

# 4280

## SENER ROAD

SAN JOSE, CALIFORNIA



RETAIL  
**AVAILABLE FOR LEASE**  
±1,000 SF



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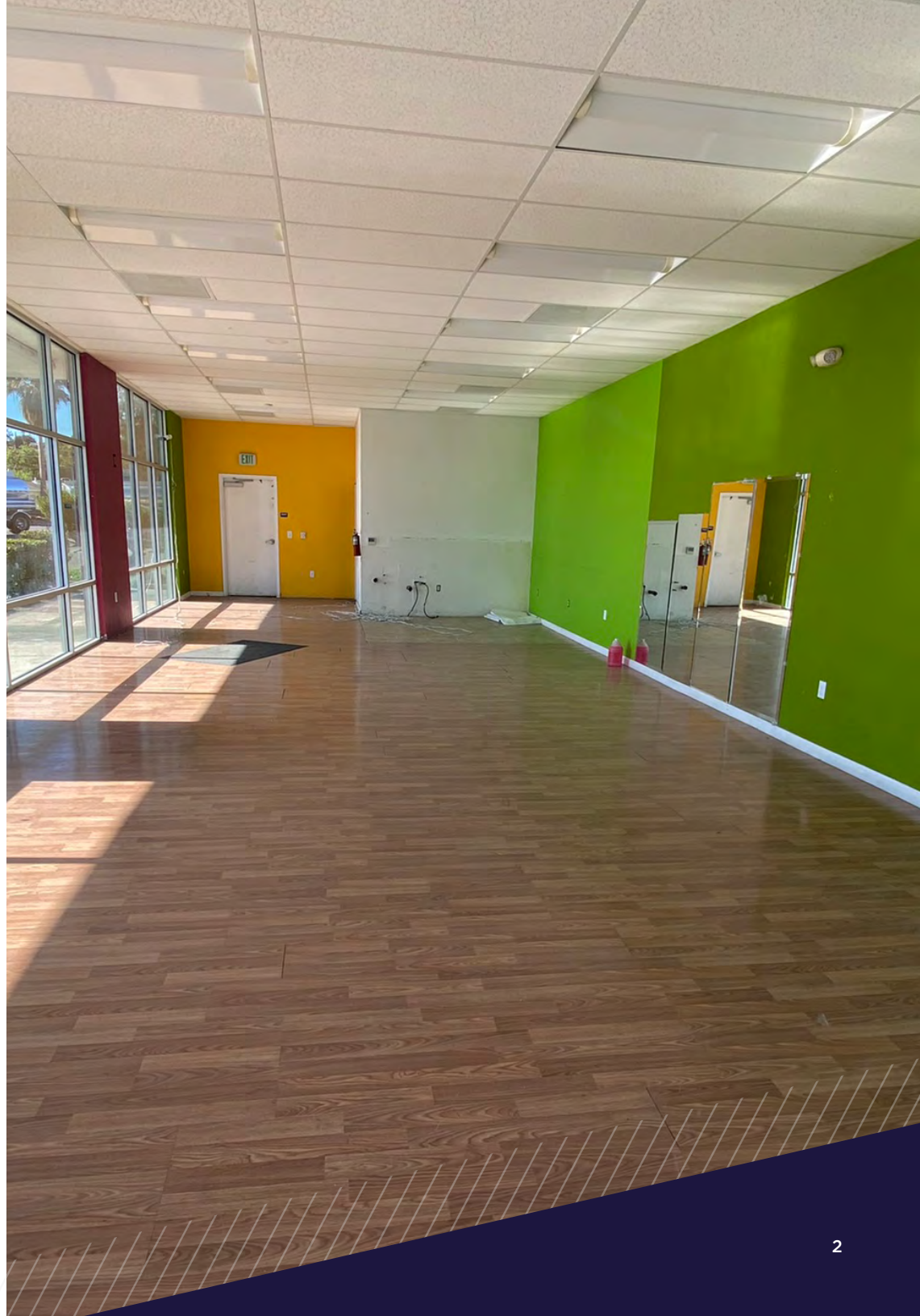




