



Nobili Plaza Shopping Center

3375-3425 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.

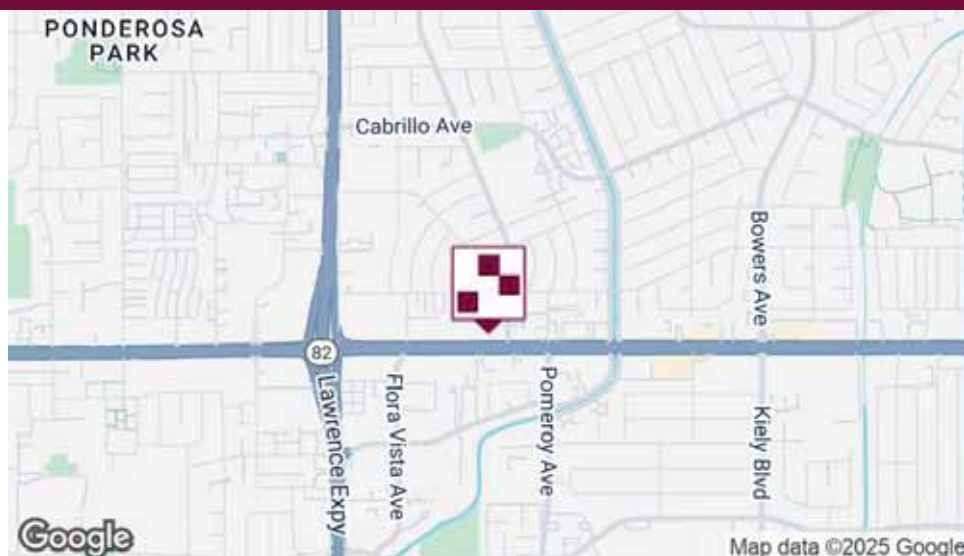
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Location Description

Discover the vibrant energy of Santa Clara, where your retail business can thrive at Nobili Plaza Shopping Center. Situated in the heart of this dynamic city, the area boasts a prime location with high visibility and foot traffic. Surrounding the property, you'll find an array of popular destinations such as Santana Row, offering upscale shopping and dining experiences, as well as the bustling El Camino Real with its diverse mix of retail and entertainment options. With its proximity to major highways and tech companies, the area ensures a steady flow of potential customers. Embrace the opportunity to become part of this lively commercial landscape and elevate your retail presence in Santa Clara.

Property Highlights

- Major Exterior Renovation Completed
- Great Visibility on El Camino Real
- Fantastic Branding Opportunity for New Tenant Signage facing El Camino Real
- Convenient Storefront Parking
- New Glass Storefront System on All Shops
- Exterior Americans With Disabilities Act ("ADA") Compliant Upgrades in Common Areas/Parking Lot
- New Exterior Paint & New Building Façade
- New Roof & New Asphalt Parking Lot
- New Trash Enclosure
- New Common 3,000-Gallon Inground Grease Interceptor for Shops
- Non-Fire Sprinklered Building
- **New Tenants Coming Soon!** (Joyalukkas Jewelry, Garam Mirchi Indian Restaurant, Fugetsu Japanese Market & Goods)

Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	.70 SF/month - 2025
Number Of Units:	10
Available SF:	1,420 - 1,528 SF
Lot Size:	73,643 Acres
Building Size:	26,150 SF



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,420 - 1,528 SF	Lease Rate:	\$3.95 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 3385 El Camino Real	1,528 SF	NNN	\$3.95 SF/month	±19' 3" W x 79' 5" D. Shared vestibule/dock-high loading area w/3379. New 5-ton HVAC and new upgraded electrical panel (100 Amps; 3 PH; 4W; 120/208V) with wires pulled to the panel and operational.
■ 3423 El Camino Real	1,420 SF	NNN	\$3.95 SF/month	Former Han's Pharmacy. New 5-ton HVAC and new upgraded electrical panel (100 Amps; 3 PH; 4W; 120/208V) with wires pulled to the panel and operational.



