
Former Learning Center For Lease



Camino Collection Retail Center

2725 El Camino Real
Santa Clara, CA 95051



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Remodeled freestanding building near the signalized intersection near the NWC of El Camino Real at Bowers Avenue. Across from Moonlight Shopping Center.

Offering Summary

Lease Rate:	\$2.75 SF/month
Estimated NNN Charges	\$1.33 SF / month - 2023
Available SF:	1,046 SF
Lot Size:	50,094 Acres
Building Size:	17,464 SF

Property Highlights

- Great location near the signalized intersection near the NWC of El Camino Real at Bowers Avenue
- High Traffic and Visibility on El Camino Real
- Monument Signage
- Ample Parking
- Fire Sprinklered Building



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
2725-#104 El Camino Real	1,046 SF	NNN	\$2.75 SF/month	± 20' W x 60' D (irregular). Former Afterschool Learning Center. Full height storefront glass, reception area, 2 private offices, hardwood flooring throughout, 1 ADA restroom, 100% drop t-bar ceiling, upgraded 2' x 4' recessed fluorescent lighting with dimmers, separate HVAC, separate electrical panel (150 Amps; 208/120V; 3 PH; 4W).



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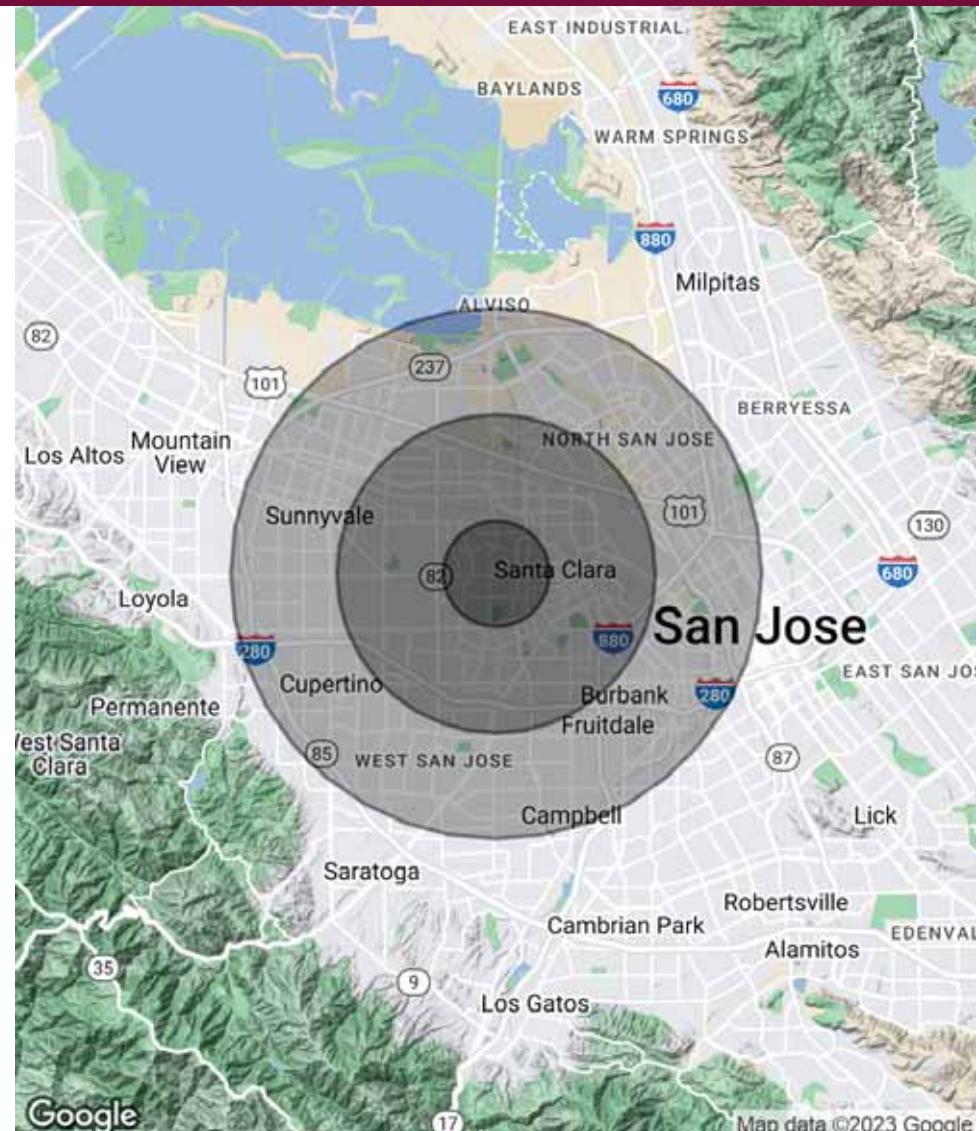
Population	1 Mile	3 Miles	5 Miles
Total Population	33,963	209,231	576,048
Average Age	36.9	36.1	37.0
Average Age (Male)	36.3	35.6	36.5
Average Age (Female)	37.8	36.8	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,732	80,590	226,107
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$163,379	\$160,284	\$161,949
Average House Value	\$1,126,255	\$1,120,726	\$1,064,923

