

WILLOW PLAZA RETAIL UNITS FOR LEASE

820-860 Willow Street San Jose, California



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Highlights

- Prime Retail End Cap and Storefront Spaces located near the heart of Downtown Willow Glen.
- At the corner of Willow Street and Bird Avenue.
- Rent: \$3.25 PSF plus NNN charges (\$0.80).
- Both units with Incredible Visibility.
- Ample Parking Provided in Center.
- Existing Neighboring Tenants: Sherwin-Williams, Mimosas of Willow Glen, and more!
- Dense Residential and Daytime Population to Support the Center.
- Easy Access to Highways 280 & 87



Overview: Two Spaces Available



- 820 Willow Street Unit 200: 1,334± SF
- End Cap Space
- Open floor plan
- Multiple private rooms in rear.
- Numerous windows which allow for natural light to shine in!
- Front and side door entrance into the unit.

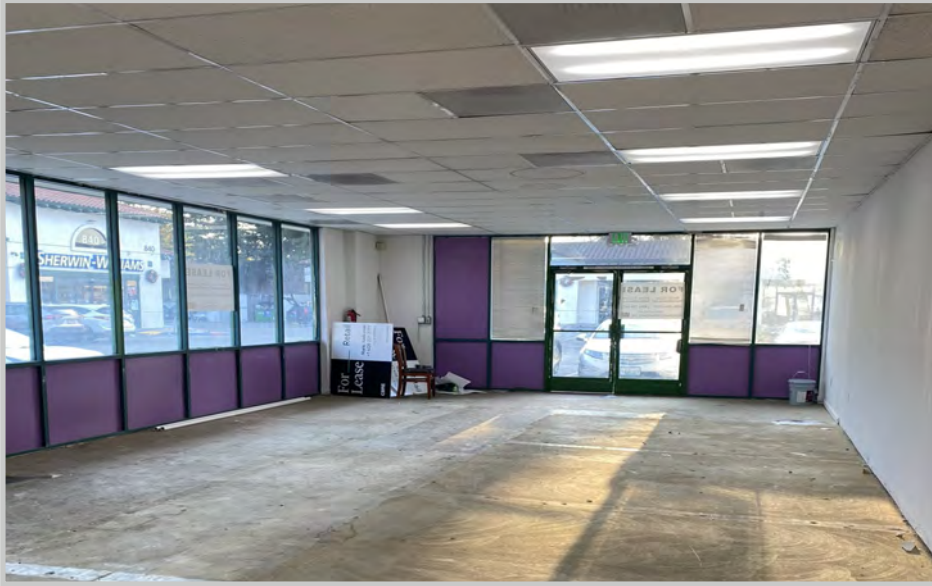


- 860 Willow Street Units 400 / 500: 1,483± SF
- Perfect for **Medical or Dental** use!
 - **2 individual lab rooms**
 - **Multiple wash stations** with existing plumbing
- Former veterinarian clinic kept suite in excellent condition.
- **Try out** this End Cap Space, **AVAILABLE NOW**, with an assignment of the current lease until July 2024!

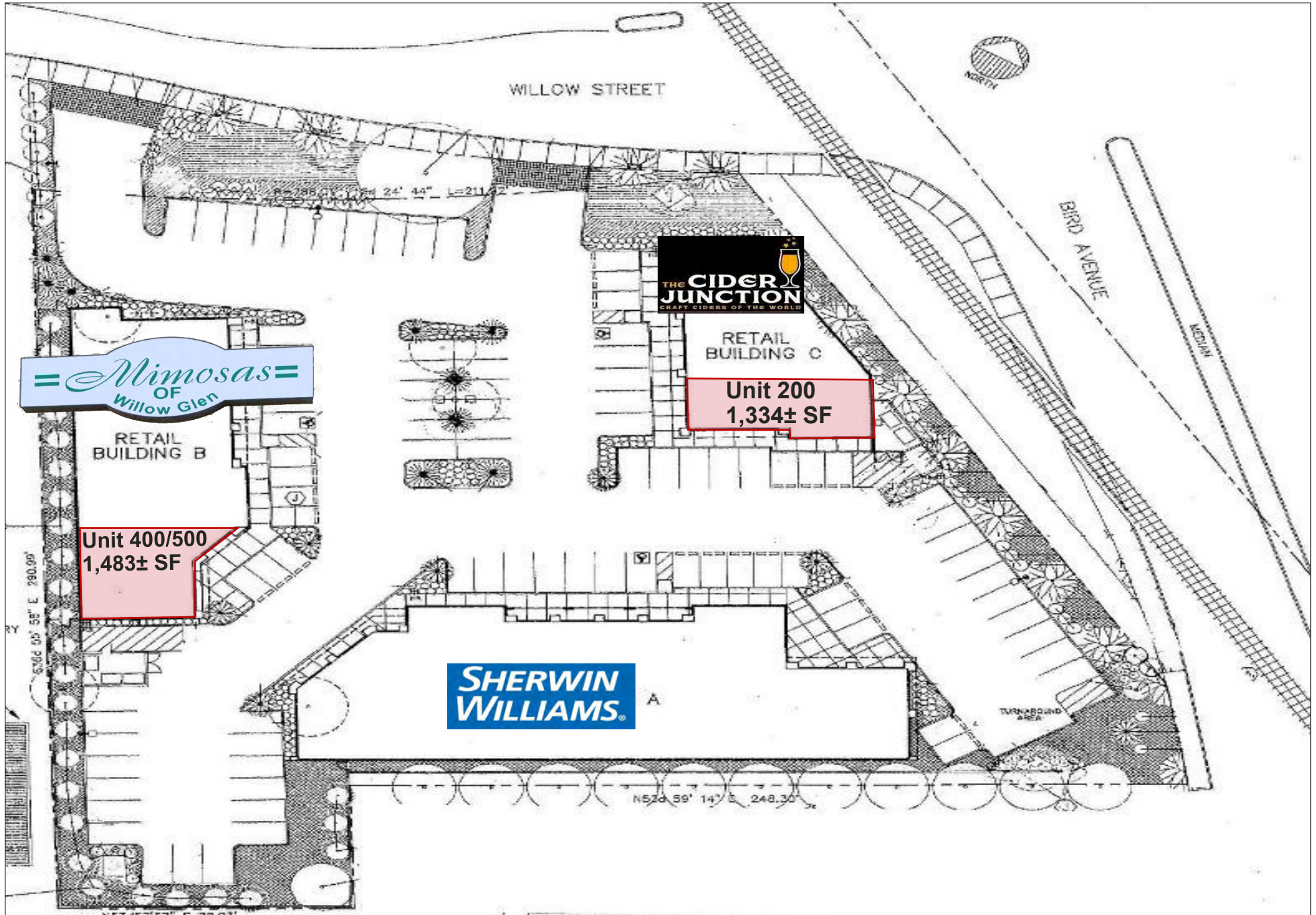
Photos: 860 Willow Street – Unit 400/500 – 1,483± SF “End Cap” Unit



