

OFFICE FOR LEASE

980 El Camino Real
Santa Clara, CA 95050



SUITE 200: +/- 2,523 SF OFFICE SPACE

- Elevator-served second floor office space
- Reception area, one private office, conference room, break room, three restrooms, balance open office space
- High-quality interior office improvements
- Two private stairway entrances from the parking lot and elevator access from a common area lobby
- High visibility location along El Camino Real
- Building and monument signage available
- 3.00 per 1,000 SF parking ratio
- Numerous restaurants within a short driving distance
- Blocks from Santa Clara University
- Minutes from San Jose Mineta International Airport

TERMS

Asking Rate: \$30.00 PSF Annual

Expense Basis: Modified Gross

(Tenants Responsible For Utilities & Cleaning)

Lease Term: Negotiable

EXCLUSIVE LEASING AGENTS

Scott Breslin
Cell (818) 237-7893
scott.breslin@marcusmillichap.com
License: CA 02200688

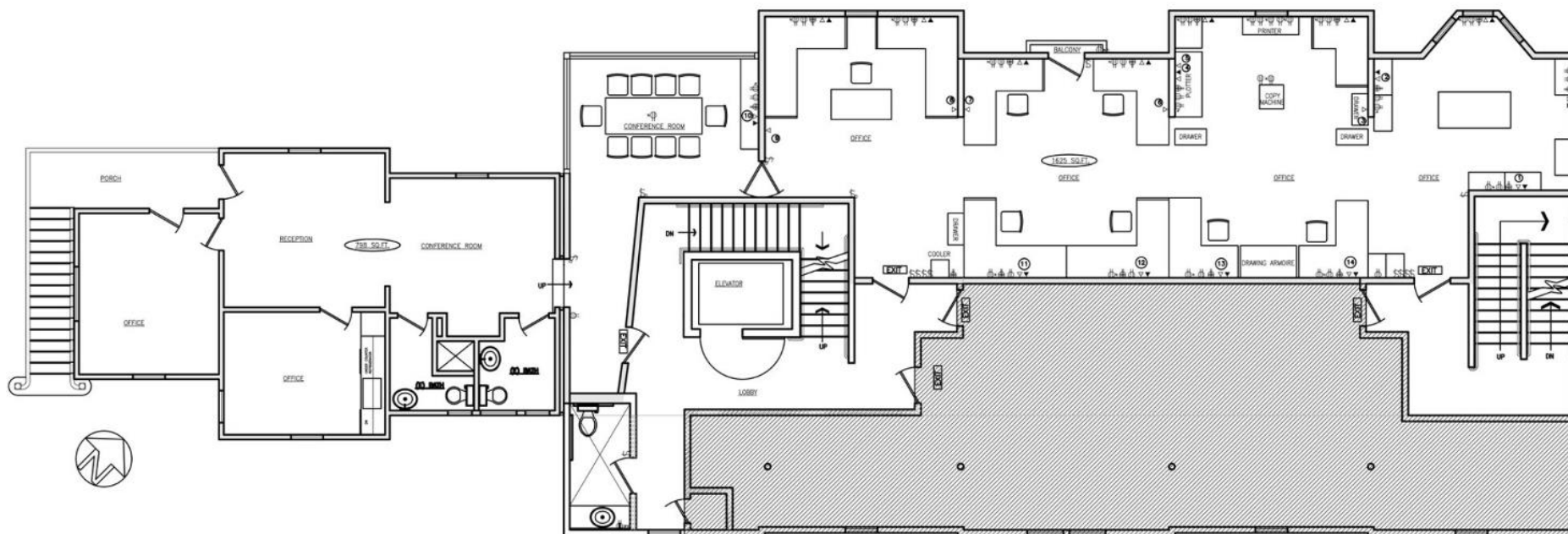
Joshua Johnson
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License: CA 01930127

Mitchell Zurich
Cell (408) 888-9594
mzurich@marcusmillichap.com
License: CA 01870648