# HIGHLIGHTS

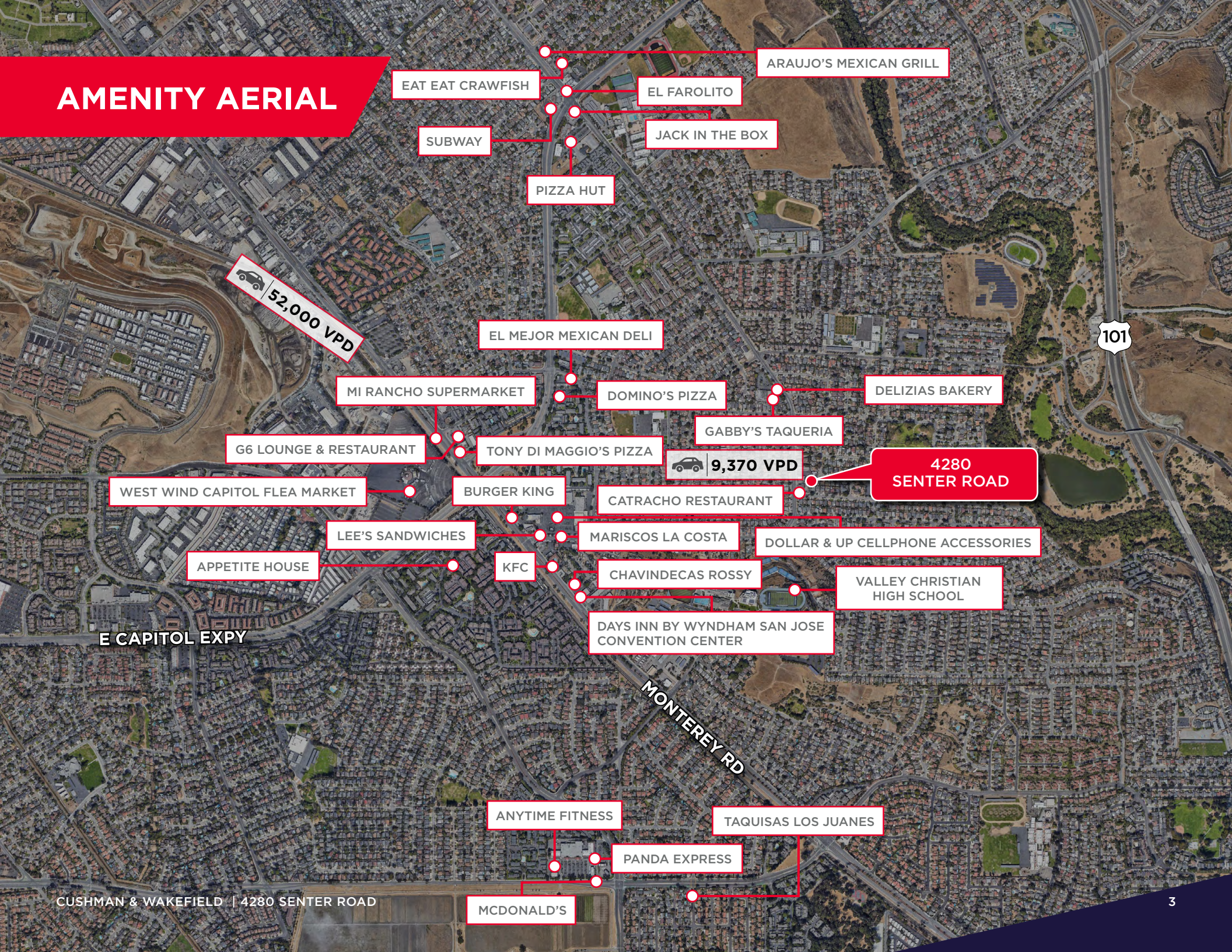
## Unit 40D ±1,000 SF

- 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



EAT EAT CRAWFISH

EL FAROLITO

ARAUJO'S MEXICAN GRILL

SUBWAY

JACK IN THE BOX

PIZZA HUT

EL MEJOR MEXICAN DELI

MI RANCHO SUPERMARKET

DOMINO'S PIZZA

DELIZIAS BAKERY

G6 LOUNGE & RESTAURANT

TONY DI MAGGIO'S PIZZA

GABBY'S TAQUERIA

WEST WIND CAPITOL FLEA MARKET

BURGER KING

CATRACHO RESTAURANT

LEE'S SANDWICHES

MARISCOS LA COSTA

DOLLAR & UP CELLPHONE ACCESSORIES

APPETITE HOUSE

KFC

CHAVINDECAS ROSSY

