

**±1,300 - 7,434 SF**

New Retail and Restaurant Spaces



**808**  
**WEST**  
APARTMENTS



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**NEWMARK**

## PROJECT HIGHLIGHTS

- New mixed-use development with 315 apartments & ±18,385 SF of retail, medical, and office space
- Located in Midtown San Jose, at Sunol Street and West San Carlos Avenue
- Highly underserved trade area
- Dedicated commercial parking of 159 stalls in garage and street parking
- Building signage and tenant improvements available

## SPACES AVAILABLE

- ±1,509 SF - 7,434 SF (Suite 1026 A) - High identity restaurant space on hard corner with outdoor patio opportunity.
- ±2,667 SF, divisible to approximately 1,300 SF (Suite 1025) - Restaurant or retail space
- ±2,034 SF (Suite 1022) - Retail space
- ±2,358 SF - Fully built-out fitness space

### DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
<b>Population</b>	32,770	245,255	675,585
<b>Average Household Income</b>	\$194,116	\$174,493	\$176,559
<b>Daytime Population</b>	41,741	293,186	736,926
<b>Median Household Income</b>	\$144,014	\$120,204	\$126,538

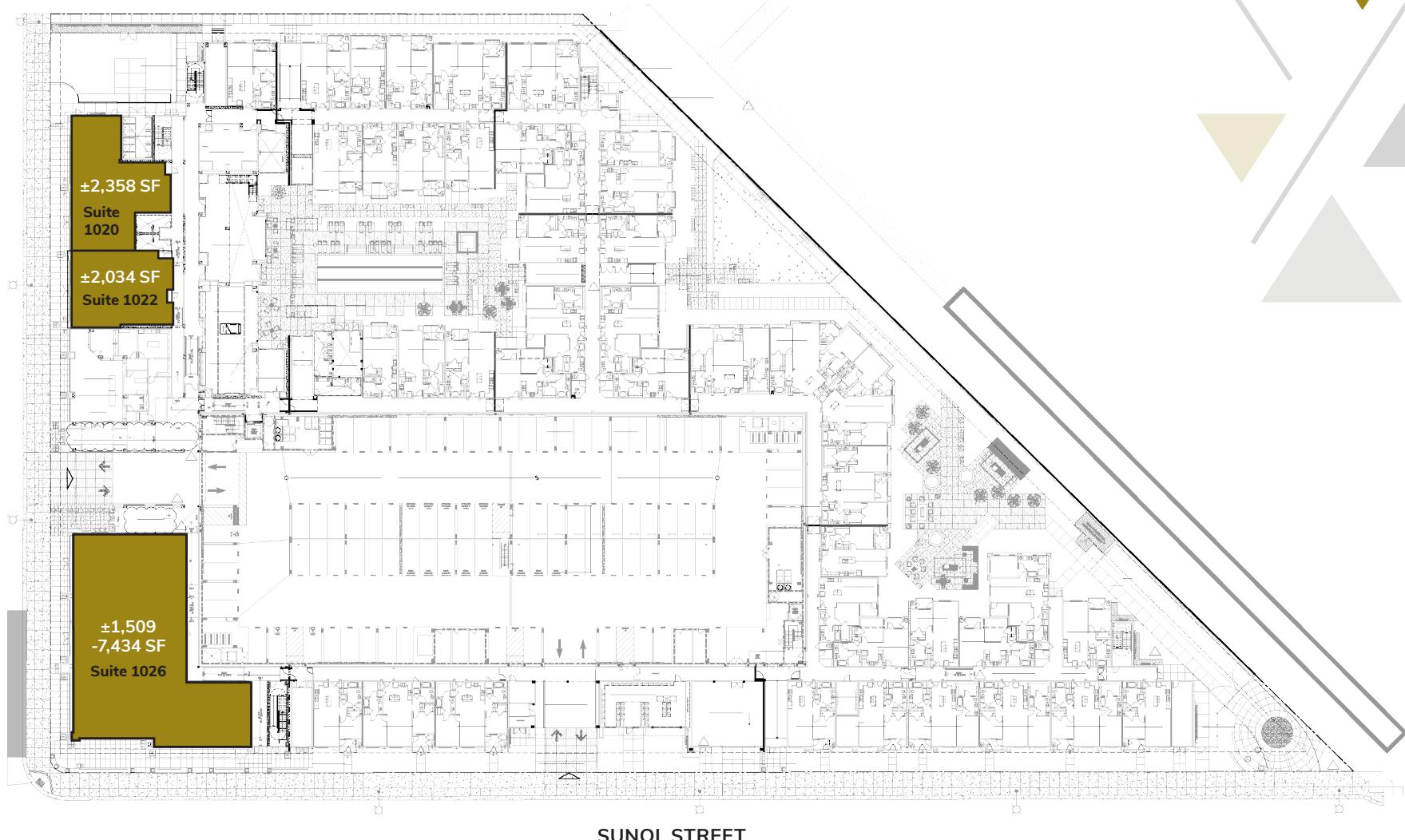
### TRAFFIC COUNTS

	Source: 2024 Esri.
<b>Highway 280</b>	227,000 ADT
<b>Bird Avenue</b>	26,700 ADT
<b>W San Carlos Street</b>	25,000 ADT
<b>Auzerais Avenue</b>	12,000 ADT

