

**4300 STEVENS CREEK BLVD
AT LOPINA WAY &
ALBANY DR
SAN JOSE, CA**



3.78 ACRES OF LAND AVAILABLE FOR LEASE/SALE



PROPERTY DETAILS



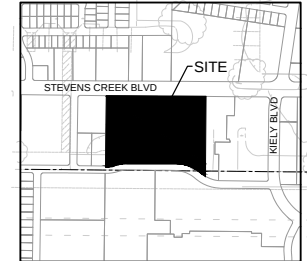
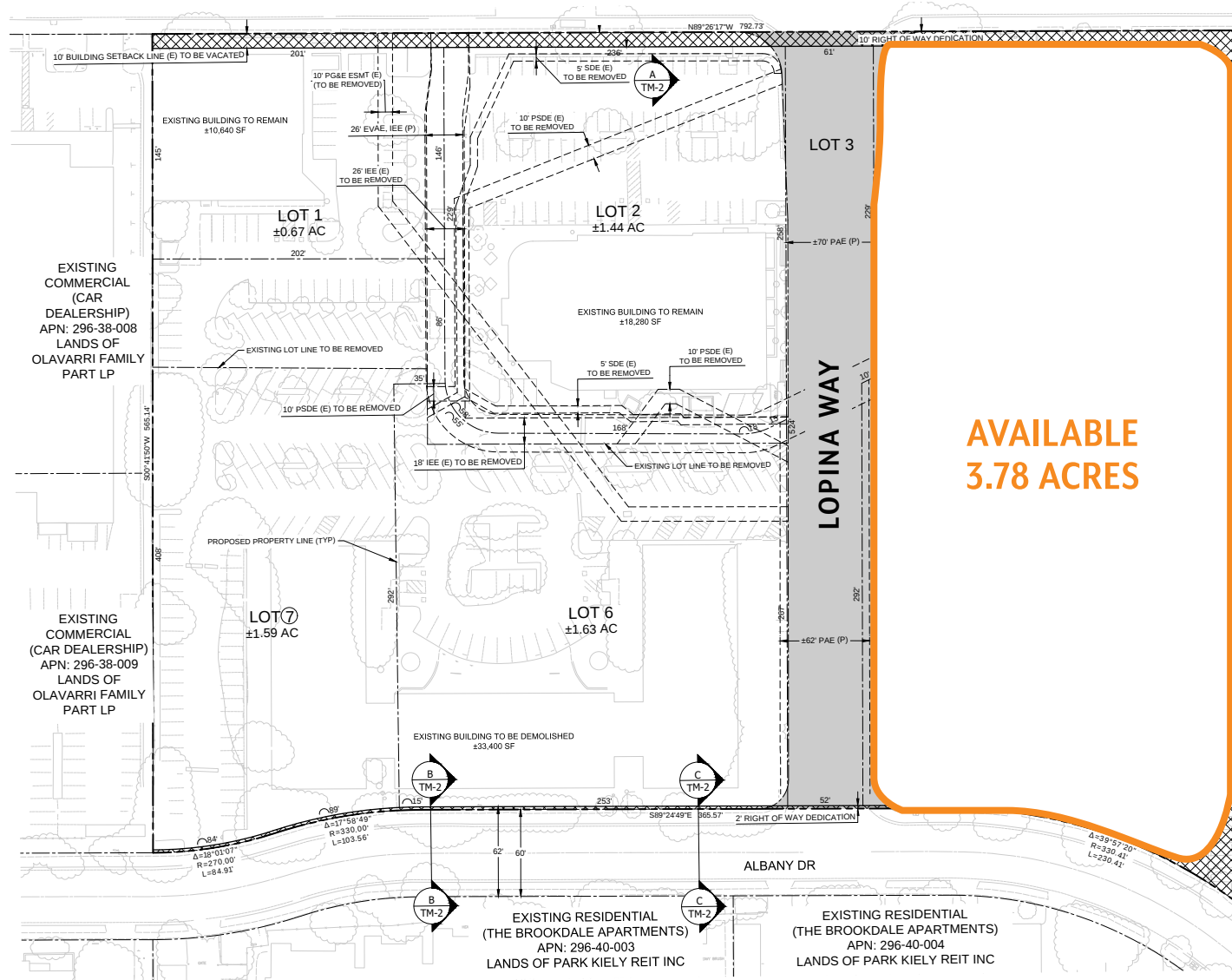
STEVENS CREEK PROMENADE