* Demographic data derived from 2020 ACS - US Census

Traffic Counts (24 Hour ADT 2018)

El Camino Real at Bowers Avenue	32,040
El Camino Real at Alpine Avenue	36,530
El Camino Real at Flora Vista Avenue	41,000
San Tomas Expressway at Warburton Avenue	46,950
San Tomas Expressway at Monroe Street	56,910



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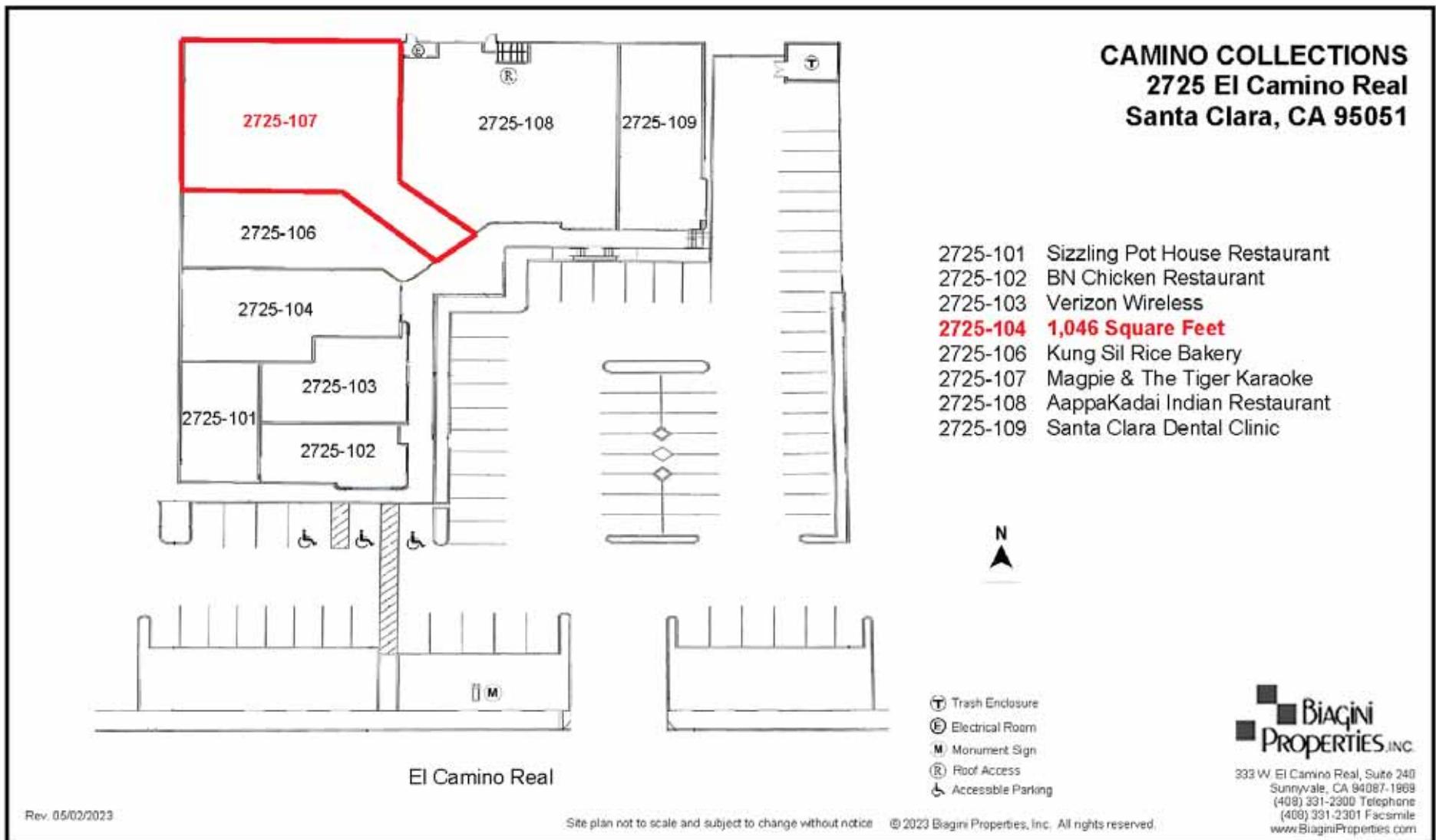