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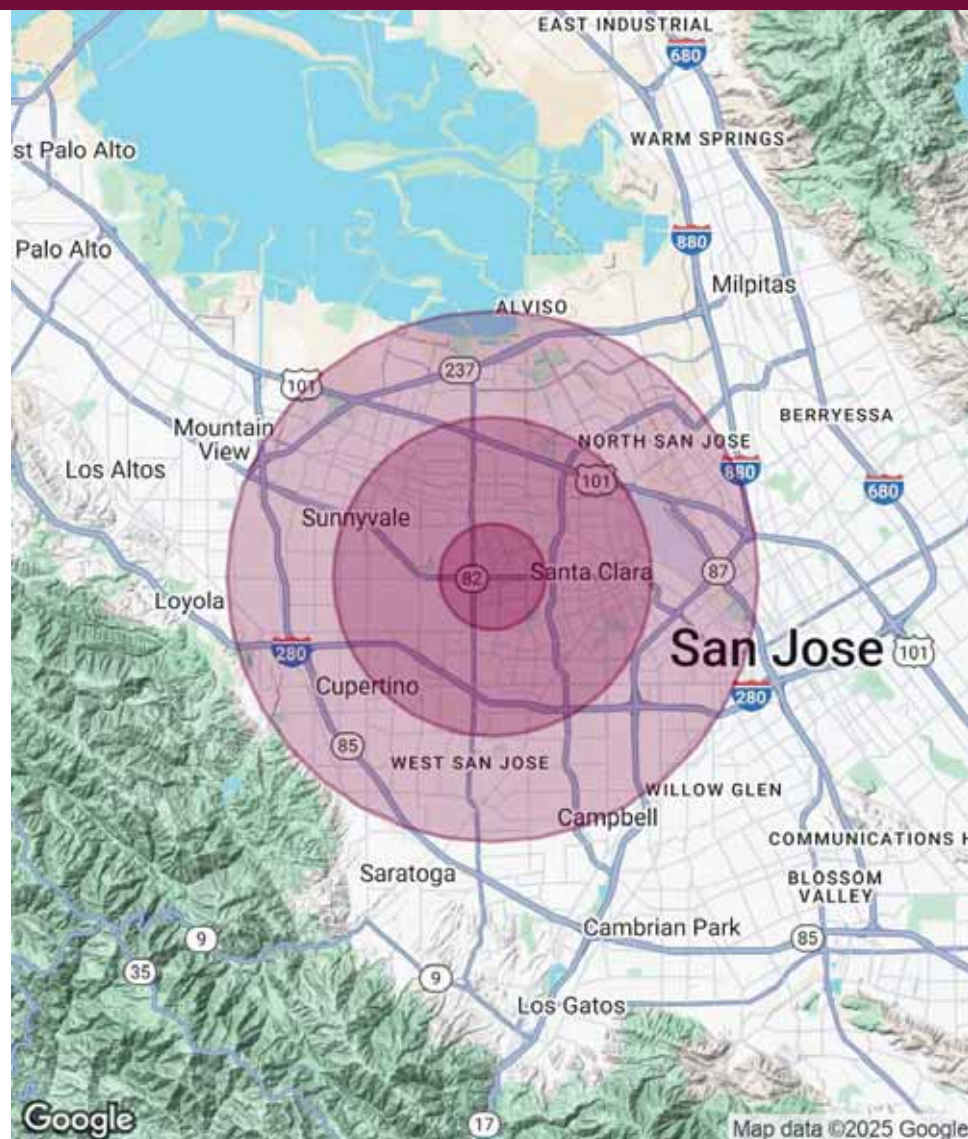
Population	1 Mile	3 Miles	5 Miles
Total Population	38,082	233,777	558,228
Average Age	35.5	36.5	37.4
Average Age (Male)	35.1	36.2	36.8
Average Age (Female)	36.0	37.0	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	14,914	90,189	215,916
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$173,092	\$165,598	\$169,893
Average House Value	\$1,035,456	\$1,156,004	\$1,144,503

