

4280

SENTER ROAD

SAN JOSE, CALIFORNIA



RETAIL
AVAILABLE FOR LEASE
±1,000 SF



MIKI CORREA
Managing Director
+1 408 642 0826
miki.correa@cushwake.com
LIC #01718959



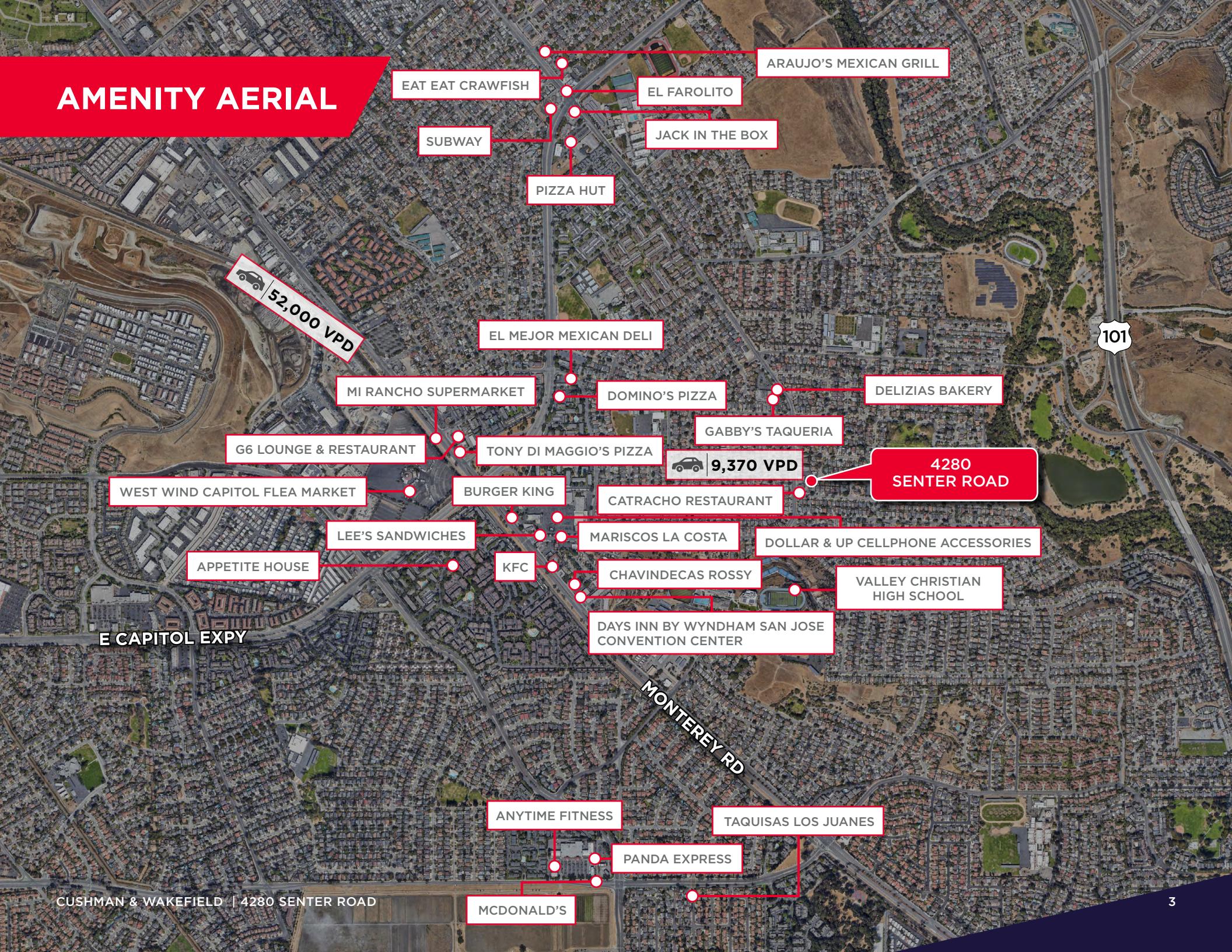
HIGHLIGHTS

Unit 40D ±1,000 SF

- End Cap
- Warm Shell Delivery
- Abundant Natural Light
- Ample Parking (4/1,000)
- Zoning: [CP - Commercial Pedestrian](#)
- Co-tenants: 7-Eleven, Mexican Restaurant, Water Store, Hair Salon
- Close Proximity to Valley Christian High School
- Easy Access to Hwy 101, Monterey Rd. & E. Capitol Expressway



AMENITY AERIAL



SITE PLAN & FLOOR PLAN

Existing Residential Areas



DEMOGRAPHICS



POPULATION

	1 Mile	3 Mile	5 Mile
2022 Population	32,233	229,189	534,632
2027 Population Projection	31,139	222,082	519,655
2022 Median Age	32.7	35.9	36.4



HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2022 Total Households	8,987	69,538	163,071
2027 Total Households Projection	8,776	68,033	160,256
2022 Average Household Size	3.57	3.27	3.23



EMPLOYMENT & INCOME

	1 Mile	3 Mile	5 Mile
2022 Avg HH Income	\$133,183	\$152,767	\$168,151
2022 Median HH Income	\$97,214	\$113,681	\$124,159
Total Businesses	417	5,509	14,324
Total Employees	2,709	48,047	122,265

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