

808 WEST

APARTMENTS

Ranging from
±1,300 SF to ±7,434 SF
Plus Outdoor Patio Space,
New Retail & Restaurant Space



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PROJECT HIGHLIGHTS

- New Mixed-Use Development with 315 Apartments & 18,385 SF of Retail, Medical, and Office Space
- Located in Midtown San Jose, at Sunol St & W San Carlos Ave
- Highly Underserved Trade Area
- Dedicated Commercial Parking of 159 Stalls in Garage and Street Parking

SPACES AVAILABLE

- 3,258 SF - 7,434 SF (Suite 1026A) High Identity Restaurant Space on Hard Corner with Outdoor Patio Opportunity
- 2,667 SF (Divisible to Approximately 1,300 SF) Suite 1025 Restaurant or Retail Space
- 2,034 RSF (Suite 1022) Retail Space
- 2,358 SF FullyBuilt-Out Fitness Space
- Building Signage Available
- Tenant Improvements Available

RADIUS DEMOGRAPHIC SUMMARY (2018)

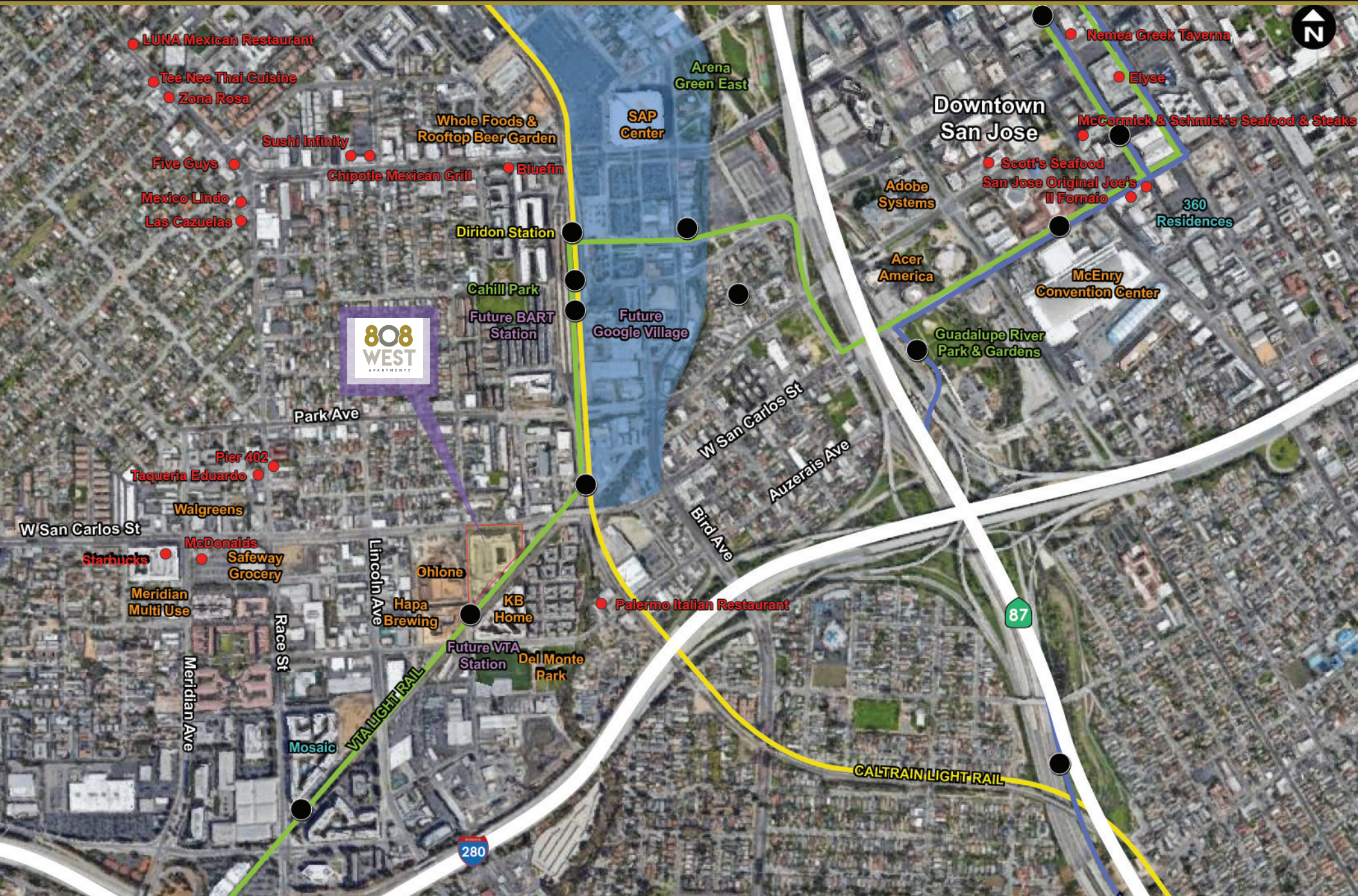
	1 Mile	3 Mile	5 Miles
Total Pop	40,770	252,022	679,942
Total Businesses	3,852	25,139	63,009
Average HH Inc.	\$97,513	\$105,478	\$116,397

