



## El Camino Real at Calabazas Retail

3084-3088 El Camino Real  
Santa Clara, CA 95051



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

Mark@BiaginiProperties.com

408.331.2308

**Biagini Properties, Inc.**

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

www.biaginiproperties.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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### Property Description

Major Renovations include new main 1,200 Amp; 3 PH; 4W; 208/120V electrical panel, Comcast Cable, new water lines, new roof over retail spaces. Great visibility on El Camino Real, rear access to warehouse/storage units via alley way that connects to Alpine Avenue. Ample parking in front & rear (secured rear parking for warehouse/storage spaces), new community trash dumpster in rear parking lot on concrete pad, new asphalt parking lot front and rear, new exterior paint, non-fire sprinklered building.

Retail/Offices: Restaurant ready 1,500-gallon inground grease interceptor in place for retail spaces with stub outs. Great building signage facing El Camino Real. Each Retail/Office Space has: new 5-ton gas & electric HVAC unit, new upgraded gas service with separate gas for each retail unit has been installed, electrical panel (225 Amp; 3 PH; 4W; 120/208V), new 2" water line with shut off valve to each retail space, new glass storefront with double glass entrance doors, open beam ceiling 9' Above Finish Floor (AFF) and a roll up door 9' H x 10' W in Unit 3088.

### Property Highlights

- Major Renovations & Great Visibility on El Camino Real
- Southside of El Camino Real near Calabazas Blvd. and Alpine Avenue
- Rear Access to Industrial Units via alley way that connects to Alpine Avenue
- Ample Parking in Front & Rear (secured) & No-Fire Sprinklered Building
- New Community Trash Dumpster on Concrete Pad
- New Asphalt Parking Lot Front & Back & New Exterior Paint

### Offering Summary

Lease Rate:	\$4.00 SF/month
Estimated NNN Charges:	.73 SF/month - 2025
Available SF:	1,564 - 3,853 SF
Building Size & Lot Size:	3,953 SF / 25,500 Acres



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### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 3086 El Camino Real	1,564 - 3,853 SF	NNN	\$4.00 SF/month	Warm shell condition. Retail/Offices: Restaurant ready 1,500-gallon inground grease interceptor in place for retail spaces with stub outs. Great Building Signage Facing El Camino Real. Each Retail/Office Space has: new 5-ton gas & electric HVAC unit (for retail units only), new upgraded gas service with separate gas for each retail unit has been installed, electrical panel (225 Amp; 3 PH; 4W; 120/208V), new 2" water line with shut off valve to each retail space, new glass storefront with double glass entrance doors, open beam ceiling 9' Above Finish Floor (AFF).
■ 3088 El Camino Real	2,289 - 3,853 SF	NNN	\$4.00 SF/month	Retail/Offices: Restaurant ready 1,500-gallon inground grease interceptor in place for retail spaces with stub outs. Great Building Signage Facing El Camino Real. Each Retail/Office Space has: new 5-ton gas & electric HVAC unit (for retail units only), new upgraded gas service with separate gas for each retail unit has been installed, electrical panel (225 Amp; 3 PH; 4W; 120/208V), new 2" water line with shut off valve to each retail space, new glass storefront with double glass entrance doors, open beam ceiling 9' Above Finish Floor (AFF) and a roll up door 9' H x 10' W.



