



FOR LEASE

2902 Alum Rock Avenue

**2902 ALUM ROCK AVENUE
SAN JOSE, CA 95127**

SPACE SIZE (SF)

1,205 SF

LEASE RATE

Negotiable

APN

484-21-001

PROPERTY HIGHLIGHTS

- Updated interior
- Ample parking
- Located along Alum Rock Avenue with direct visibility and high traffic counts
- Walkable to VTA Light Rail
- Short drive to HWY 280
- Across the street from James Lick High School and SJFD Fire Station No. 2

For more information, please contact:

Andres Claire

Senior Managing Director

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3055 Olin Ave Suite 2200

San Jose, CA 95128



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NEWMARK

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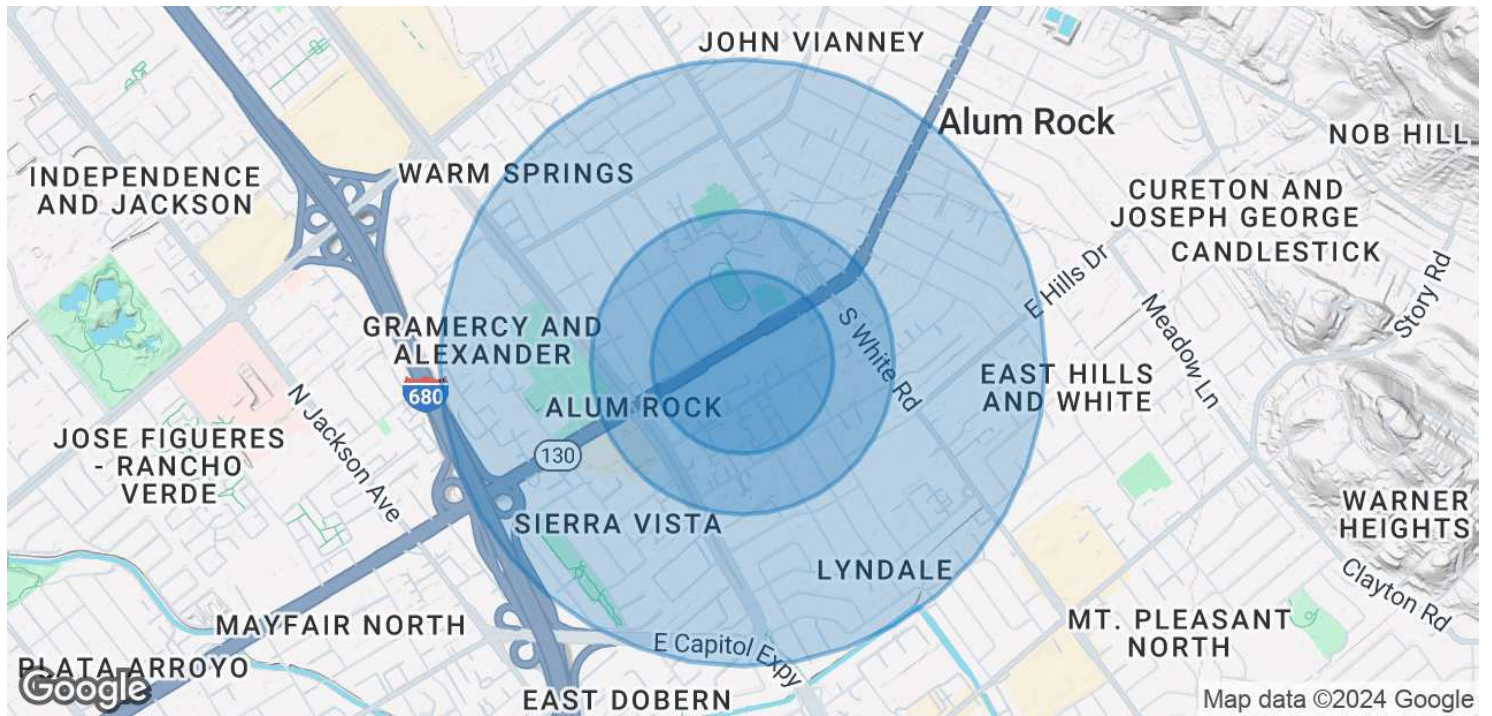
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NEWMARK



POPULATION	0.186 MILES	0.311 MILES	0.621 MILES
Total Population	2,356	9,517	38,354
Average Age	37	38	39
Average Age (Male)	36	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.186 MILES	0.311 MILES	0.621 MILES
Total Households	687	2,471	10,193
# of Persons per HH	3.4	3.9	3.8
Average HH Income	\$104,309	\$118,330	\$130,548
Average House Value	\$786,717	\$872,831	\$918,257

TRAFFIC COUNTS	
Capitol Avenue	/day

Demographics data derived from AlphaMap

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