

# 5,800 SF ± Freestanding Retail Bldg For Lease

Rare Stevens Creek Location With Great Visibility

Zoning: MUC- Mixed Use Commercial

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**4910 Stevens Creek Blvd, San Jose**





**Rental Rate:** \$3.50 PSF + NNN

**Building Size:** ± 5,800 Square Feet

**Zoning:** MUC – Mixed Use Commercial

**# of Parking Spaces:** 4+1 Handicap Stall

# 5,800 ± SF Freestanding Retail Building For Lease on Stevens Creek Blvd

- 5,800 ± SF freestanding retail building for lease.
- Rent is \$3.50 PSF + NNN charges.
- Excellent visibility.
- High daily traffic counts on Stevens Creek Boulevard.
- Zoning: MUC – Mixed Use Commercial.
- Open floor plan allowing for many different uses.
- Renovated interior with new lighting.
- Great signage opportunity.
- Strong demographics with average household incomes of \$173,325 in a 1-mile radius.
- Dense population with 538,590 people in a 5-mile radius.
- Easy access to HWY 280 & Lawrence Expressway.
- 4 parking stalls available in front of unit + one handicap stall.











**WARNING**  
REGARDING THE USE OF THIS PRODUCT  
IT IS THE RESPONSIBILITY OF THE USER  
TO READ THE INSTRUCTIONS AND  
CAUTIONS CAREFULLY. THIS PRODUCT IS  
NOT TO BE USED ON THE PROPER  
MATERIALS. PLEASE CALL FOR THE  
CORRECT USE OF THIS PRODUCT.

**Crazy Sale**  
**\$1595**

POWELL UNEMPLOYMENT RATE HAS  
POVED UP BY 0.1%  
\$146.25 +0.00% +0.00% 10.00%





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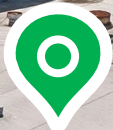
Direct **FACTORY FURNITURE**

**CRAZY  
FURNITURE  
SALE!**

**CRAZY  
FURNITURE  
SALE**

**UP TO  
70%  
OFF**

**UP TO  
70%  
OFF**





**Lawrence Expressway**

**Stevens Creek Blvd**

**Subject Site**



**Westfield**  
VALLEY FAIR

  
SANTANA ROW



**Stevens Creek Blvd**

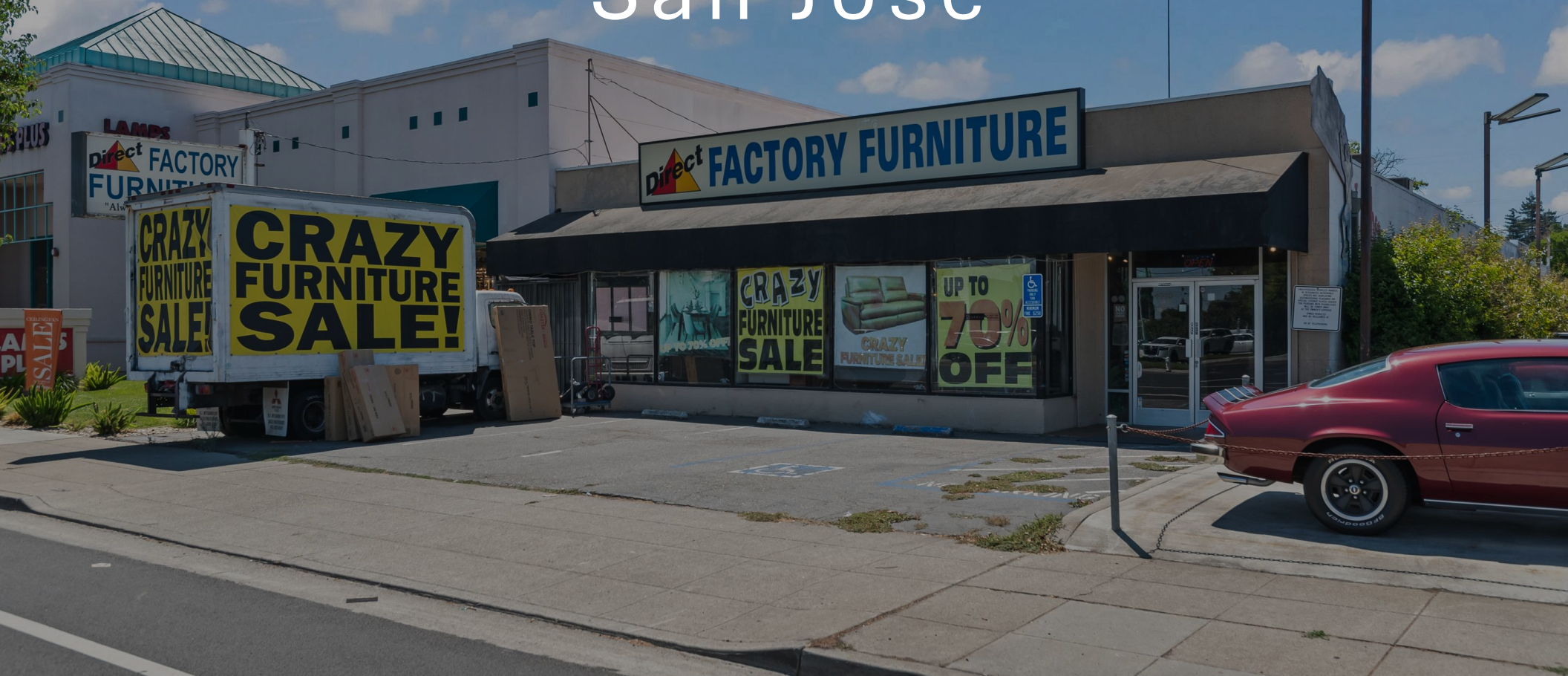
**Subject Site**



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

2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	28,594	255,929	538,590
Households	10,548	94,946	201,640
Average Household Size	2.7	2.7	2.6
Owner Occupied Housing Units	4,816	45,491	98,213
Renter Occupied Housing Units	5,448	46,958	99,033
Median Age	39	39.7	39.8
Median Household Income	146,590	149,854	148,157
Average Household Income	\$173,325	172,939	172,669

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