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Permitted Uses – Mixed Use Community Commercial

- Child Day Care
- Vocational/Trade School
- Animal Sales and Grooming
- Banks and Financial Establishments
- Business Support Centers
- Offices
- Personal Services
- General Retail Establishments
- Veterinary Facilities
- Museums
- Libraries
- Fitness Facilities
- Maintenance and Repair Services Office

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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	23,950	184,627	628,580
2024 Estimate			
Total Population	23,384	180,983	618,129
2020 Census			
Total Population	23,238	180,768	623,231
2010 Census			
Total Population	21,006	160,578	550,276
Daytime Population			
2024 Estimate	47,502	294,217	858,360
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	8,252	72,496	240,599
2024 Estimate			
Total Households	8,005	70,922	236,134
Average (Mean) Household Size	2.4	2.5	2.6
2020 Census			
Total Households	7,665	68,774	230,042
2010 Census			
Total Households	7,060	60,753	200,802
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	29.0%	36.1%	36.2%
\$150,000-\$199,999	11.9%	14.3%	14.0%
\$100,000-\$149,999	16.0%	15.4%	15.0%
\$75,000-\$99,999	10.4%	9.1%	8.7%
\$50,000-\$74,999	9.1%	8.6%	8.7%
\$35,000-\$49,999	6.2%	4.3%	4.6%
\$25,000-\$34,999	4.8%	3.5%	3.6%
\$15,000-\$24,999	4.4%	3.1%	3.5%
Under \$15,000	8.2%	5.5%	5.7%
Average Household Income	\$158,669	\$182,461	\$179,694
Median Household Income	\$81,609	\$115,226	\$116,073
Per Capita Income	\$59,465	\$71,402	\$69,204

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	23,384	180,983	618,129
Under 20	24.0%	20.7%	21.5%
20 to 34 Years	33.2%	27.9%	27.4%
35 to 49 Years	18.7%	22.1%	22.2%
50 to 59 Years	9.6%	11.5%	11.6%
60 to 64 Years	4.2%	5.2%	5.1%
65 to 69 Years	3.4%	4.0%	3.9%
70 to 74 Years	2.5%	3.0%	3.0%
Age 75+	4.5%	5.6%	5.3%
Median Age	31.0	36.0	36.0
Population by Gender			
2024 Estimate Total Population	23,384	180,983	618,129
Male Population	48.4%	48.1%	48.0%
Female Population	51.6%	51.9%	52.0%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	26.0	27.0