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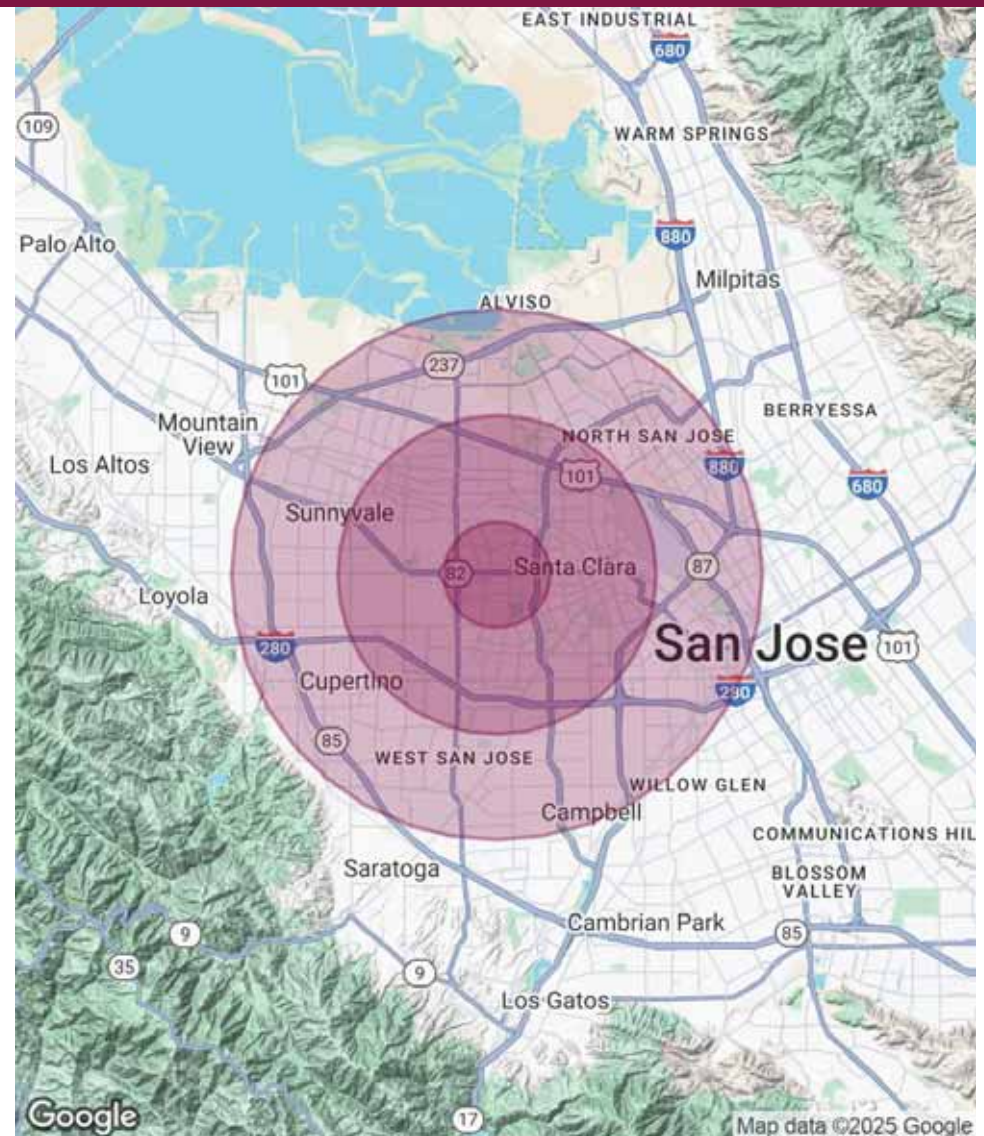
Population	1 Mile	3 Miles	5 Miles
Total Population	35,512	219,388	568,344
Average Age	36.2	36.4	37.2
Average Age (Male)	35.5	36.0	36.7
Average Age (Female)	37.2	37.1	37.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,852	84,261	222,142
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$172,840	\$164,067	\$166,308
Average House Value	\$1,076,884	\$1,149,845	\$1,104,183

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT 2018

El Camino Real at Bowers Avenue	32,040
El Camino Real at Alpine Avenue	36,530
Highway 82 at Flora Vista Avenue W.	41,000
San Tomas Expressway at Warburton Avenue	46,950



