

# For Lease: Three Retail Storefronts 1,300± SF To 3,200± SF

## **\$1.99 PSF Plus NNN**

423, 425 & 447 S Bascom Ave, San Jose CA



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MEACHAM/OPPENHEIMER, INC.  
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# PROPERTY OVERVIEW



- Three Available Storefront Units for Lease
  - End-Cap Unit 423: 1,300± SF - Combined with Unit 425: 3,200± SF
  - Unit 425: 1,900± SF - Combined with Unit 423: 3,200± SF
  - Unit 447: 1,700± SF
- **First -Year Promotional Rate:** \$1.99 PSF Plus NNN, Including 3 Months Free Rent for All Tenants
- Store Front Located in the Burbank Area
- Prominent Storefront Signage
- Parking Available at the Rear, Middle, and Side of Building
- Highly Visible Location with Heavy Vehicle Travel
- Easy Access to W San Carlos Street/Stevens Creek, I-880, and I-280

## UNIT 447: 1,700± SF



## UNIT 425: 1,900± SF



## UNIT 423: 1,300± SF



# END-CAP UNIT 423: 1,300± SF



# UNIT 425: 1,900± SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# COMBINED UNIT 423 and 425: 3,200± SF



**UNITS 423 and 425 COMBINED: 3,200± SF**



**UNIT 423: 1,300± SF**



**UNIT 425: 1,900± SF**

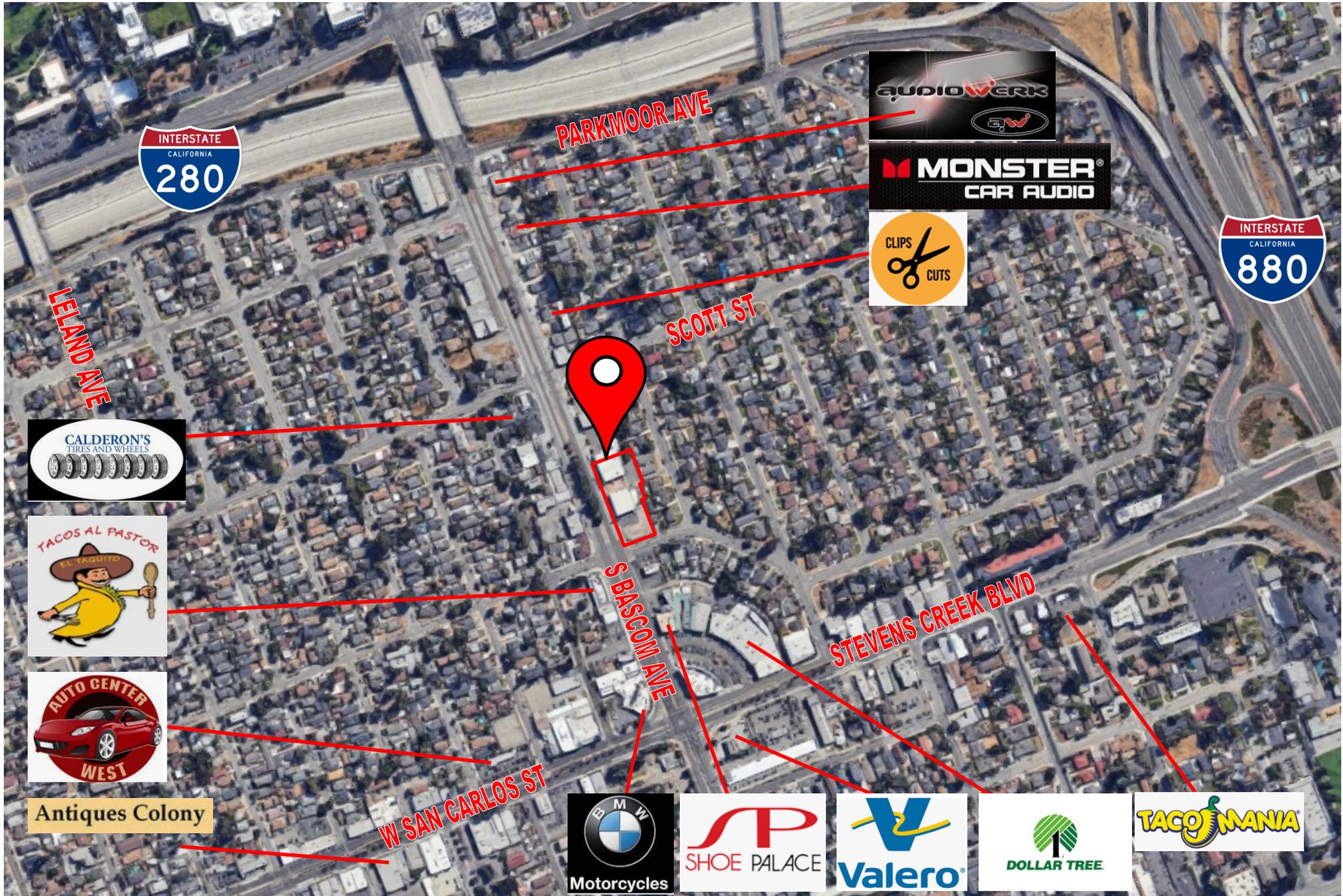
# UNIT 447: 1,700± SF



# PROPERTY AERIAL



# LOCATION MAP



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	27,167	262,427	629,751
Households	10,558	103,807	231,118
Average Household Income	\$186,778	\$191,548	\$207,238
Median Household Income	\$131,125	\$135,335	\$149,337
Median Age	38.8	37.7	38.1
Owner Occupied Housing Units	3,896	38,502	102,487
Renter Occupied Housing Units	6,662	65,305	128,631

# 423, 425, & 447 S Bascom Ave



**UNIT 447**  
**1,700± SF**



**UNIT 425**  
**1,900± SF**

**END-CAP**  
**UNIT 423**  
**1,300± SF**

**COMBINED**  
**3,200± SF**

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