

OFFICE/RETAIL FOR LEASE

UPDATED LEASE PRICING - \$1.75/SF! TWO UNITS 4767 LAFAYETTE STREET, SANTA CLARA, CA

Bring Your Tech Or Office Business To A Friendly Urban Suburb! CLOSE TO LEVI STADIUM AND CALTRAIN



PROPERTY DESCRIPTION

Update Pricing, Motivated Owner, \$1.75/SF! Retail/Office Strip Mall is located right at Levi Stadium and CalTrain's Great America train station!! Great corner location at Lafayette Street and Hogan Drive. Quick and easy access and parking for customers driving by on Lafayette Street. Share the strip mall with Caesar's Pizza, Mimi's Hair and Nail Salon, Fairway Convenience/Liquor Store, and Dr. Zarate DDS. Both units total approx 1550 SF of office/retail space. Both units have lobby areas and their own bathrooms. ADA bathroom down the walkway. Unit 105 is the ground-level floor of a two-story strip mall. Located near all transportation, BART, Train, Hwy 101, and Expressway 237. Great traffic count and friendly neighborhoods for walk-in business. Ample space for signage. Please ask about our MOVE IN TIs.

PROPERTY HIGHLIGHTS

- Total of approximately 1526+- SF in the Central location, one block from Levi Stadium

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OFFERING SUMMARY

Lease Rate: \$1.75 SF/month (NN)
 Number of Units: 2
 Available SF: Approx 733+ 817 SF of 1526 SF
 Lot Size: 31,363 SF
 Building Size: 10,310 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	947	2,741	7,308
Total Population	3,191	8,084	19,175
Average HH Income	\$216,170	\$181,252	\$171,635

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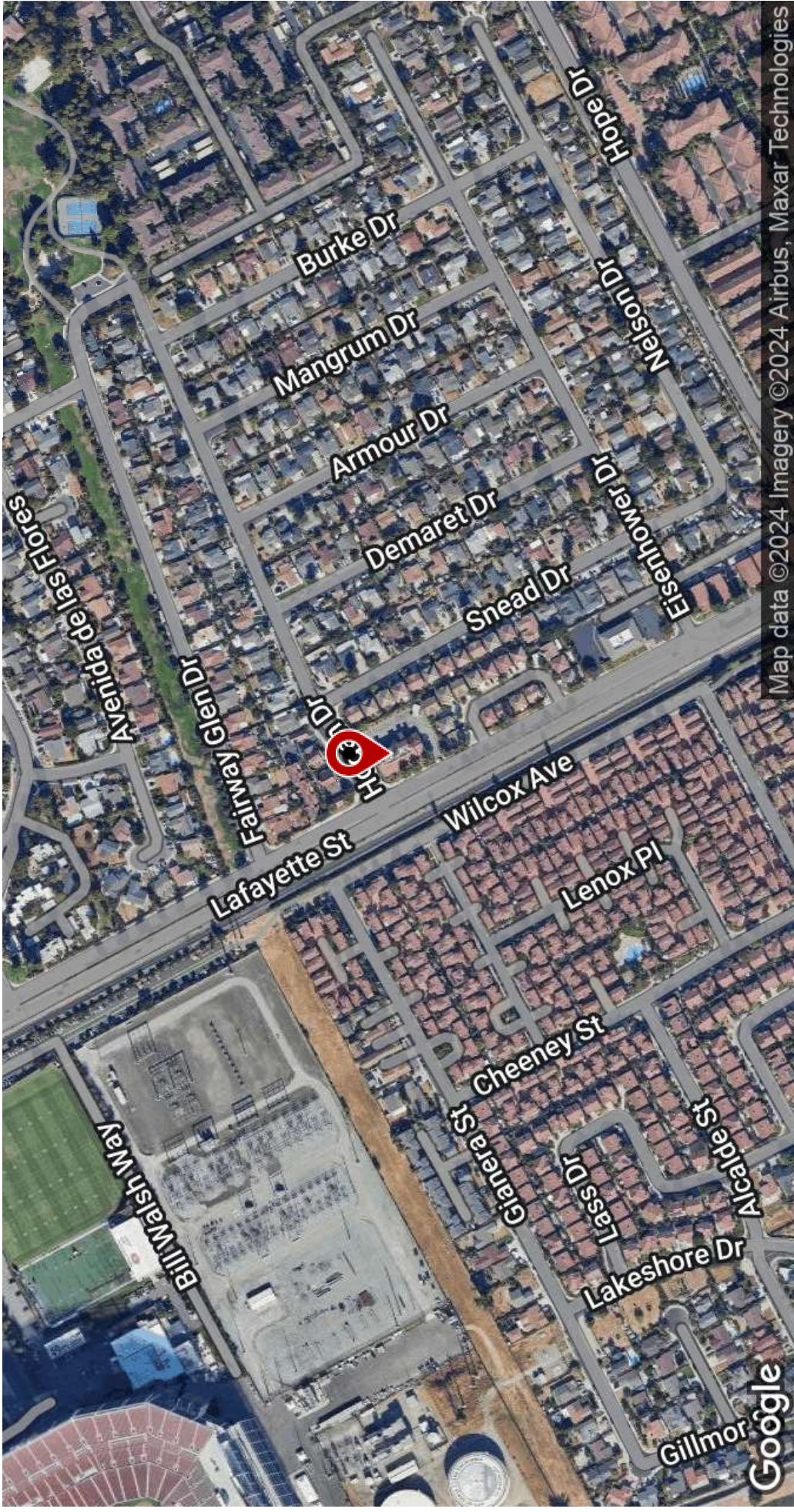
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OFFICE/RETAIL FOR LEASE BY MAUREEN CALDWELL-MEURER, BROKER ASS KW SILICON VALLEY



