

FOR LEASE

FREESTANDING BUILDING IN SAN JOSE

SANTANA ROW

Olin Ave

Tatum Ln

Winchester Blvd

Santana Row

S Baywood Ave

Stevens Creek Blvd

±9,000 SF

FORMER SPORTING
GOODS



Hanson Ave

Maplewood Ave

Maplewood Ave

Stevens Creek Blvd

Cecil /

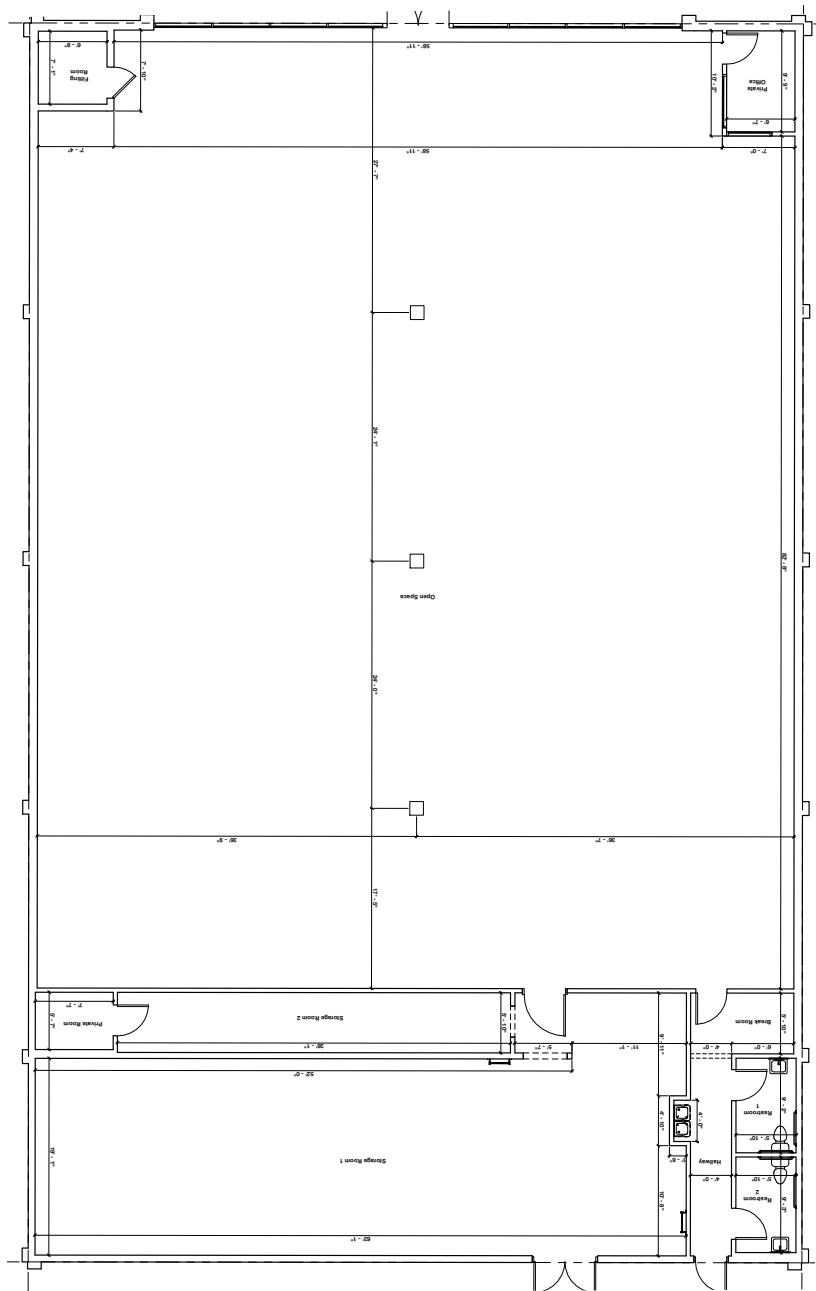
WESTFIELD VALLEY FAIR

AJ Schrader | P: 925-683-4929

E: aj@retailwestinc.com | DRE: #01733584

Brian Mirkovich | P: 707.888.1030

E: bmirkovich@retailwestinc.com | DRE: #01513935



STEVENS CREEK 58,330 CPD



3132 STEVENS CREEK BLVD. | SAN JOSE

- Freestanding $\pm 9,000$ SF building
- 31 parking stalls
- $\pm 30,550$ SF parcel
- Former Sporting Goods

Located across the street from
Westfield Valley Fair (17.1M annual visitors)
 and **Santana Row** (7.7M annual visitors)

STEVENS CREEK 58,330 CPD

34,000 CPD

STOP

HANSON AVE.

citi's
FLORIST

6,000 SF

31 parking stalls

DXL
BIG + TALL

ACCESS TO SITE

SITE



Santa Clara County Statistics

1.878M

POPULATION

\$2,000,000

MEDIAN HOME VALUE

\$173,670

AVERAGE HH INCOME

185

TECH COMPANY HQ

3

UNIVERSITIES

LOCATION

WESTFIELD VALLEY FAIR

NORDSTROM

- 2.2M SF OF RETAIL
- 17.1M ANNUAL VISITS
- \$180K - AVG. HH INCOME OF VISITORS



WINCHESTER SHOPPING CENTER



STEVENS CREEK 58,330 CPD

9,000 SF

34,000 CPD

SANTANA ROW

- 650K SF OF RETAIL
- 700 HIGH-END RESIDENTIAL UNITS
- 1.1M SF OFFICE
- 7.7M ANNUAL VISITS
- \$187K - AVG. HH INCOME OF VISITORS



Mendocino Farms

WINCHESTER MYSTERY HOUSE

103,690 CPD





MOUNTAIN VIEW



MILPITAS

Milpitas

NORTH BERRYESSA

PIEDMONT HILLS

BERRYESSA

SANTA CLARA

Santa Clara



BERRYESSA FLEA MARKET-BART



JAPANTOWN
SAN JOSE

San Jose



DIRIDON

SOFA

CUPERTINO

Cupertino

3132 STEVENS CREEK BLVD.

STEVENS CREEK

MITTY

CAMPBELL

WILLOW GLEN

WILLOW GLEN

WEST SAN JOSE

REGIONAL MAP



COMMUN



retailwest

AJ Schrader | P: 925-683-4929

E: aj@retailwestinc.com | DRE: #01733584

Brian Mirkovich | P: 707.888.1030

E: bmirkovich@retailwestinc.com | DRE: #01513935

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE# 01445169, Retail West © 2025
