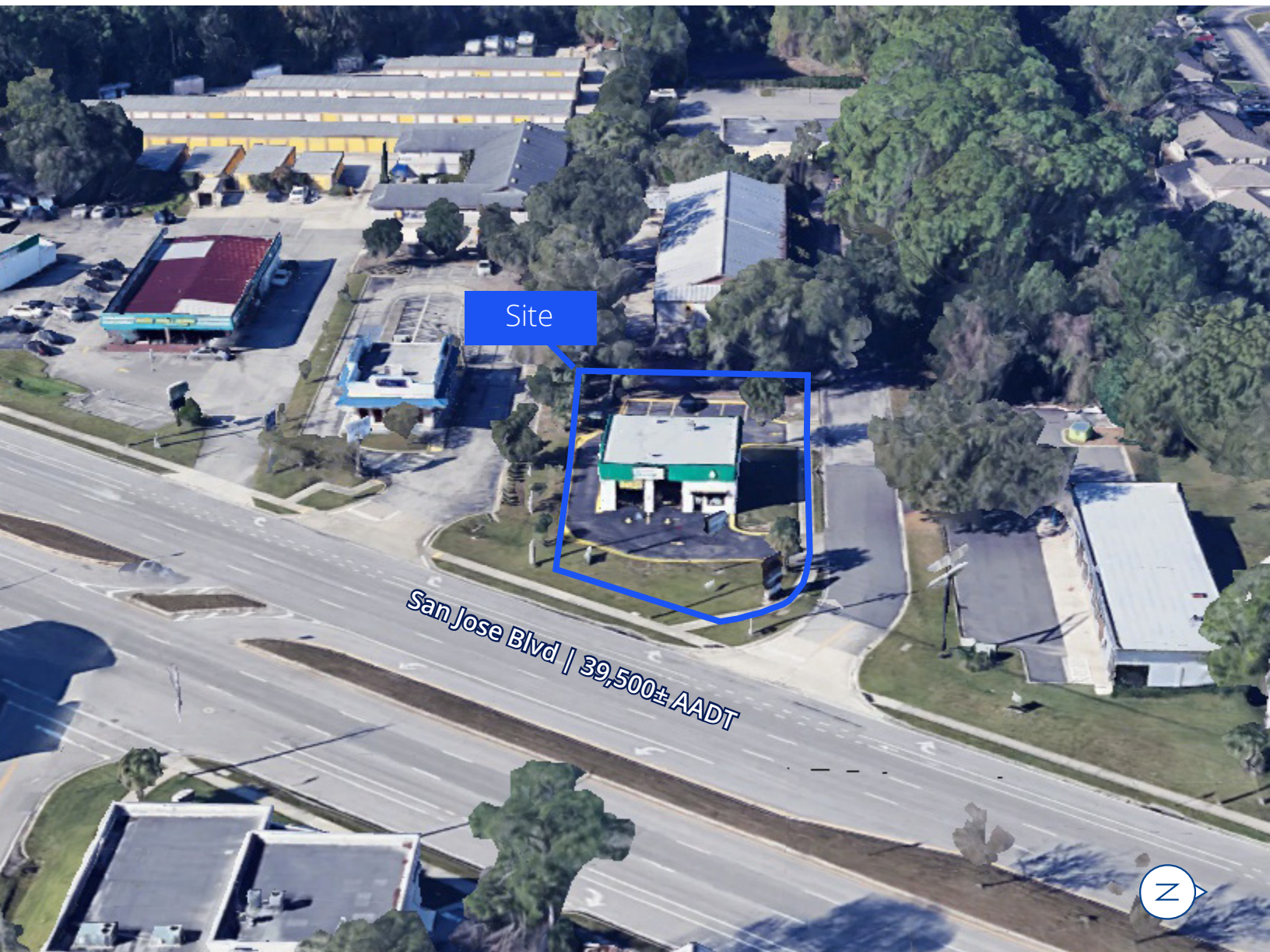
Property Highlights

- Current use is automotive servicing
- 0.30± AC parcel
- 2,070± SF building
- Zoned CCG-1
- Excellent visibility from high-traffic San Jose Blvd
- Traffic count on San Jose Blvd: 39,500± AADT