TRAFFIC COUNTS

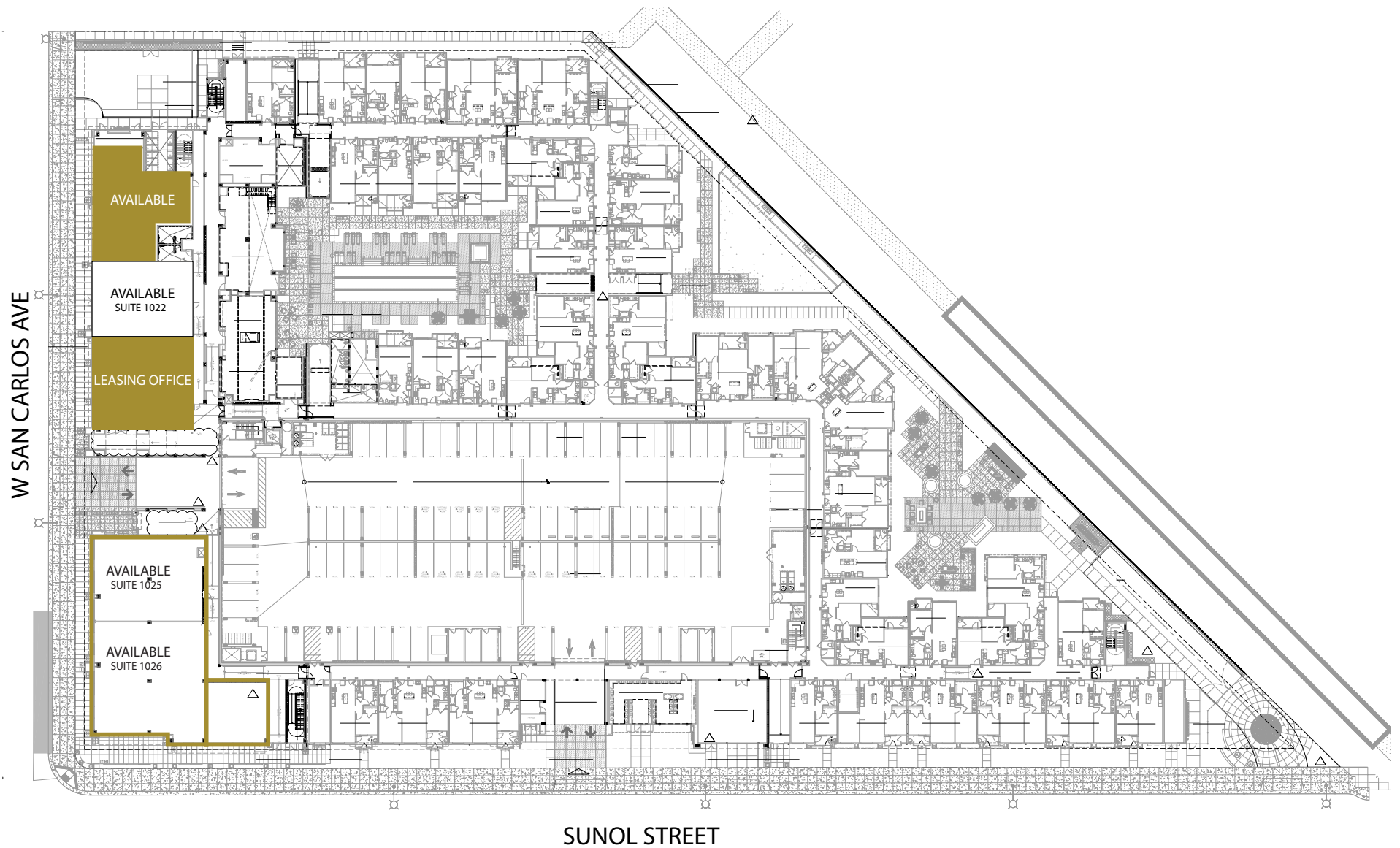
- W San Carlos St. - 25,000 ADT
- Lincoln Ave. - 9,361 - 14,000 ADT
- Auzerais Ave. - 8,000 - 12,000 ADT
- Montgomery St. - 16,977 - 17,683 ADT



