



ASKING RENT

- \$30.00 Annual Rent
- Lease Type: Modified Gross
- (Tenants Responsible For Utilities & Cleaning)
- Term: Negotiable

PROPERTY OVERVIEW

Prominent ground-floor retail/office suite located along highly visible **El Camino Real** in the heart of **Santa Clara**. The property offers excellent exposure, easy access, and abundant on-site parking — ideal for professional or service-based users seeking a prime Silicon Valley address.

SUITE 170 HIGHLIGHTS

- ± 836 SF of retail or professional office space
- **CT (Thoroughfare Commercial)** zoning — flexible use options
- Excellent **El Camino Real frontage & signage opportunity**
- **22 on-site parking spaces**
- Exceptionally well-maintained building
- Ideal for **medical, professional, wellness, or boutique retail uses**

EXCLUSIVE LEASING AGENTS

Scott Breslin

Cell: (818) 237-7893

scott.breslin@marcusmillichap.com

License: CA02200688

Joshua Johnson

Cell: (650) 208-5282

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License: CA 01930127

Mitchell Zurich

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License: CA 01870648

Marcus & Millichap

980 El Camino Real Santa Clara CA, 95050

1265 El Camino Real
Santa Clara, CA



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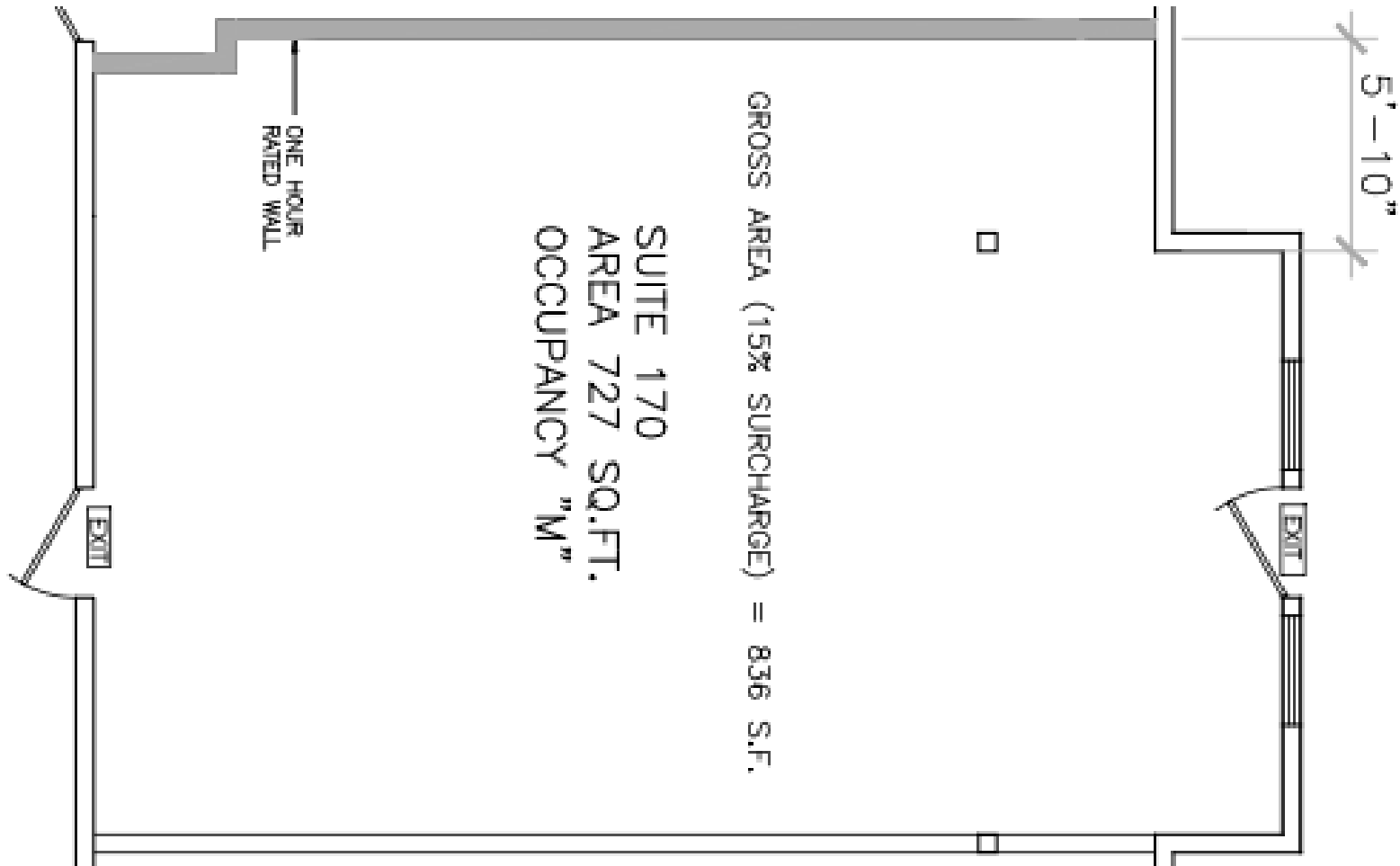
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PARKING LOT ENTRANCE