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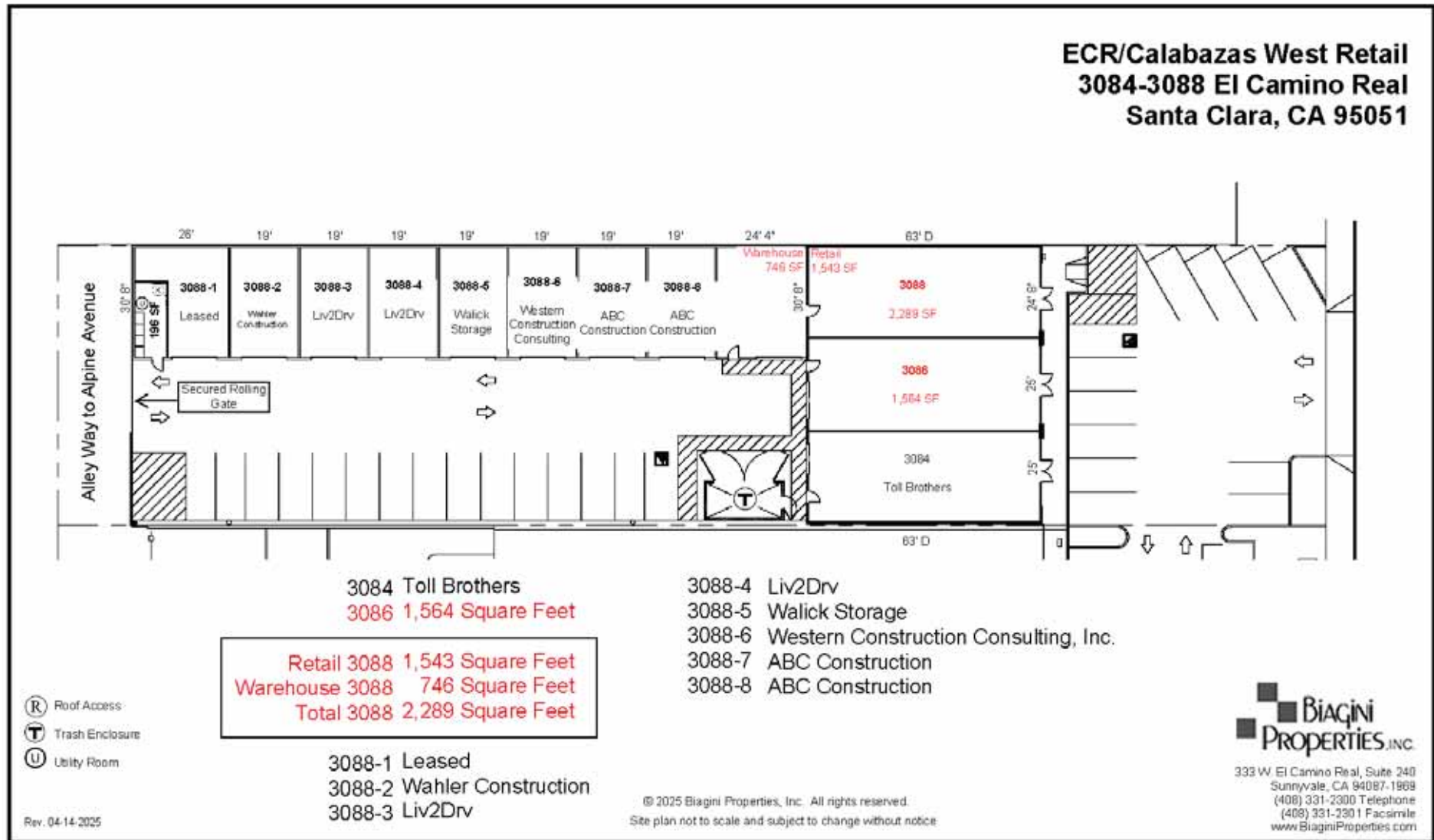