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

El Camino Real at Lawrence Expressway W.	26,360
Highway 82 at Nobili Avenue	37,100
El Camino Real at Flora Vista Avenue W.	41,000
Lawrence Expressway at Lawrence Road N.	62,230



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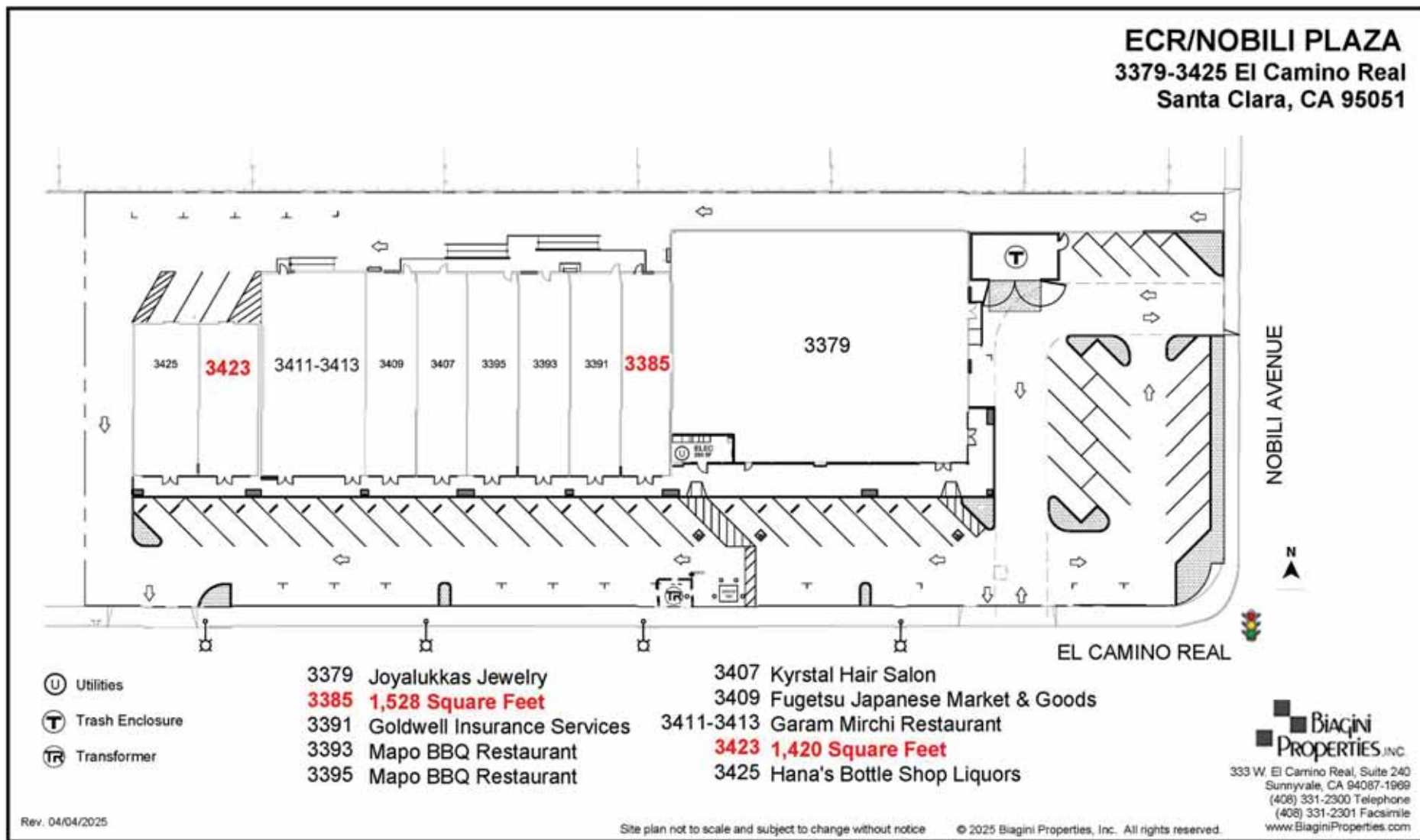
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