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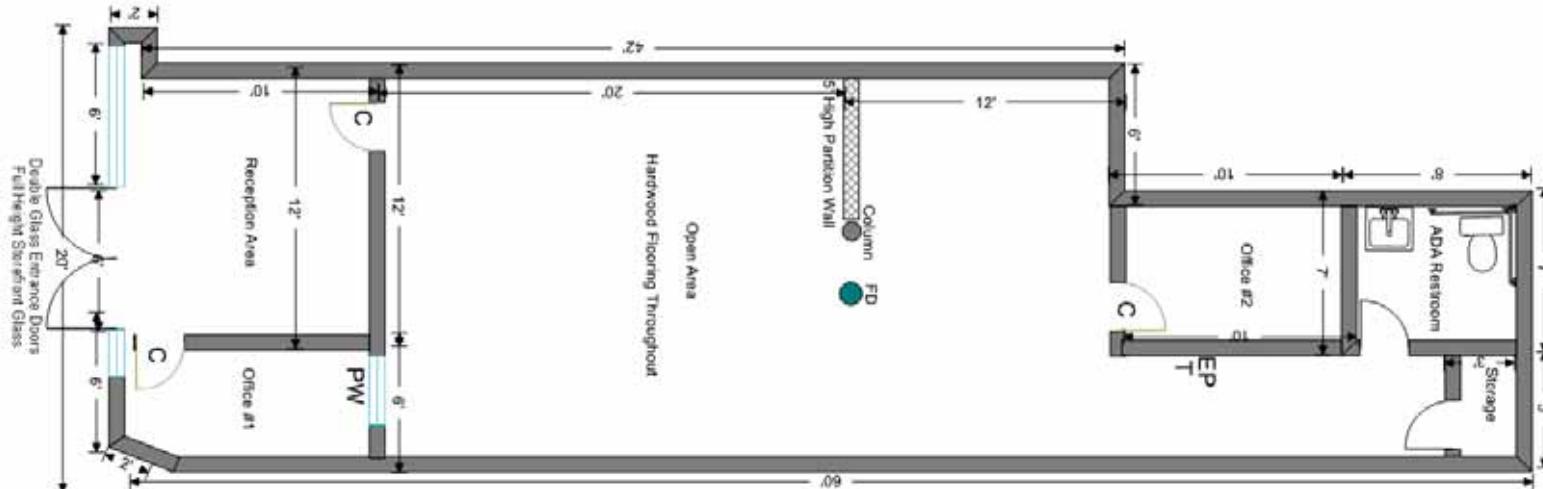
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- Double Glass Entrance Doors
- Full Height Storefront Glass
- Reception Area
- Large Open Area
- 100% Drop T-Bar Ceiling 10' Above Finish Floor (AFF)
- 2' x 4' Recessed Fluorescent Lighting with Dimmers
- 2 Private Offices
- Hardwood Flooring Throughout
- ADA Restroom
- Storage Room
- Separate HVAC
- Separate Electrical Panel
- Fire Sprinklers