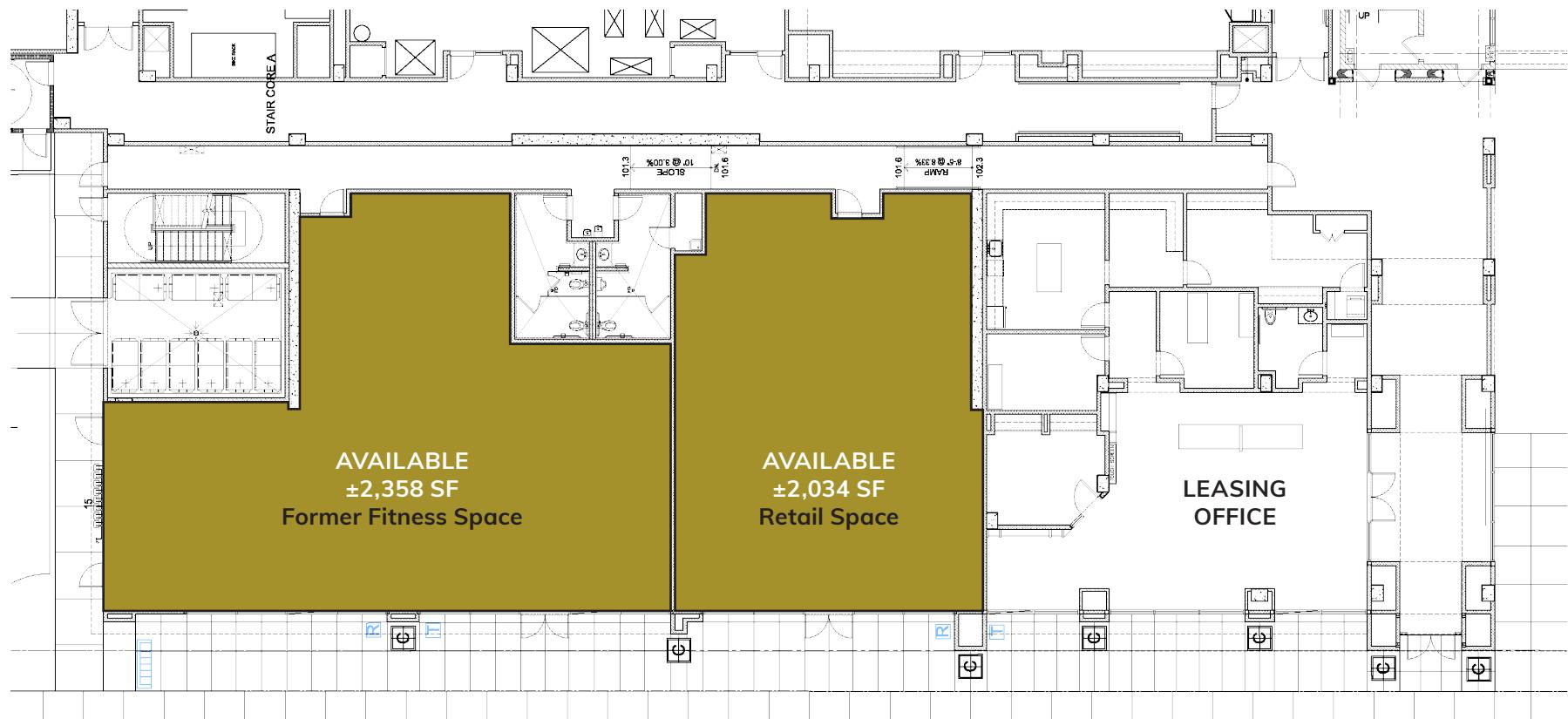


# PROJECT SITE PLAN

W SAN CARLOS STREET: 25,0000 ADT



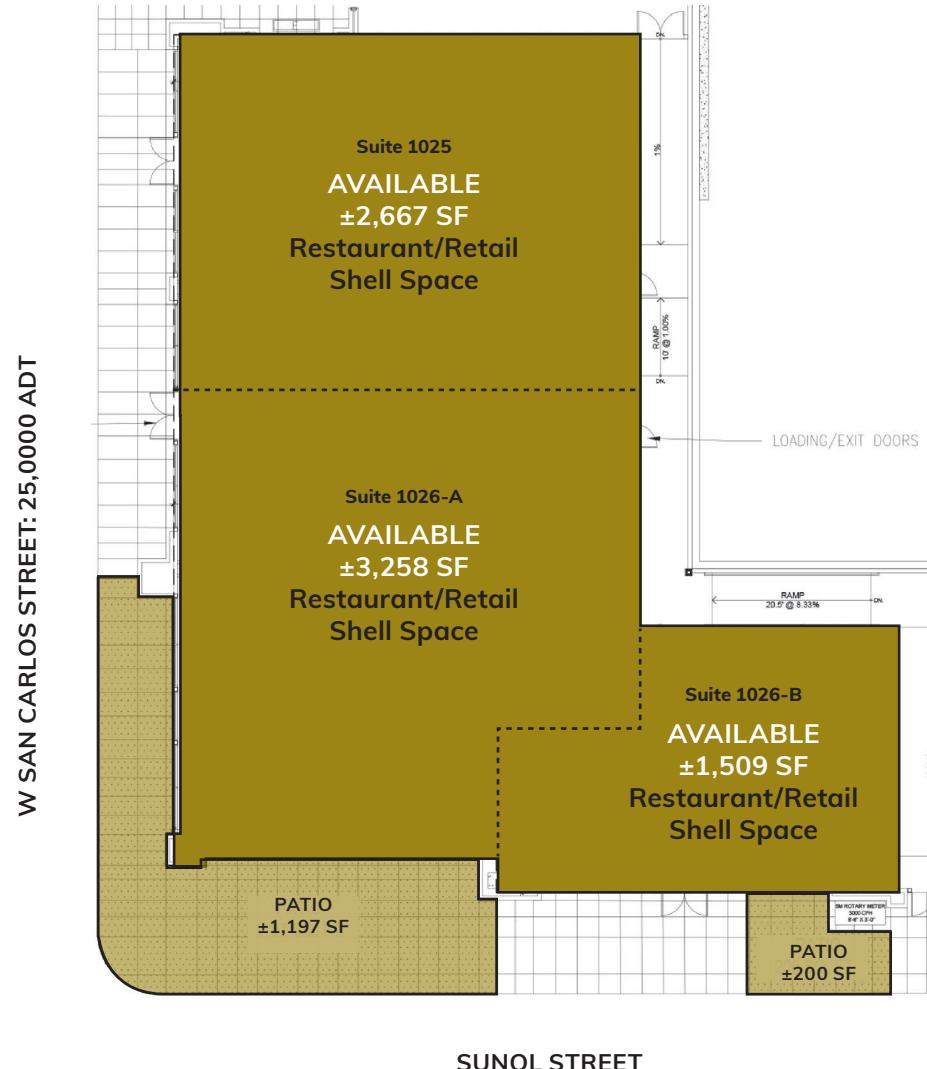