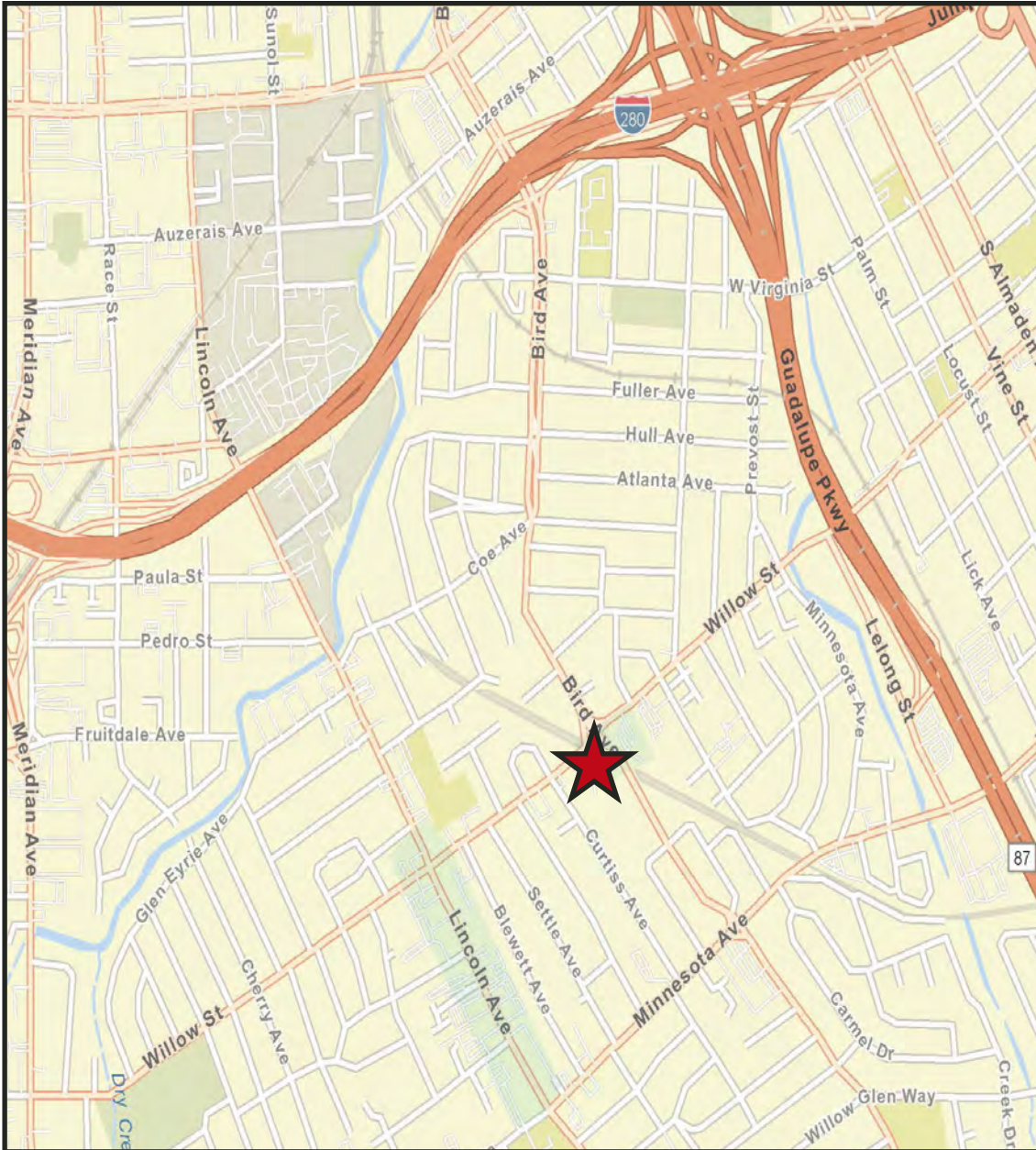
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Site Plan







AREA DEMOGRAPHICS

2024	1 MI.	3MI.	5 MI.
<u>Population</u> :	28,276	246,698	686,645
<u>Avg. HH Income:</u>	\$201,459	\$177,605	\$174,170

CONTACT INFORMATION

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