VALLEY CHRISTIAN HIGH SCHOOL

DAYS INN BY WYNDHAM SAN JOSE CONVENTION CENTER

E CAPITOL EXPY

MONTEREY RD

ANYTIME FITNESS

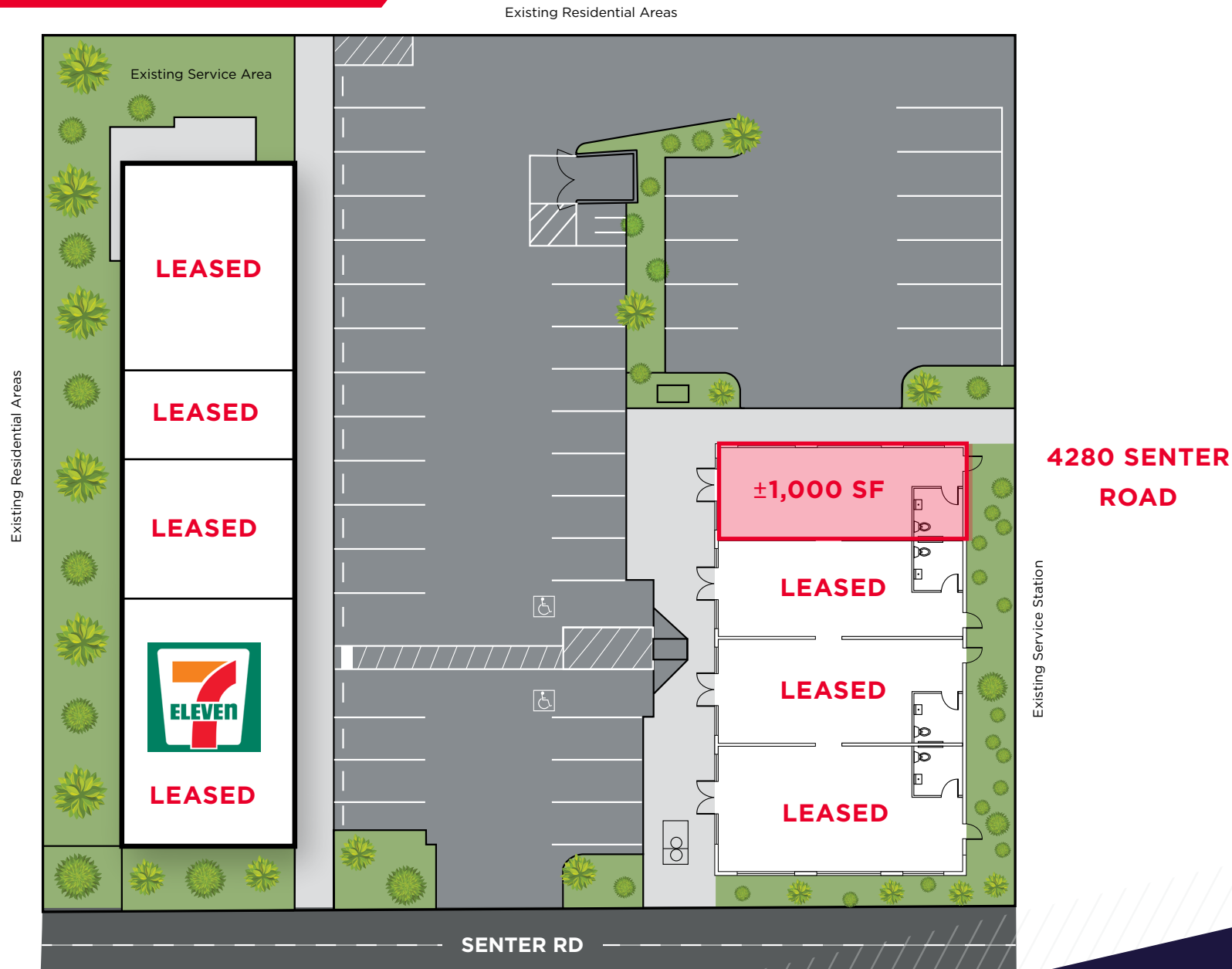
TAQUISAS LOS JUANES

PANDA EXPRESS

MCDONALD'S



# SITE PLAN & FLOOR PLAN



# DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
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



<b>HOUSEHOLDS</b>			
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



<b>EMPLOYMENT &amp; INCOME</b>			
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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