## FLOOR PLAN - RETAIL

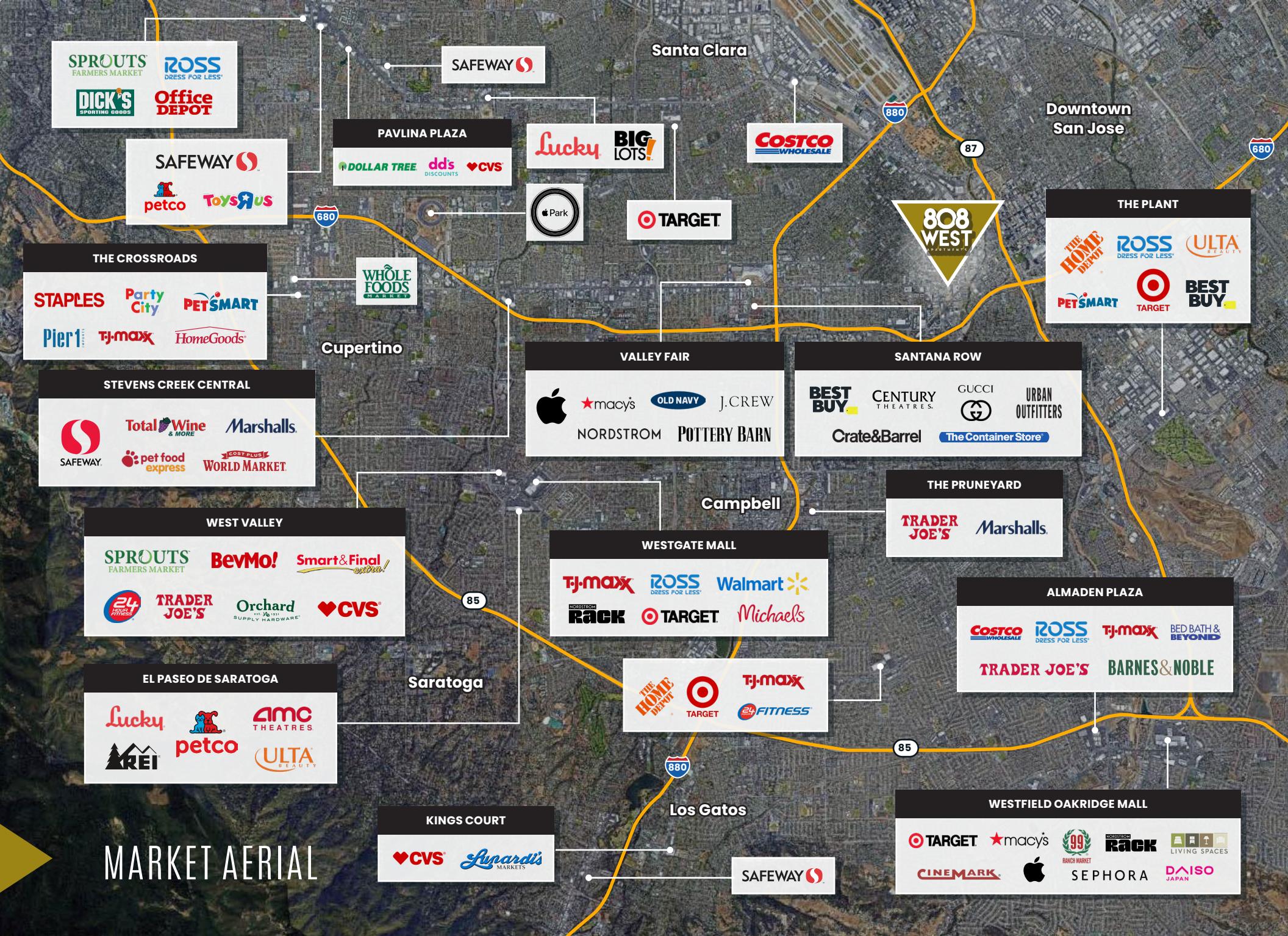


W SAN CARLOS STREET: 25,0000 ADT

# FLOOR PLAN - RESTAURANT & RETAIL

## POTENTIAL DEMISING PLAN





# 808 WEST

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