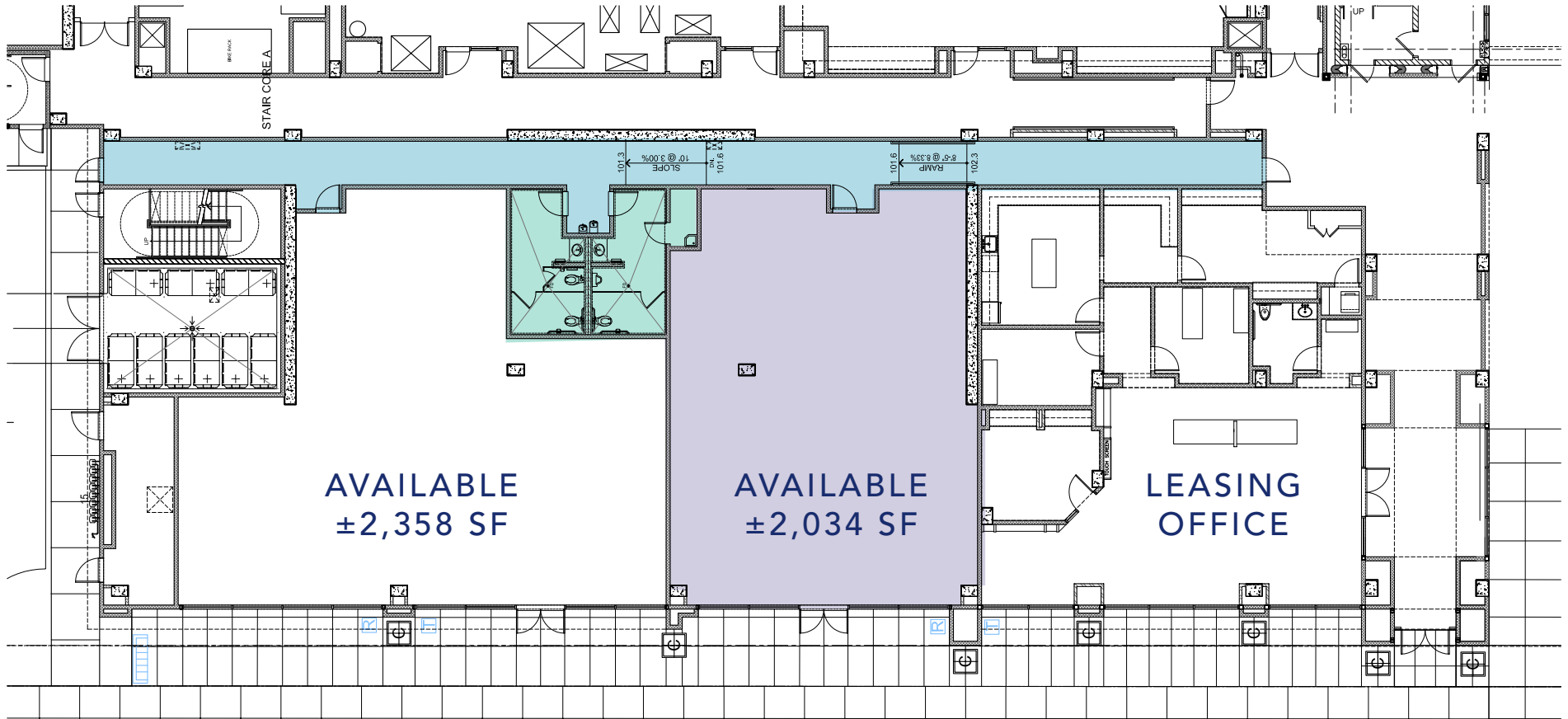
CLOSE-UP AERIAL



SITE PLAN



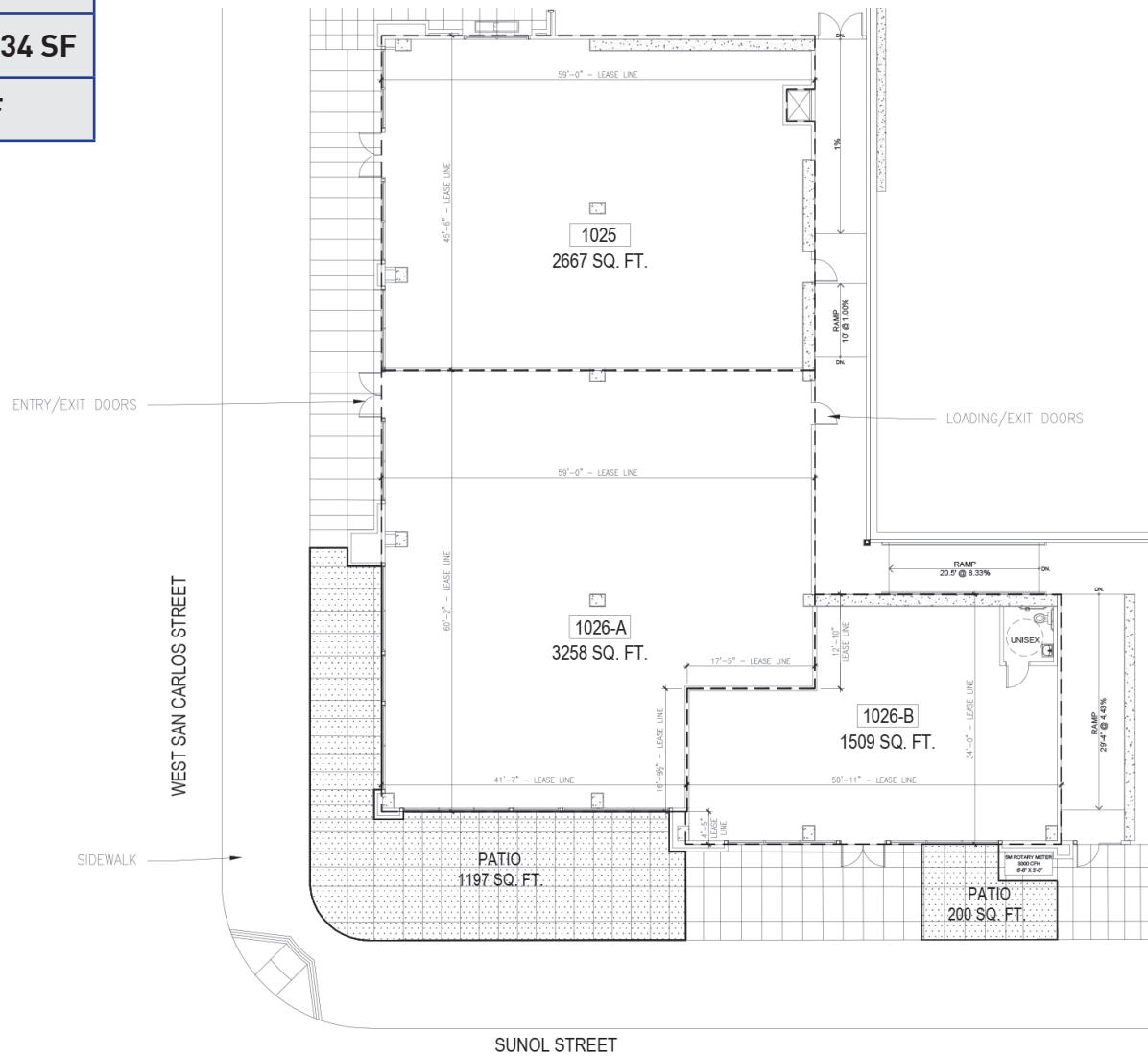
RETAIL-FIRST FLOOR



RESTAURANT AND RETAIL



Suite 1025	2,667 SF
Suite 1026 A	3,258 SF - 7,434 SF
Suite 1026 B	1,509 SF



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