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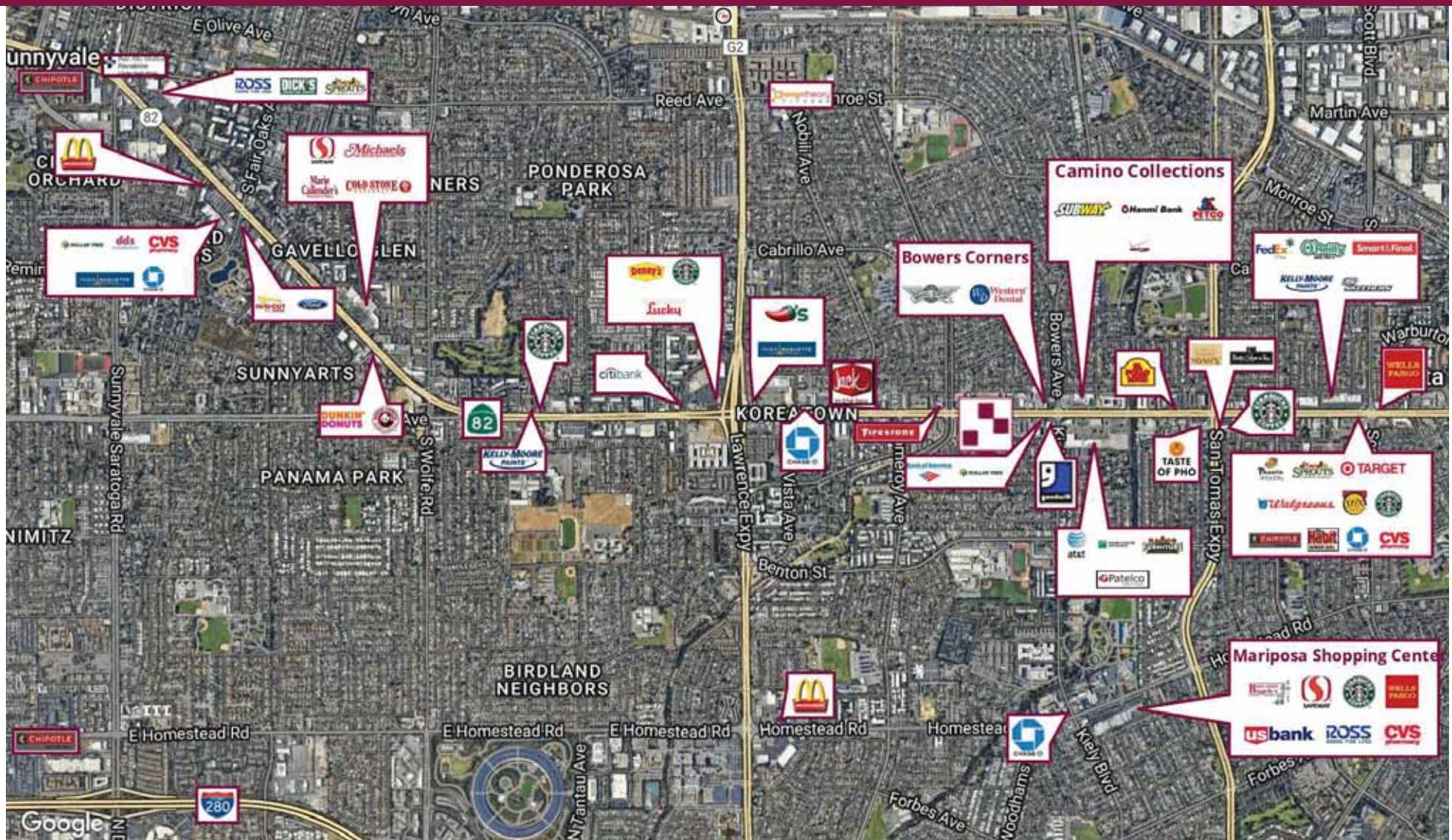
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