Leasing price: \$4,500/mo NNN

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Property Overview



Demographics



Population
(2024)

1 Mile
3 Mile
5 Mile

8,938
63,103
144,598



Households
(2024)

3,849
26,600
61,200



Average Household
Income (2024)

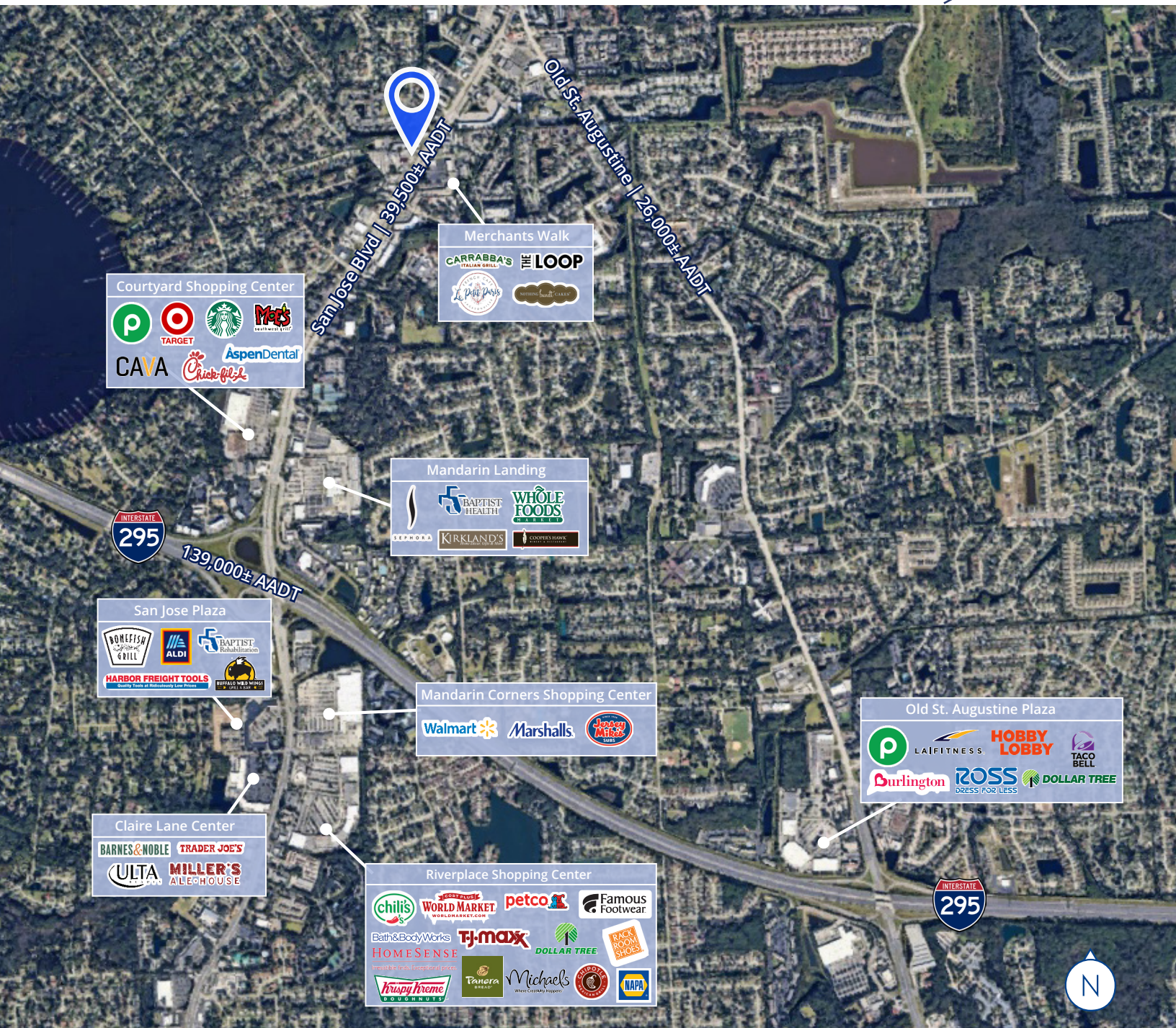
\$120,333
\$110,208
\$107,171



Daytime
Population (2024)

12,454
68,183
192,373

Area Overview



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