4767 LAFAYETTE STREET, SANTA CLARA, CA 95054

By Maureen Caldwell-Meurer, Broker Associate KW Commercial, KWSC And KWSCV



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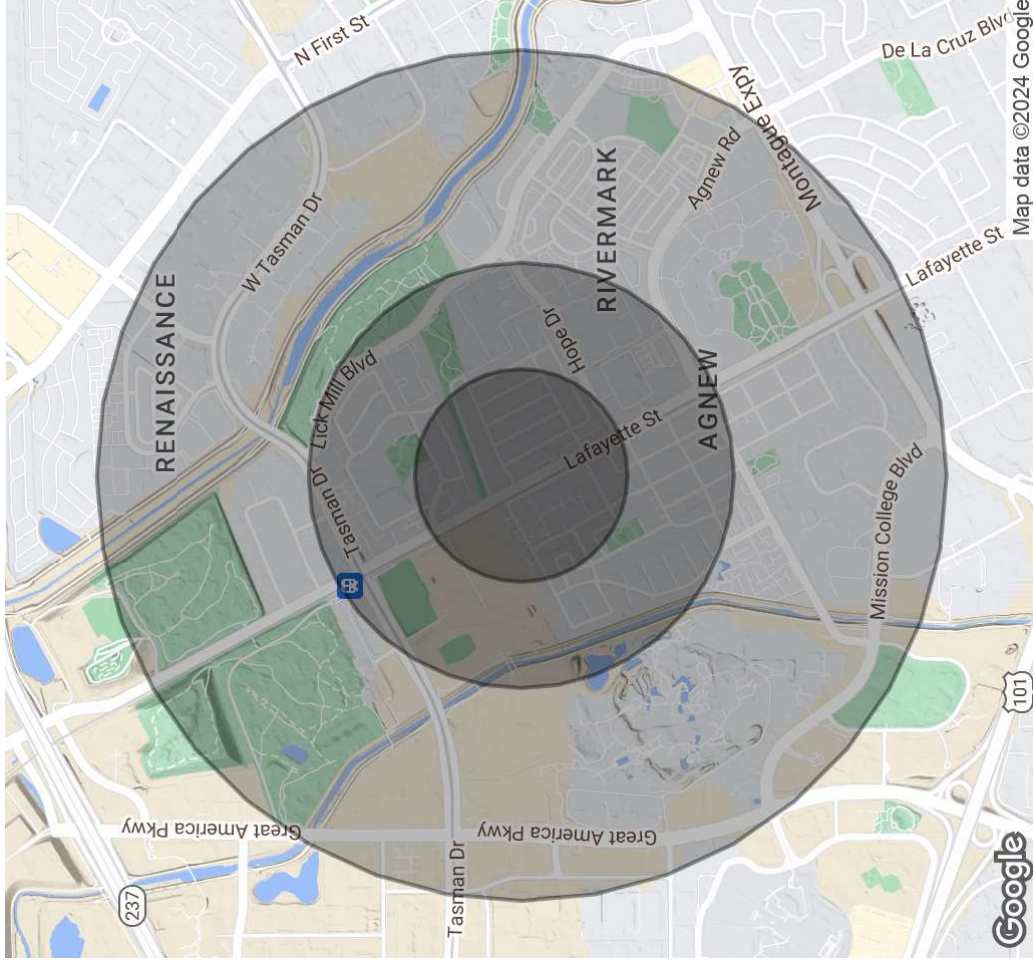
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Great Traffic Count



