

**STEVENS CREEK BLVD
AT LOPINA WAY
SAN JOSE, CA**



3.07 ACRES OF LAND DIVISBLE FOR LEASE/SALE



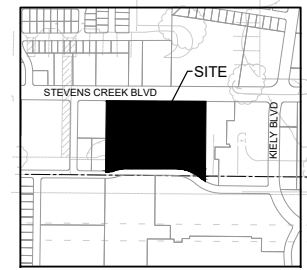
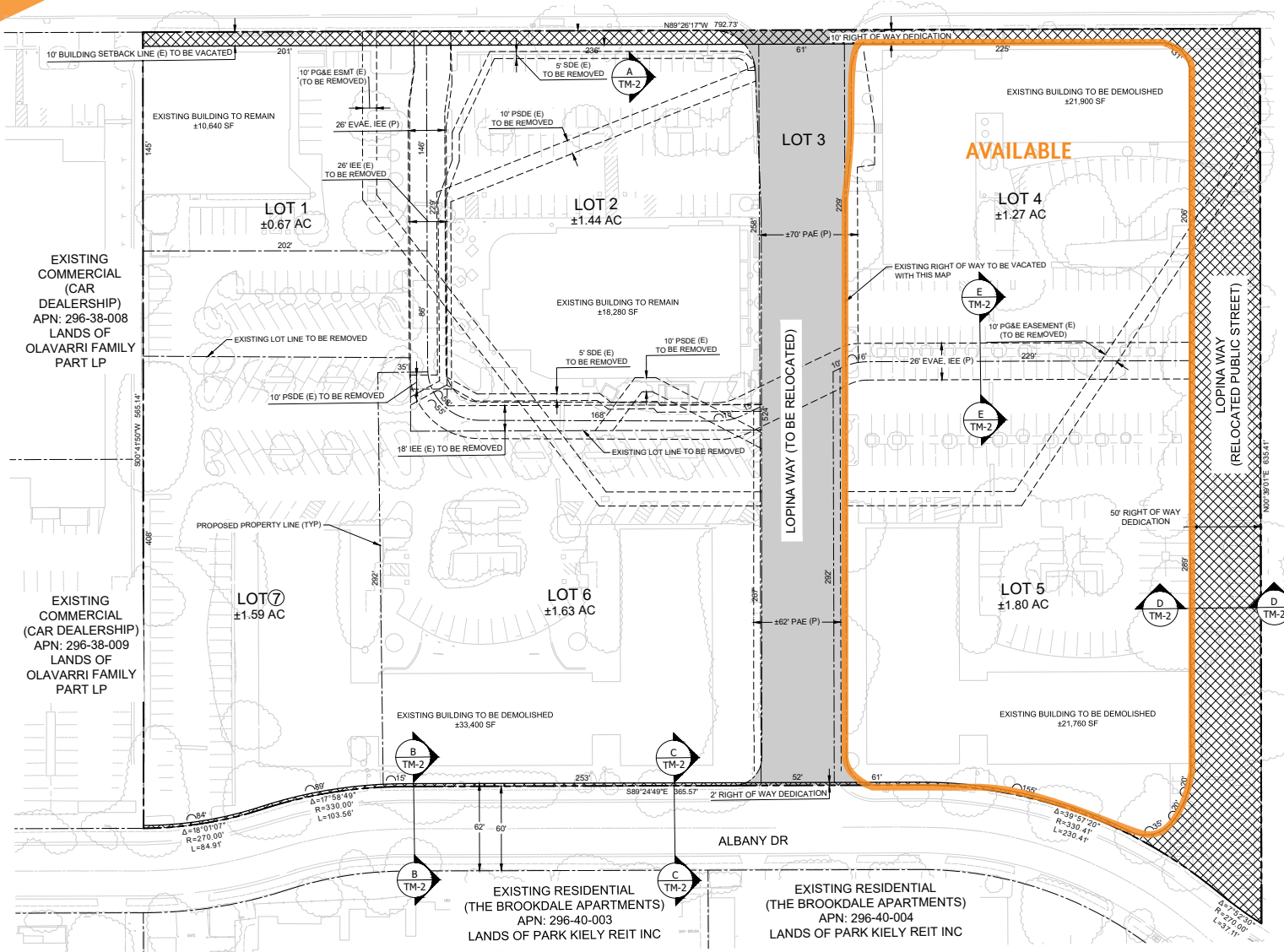
PROPERTY DETAILS



SITE PLAN & AVAILABILITY

2 SEPARATE PARCELS LOCATED AT CORNER STEVENS CREEK BLVD,
(RELOCATED) LOPINA WAY.

LOT #4: 1.27 ACRE; LOT #5: 1.80 ACRE; COMBINED 3.07 ACRE
GROUND LEASE RATE TBD; LEASE RATE: \$45K AN ACRE PER MONTH
SALES PRICE: \$248.00 PSF ON LAND



EXISTING AERIAL



STEVEN CREEK BLVD

QSR
OPPORTUNITY

PALACE DR

SATELLITE
HEALTHCARE

LOPINA WAY TO BE RELOCATED

LOPINA WAY

SUBJECT
PROPERTY

ALBANY DR

STEVENS CREEK PROMENADE

TRADE AREA AERIAL



STEVENS CREEK PROMENADE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	34,578	266,423	571,389
DAYTIME POPULATION	30,506	244,596	662,770
AVERAGE HOUSEHOLD INCOME	\$175,426	\$189,258	\$200,624
BACHELOR'S DEGREE ATTAINED	34.9%	33.7%	34.2%



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