SITE PLAN & AVAILABILITY

STEVENS CREEK BLVD & LOPINA WAY.

LEASE RATE: \$45K AN ACRE PER MONTH

SALES PRICE: \$248.00 PSF ON LAND



**AVAILABLE
3.78 ACRES**

STEVENS CREEK PROMENADE

EXISTING AERIAL



STEVEN CREEK BLVD

QSR
OPPORTUNITY

PALACE DR

SATELLITE
HEALTHCARE

LOPINA WAY

**AVAILABLE
3.78 ACRES**

ALBANY DR

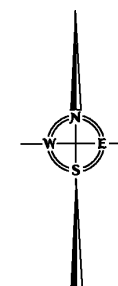
STEVENS CREEK PROMENADE

PARCEL MAP

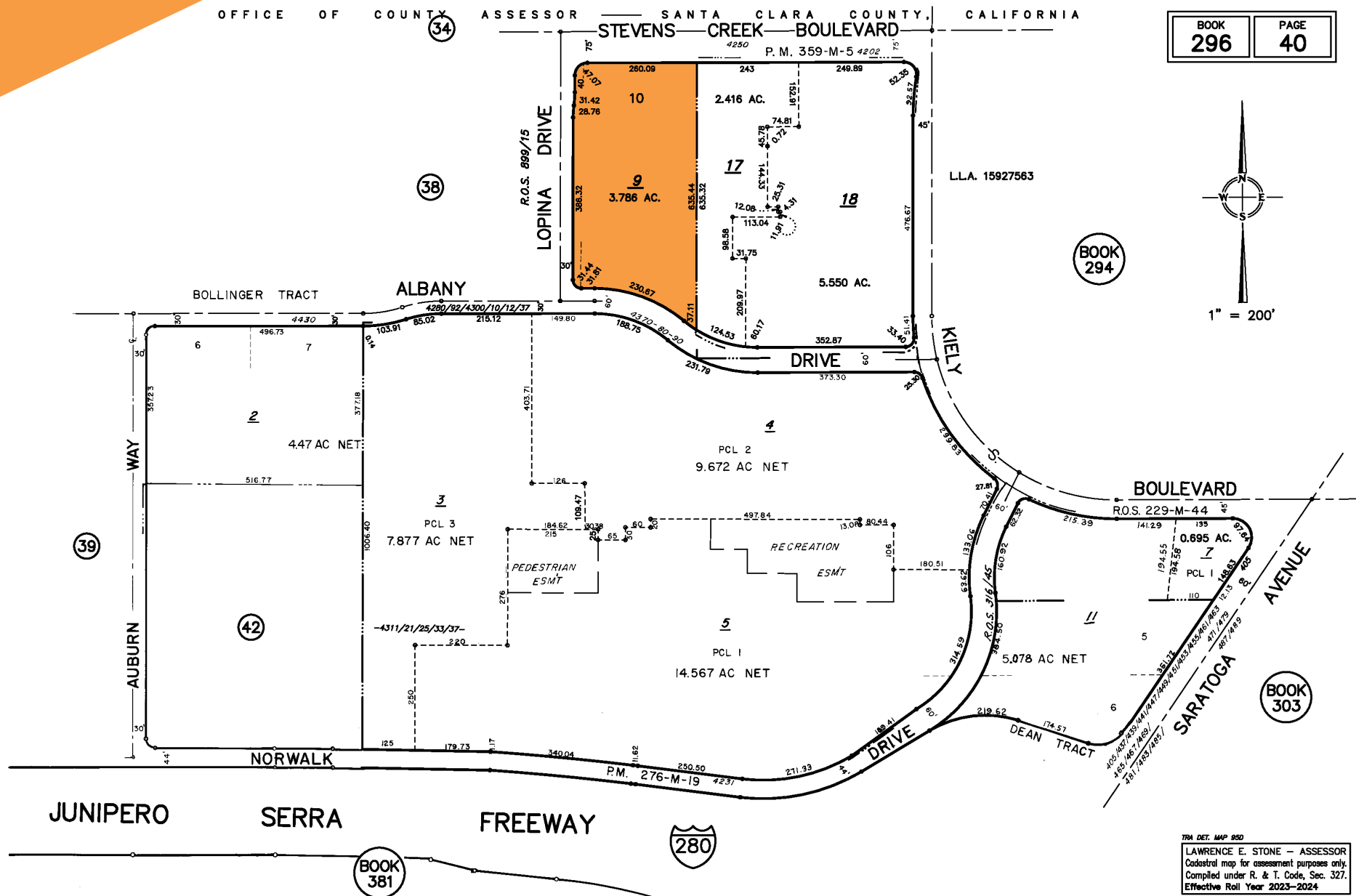
OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK
296