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	3,191	8,084	19,175
Average Age	34.5	33.5	32.8
Average Age (Male)	35.8	34.4	33.4
Average Age (Female)	33.8	33.2	32.7
HOUSEHOLDS & INCOME			
Total Households	947	2,741	7,308
# of Persons per HH	3.4	2.9	2.6
Average HH Income	\$216,170	\$181,252	\$171,635
Average House Value	\$2,018,071	\$1,188,810	\$1,069,260

* Demographic data derived from 2020 ACS - US Census



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4767 LAFAYETTE STREET, SANTA CLARA, CA LEASE RATES

Rent Per Unit



Lai Real Estate Base Rent all Suites			
Taxes \$/sqft/mo Unit 105	approx 8.7%		
Taxes \$/sqft/mo Unit 205	7%		
Dollars/sqft/Month	2.00		
Lease Month/Annual		Month 1	Annual Yr 1
Square Foot Suite 105	817	\$1,634.00	\$19,608.00
Square Foot Suite 205 - SF TBD*	733	\$1,466.00	\$17,592.00
Parking Total 36, includes ADA			
Taxes, approximately 8.7% unit 105, 7% Unit 205			

Utilities: Water Except 105	100/mo		
Total SqFt	1526		
Total Suite 105+205		\$3,100.00	\$40,300.00
Cam Charges, approx \$0.60/SF, move-in credit		612.75	

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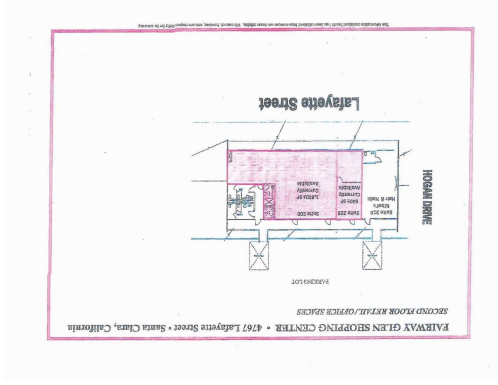
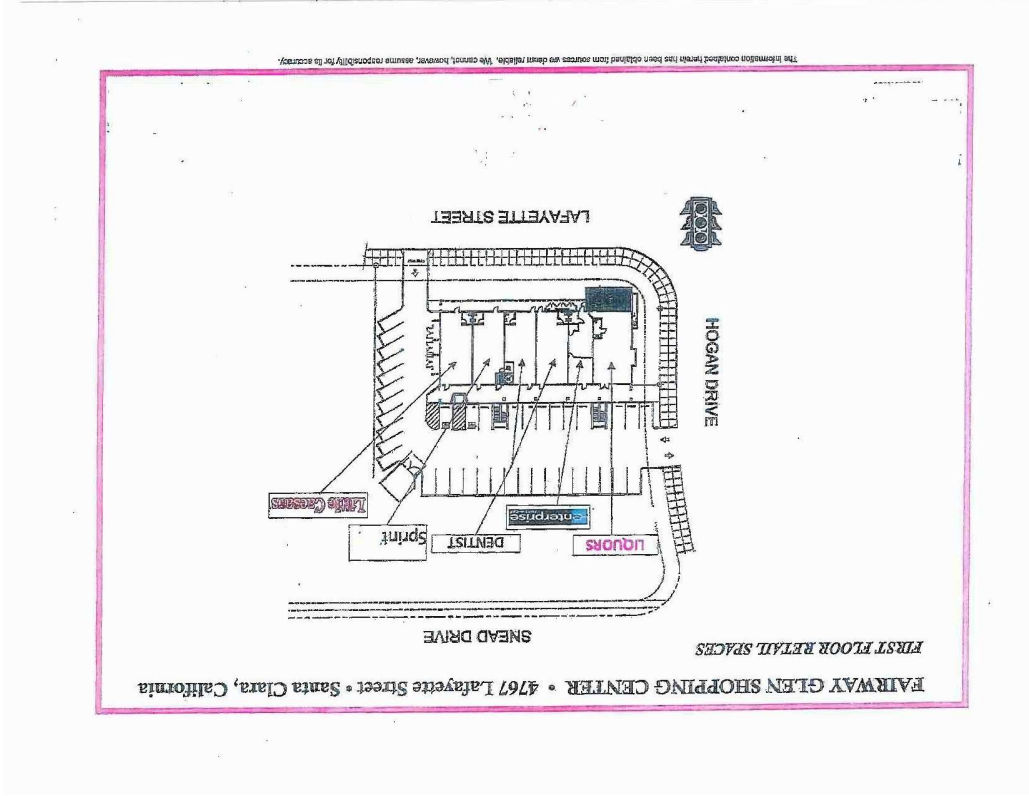
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4767 LAFAYETTE STREET, SANTA CLARA, 1550 SF!

4767 Lafayette Street, Santa Clara, CA 95054



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