SIDEWALK & EL CAMINO REAL



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DINING & AMENITIES

Surrounded by cafés, restaurants, and professional service providers. Existing tenants include Star Dental and State Farm Insurance, creating a strong business environment.

TRANSIT & ACCESSIBILITY

- Santa Clara Transit Center (~1 mile): Caltrain, Amtrak, ACE & future BART service
- VTA bus routes on El Camino Real connect to Palo Alto, San Jose & regional hubs
- Direct access to CA-82 and quick freeway links to US-101, I-880 & I-280

NEARBY LANDMARKS & CORPORATE HUBS

Levi's Stadium, California's Great America, Santa Clara Convention Center, Mission Santa Clara, Santa Clara University, and the Triton Museum of Art are all within minutes.

IDEAL USES

- Professional Office (CPA, Attorney, Real Estate, Insurance)
- Medical or Wellness (Therapy, Chiropractic, Acupuncture, Aesthetics)
- Beauty / Personal Care (Salon, Barber, Nail or Lash Studio)
- Specialty Retail or Service (Boutique, Pet Supply, Tech Repair)
- Light Café / Take-Out Concept (Subject to City Approval)

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable but has not been verified. Marcus & Millichap and owner makes no guarantee, warranty, or representation, either express or implied, with respect to such information. Prospective tenants are responsible for all investigation and verification of information. The property may be withdrawn or terms may change without notice.

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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	23,950	184,627	628,580
2024 Estimate			
Total Population	23,384	180,983	618,129
2020 Census			
Total Population	23,238	180,768	623,231
2010 Census			
Total Population	21,006	160,578	550,276
Daytime Population			
2024 Estimate	47,502	294,217	858,360
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	8,252	72,496	240,599
2024 Estimate			
Total Households	8,005	70,922	236,134
Average (Mean) Household Size	2.4	2.5	2.6
2020 Census			
Total Households	7,665	68,774	230,042
2010 Census			
Total Households	7,060	60,753	200,802
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	29.0%	36.1%	36.2%
\$150,000-\$199,999	11.9%	14.3%	14.0%
\$100,000-\$149,999	16.0%	15.4%	15.0%
\$75,000-\$99,999	10.4%	9.1%	8.7%
\$50,000-\$74,999	9.1%	8.6%	8.7%
\$35,000-\$49,999	6.2%	4.3%	4.6%
\$25,000-\$34,999	4.8%	3.5%	3.6%
\$15,000-\$24,999	4.4%	3.1%	3.5%
Under \$15,000	8.2%	5.5%	5.7%
Average Household Income	\$158,669	\$182,461	\$179,694
Median Household Income	\$81,609	\$115,226	\$116,073
Per Capita Income	\$59,465	\$71,402	\$69,204

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	23,384	180,983	618,129
Under 20	24.0%	20.7%	21.5%
20 to 34 Years	33.2%	27.9%	27.4%
35 to 49 Years	18.7%	22.1%	22.2%
50 to 59 Years	9.6%	11.5%	11.6%
60 to 64 Years	4.2%	5.2%	5.1%
65 to 69 Years	3.4%	4.0%	3.9%
70 to 74 Years	2.5%	3.0%	3.0%
Age 75+	4.5%	5.6%	5.3%
Median Age	31.0	36.0	36.0
Population by Gender			
2024 Estimate Total Population	23,384	180,983	618,129
Male Population	48.4%	48.1%	48.0%
Female Population	51.6%	51.9%	52.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	26.0	27.0

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 The logo for Marcus & Millichap, featuring the company name in a serif font with a horizontal line underneath.

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