

PROMINENT OFFICE BUILDING
For Lease

1995 EL CAMINO REAL

Santa Clara, CA 95050

PRESENTED BY:

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CalDRE #01053916

LAST SUITE REMAINING



AVAILABLE FOR LEASE



OFFERING SUMMARY

BUILDING SIZE:	±32,018 SF
AVAILABLE SF:	Suite 200-B: ±2,500 SF <i>Last remaining suite!</i>
YEAR BUILT:	1997
ZONING:	MUCC - Mixed Use Community Commercial
LEASE TYPE:	Full Service
TOURING:	Contact Broker

PROPERTY HIGHLIGHTS

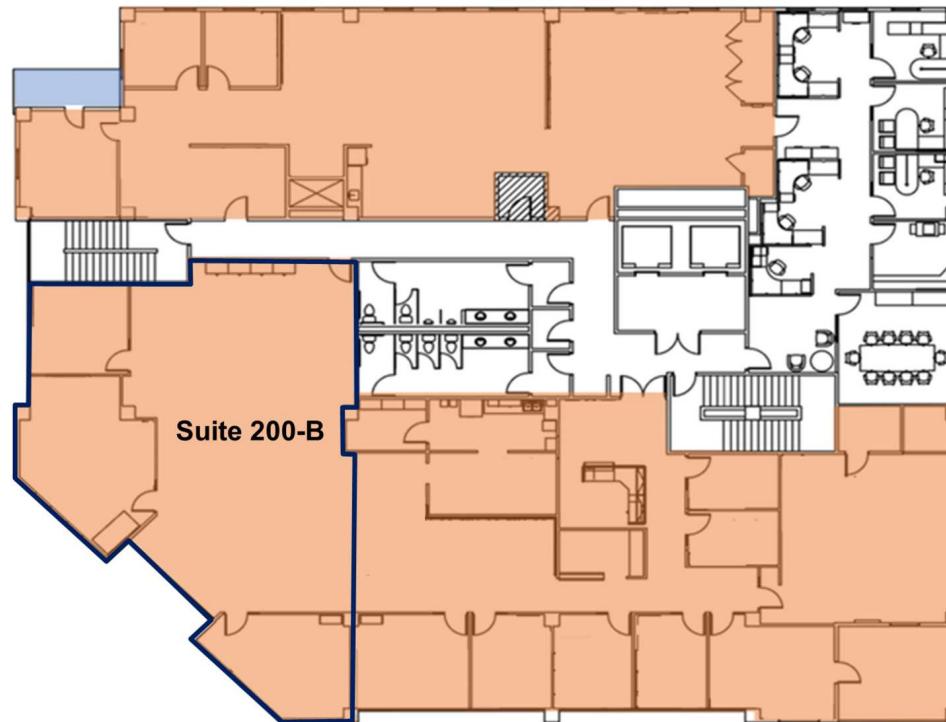
- Prime Location** - In the heart of Santa Clara, near top retail and dining
- Modern Upgrades** - Renovated interiors, new LED lighting, and refreshed common areas
- Ample Parking** - ±3.0/1,000 ratio with surface and underground spaces (101 total stalls)
- Private balconies** - rare outdoor balcony areas included in some suites

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	708	2,832	11,239
TOTAL POPULATION	1,728	7,365	29,524
AVERAGE HH INCOME	\$201,508	\$187,705	\$183,184

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FLOOR PLAN

Second Floor



Suite	Size	Lease Rate
Suite 200-B	±2,500 RSF	\$2.75 Full Service

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ADDITIONAL PHOTOS



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AREA MAP



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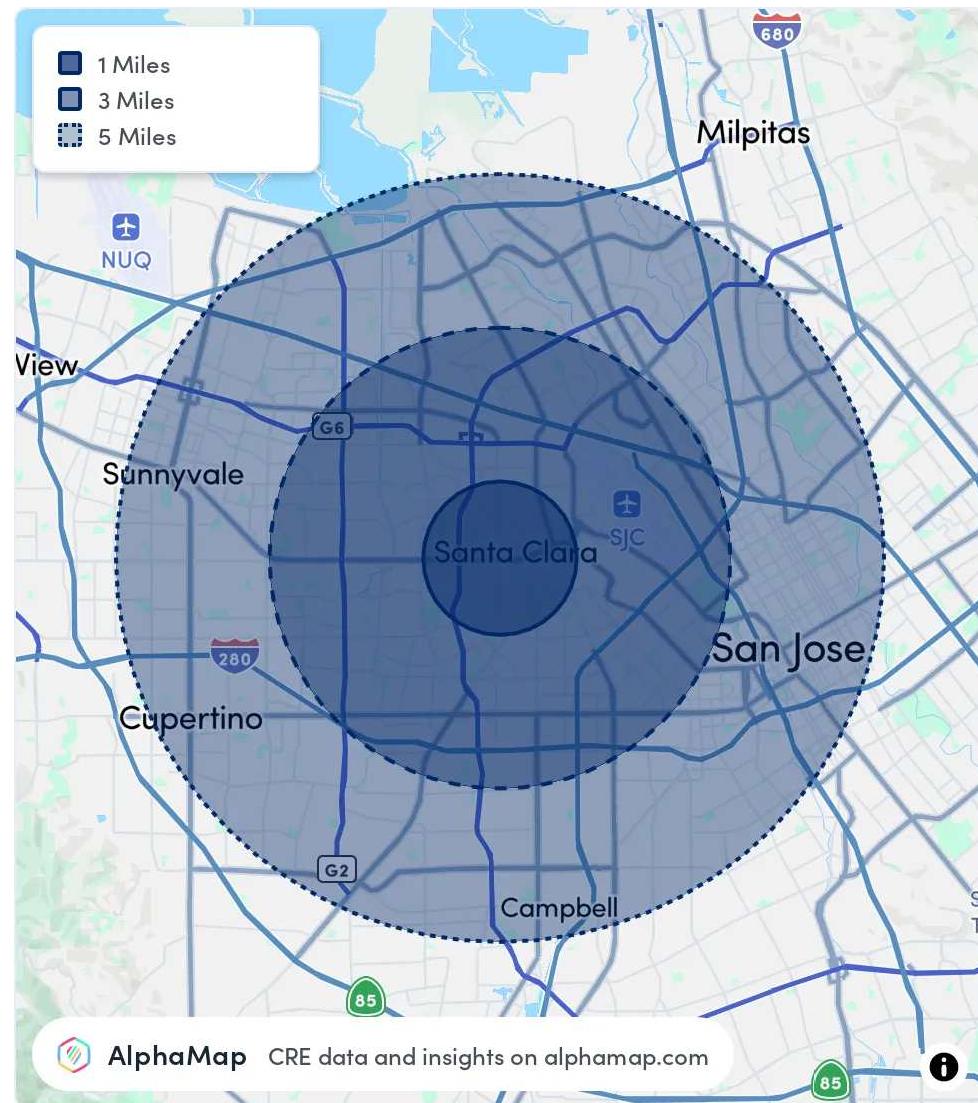
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	29,524	189,460	584,092
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	37	38	37
AVERAGE AGE (FEMALE)	40	39	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,239	71,286	218,580
PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$183,184	\$213,785	\$214,261
AVERAGE HOUSE VALUE	\$1,470,164	\$1,526,892	\$1,455,131
PER CAPITA INCOME	\$70,455	\$79,179	\$79,355

Map and demographics data derived from AlphaMap



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