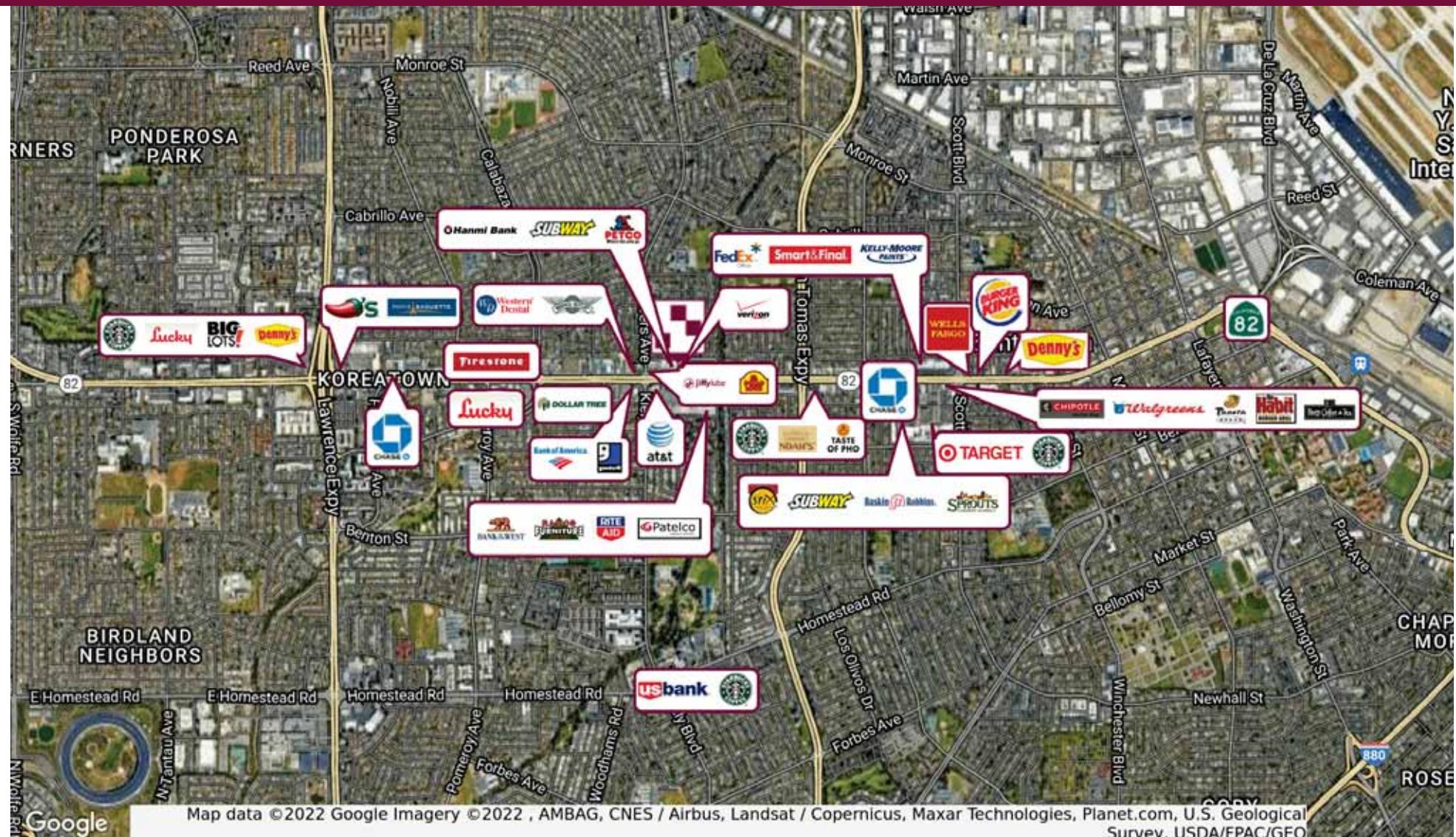
C = Solid Core Door with Picture Window
 EP = Electrical Panel (150 Amps; 208/120V; 3PH; 4 W)
 FD = Floor Drain Stub Out
 W = Picture Window
 T = Thermostat

**2725-#104 El Camino Real
 177± 1,046 Square Feet
 (± 20' W x 60' D irregular)**

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