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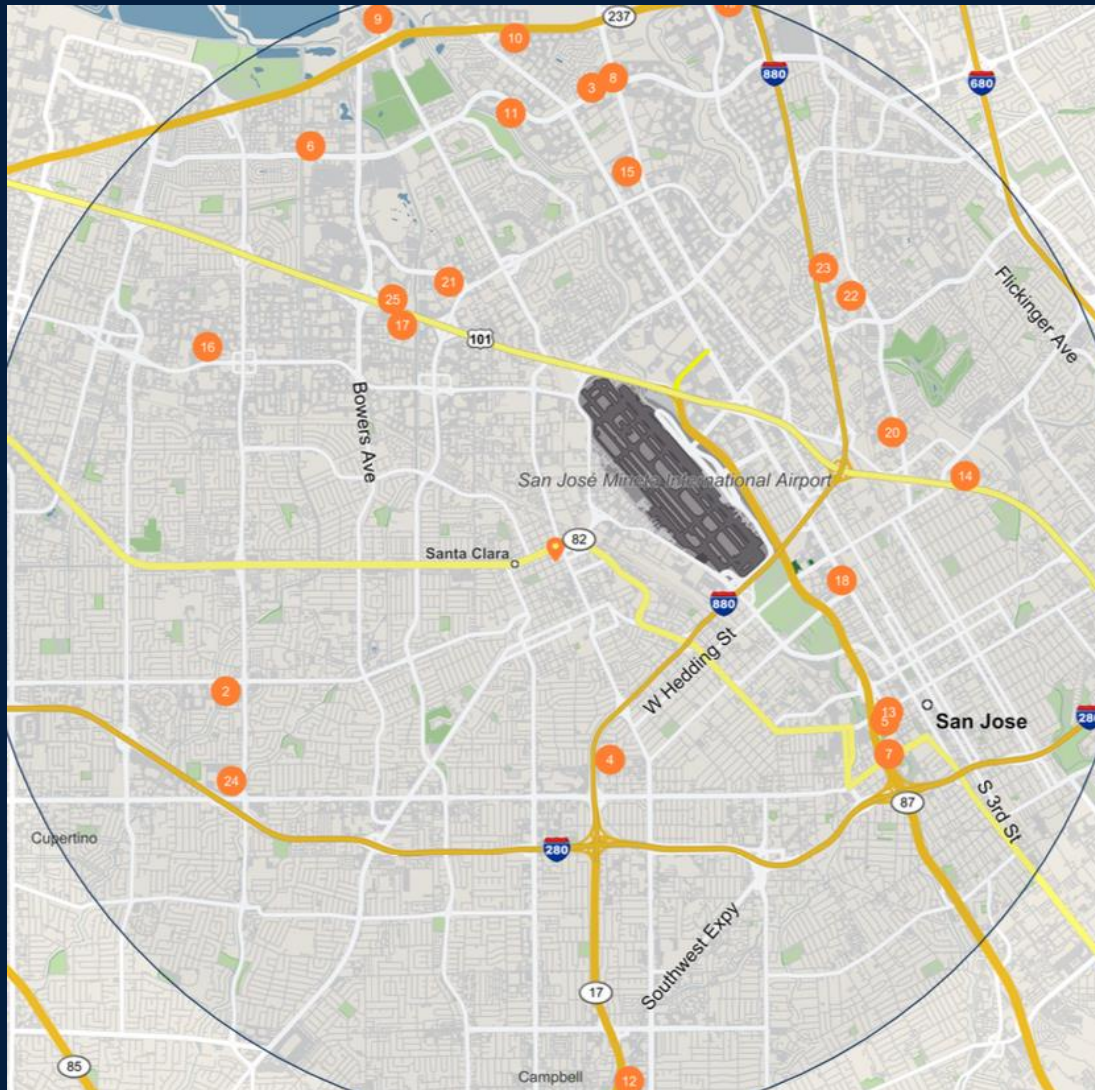
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Major Employers

		Employees
1	24 7ai Inc	7,236
2	Kaiser Foundation Hospitals-Kaiser Prmnnte Snta Clara Med	6,339
3	Jts Corporation-Atari Corporation	6,000
4	Verity Health System Cal Inc-OConnor Hospital	5,983
5	Zoom Video Communications Inc-Zoom	5,667
6	Coherent Asia Inc	5,180
7	Acer Cloud Technology Inc	5,027
8	Fujitsu Research America Inc	5,010
9	Mindray Ds Usa Inc-Mindray Innvton Ctr Slcon Vly	4,025
10	Zscaler Inc-Zscaler	3,656
11	Cisco Systems Inc-Cisco Systems	3,534
12	Bairesdev LLC	3,500
13	Shutterfly LLC	3,489
14	Rosendin Electric Inc-Rosendin Electric	3,000
15	Intel Corporation-Intel	3,000
16	Globalfoundries Dresden	2,981
17	Advanced Micro Devices Inc-AMD	2,923
18	Universal Services America LP	2,708
19	B H R Operations LLC-Crown Plaza	2,633
20	Topbuild Services Group Corp-Masco	2,527
21	Intel Corporation	2,463
22	LSI Corporation-LSI Logic	2,400
23	Super Micro Computer Inc-SUPERMICRO	2,291
24	Agilent Technologies Inc-Agilent	2,256
25	Tavant Technologies Inc	2,239

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