PAGE
40



1" = 200'



TRA DET. MAP 852

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2023-2024

STEVENS CREEK PROMENADE

TRADE AREA AERIAL



CURRENT DEALERS

★	SUBJECT PROPERTY	4300 Stevens Creek Blvd	San Jose
1	Stevens Creek Subaru	3155 Stevens Creek Blvd	Santa Clara
2	Stevens Creek Lexus	3333 Stevens Creek Blvd	Santa Clara
3	Frontier Ford	3701 Stevens Creek Blvd	Santa Clara
4	Former St. Claire Cadillac	3737 Stevens Creek Blvd	Santa Clara
5	Stevens Creek Porsche	4155 Stevens Creek Blvd	Santa Clara
6	Stevens Creek Mini Copper	4201 Stevens Creek Blvd	Santa Clara
7	Stevens Creek BMW	4345 Stevens Creek Blvd	Santa Clara
8	Frontier Infiniti	4355 Stevens Creek Blvd	Santa Clara

9	Hertz Car Sales	4401 Stevens Creek Blvd	Santa Clara
10	Stevens Creek Hyundai	4425 Stevens Creek Blvd	Santa Clara
11	Stevens Creek Acura	4747 Stevens Creek Blvd	Santa Clara
12	Stevens Creek Nissan	4855 Stevens Creek Blvd	Santa Clara
14	Stevens Creek Volvo	4600 Stevens Creek Blvd	San Jose
15	Stevens Creek Honda	4590 Stevens Creek Blvd	San Jose
16	Stevens Creek Mercedes	4500 Stevens Creek Blvd	San Jose
17	Stevens Creek VW	4490 Stevens Creek Blvd	San Jose
18	Oak Tree Mazda	4250 Stevens Creek Blvd	San Jose

19	Stevens Creek Toyota	4202 Stevens Creek Blvd	San Jose
20	Chrysler/JEEP/Dodge	4100 Stevens Creek Blvd	San Jose
21	Jaguar	4040 Stevens Creek Blvd	San Jose
22	Toyota Truck Center	4202 Stevens Creek Blvd	San Jose
23	(New) Land Rover	4050 Stevens Creek Blvd	San Jose
24	Momentum Chevrolet	3640 Stevens Creek Blvd	San Jose
25	Stevens Creek KIA	3566 Stevens Creek Blvd	San Jose
26	Stevens Creek Audi	3396-3350 Stevens Creek Blvd	San Jose

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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