

# 808 WEST

APARTMENTS

Ranging from  
**±1,300 SF to ±5,925 SF**  
Plus Outdoor Patio Space,  
New Retail & Restaurant Space



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# PROJECT HIGHLIGHTS

- New Mixed-Use Development with 315 Apartments & 18,385 SF of Retail, Medical, and Office Space
- Located in Midtown San Jose, at Sunol St & W San Carlos Ave
- Highly Underserved Trade Area
- Dedicated Commercial Parking of 159 Stalls in Garage and Street Parking

## SPACES AVAILABLE

- 3,258 SF (Suite 1026A) High Identity Restaurant Space on Hard Corner with Outdoor Patio Opportunity
- 2,667 SF (Divisible to Approximately 1,300 SF) Suite 1025 Restaurant or Retail Space
- 2,034 RSF (Suite 1022) Retail Space
- Building Signage Available
- Tenant Improvements Available

## RADIUS DEMOGRAPHIC SUMMARY (2018)

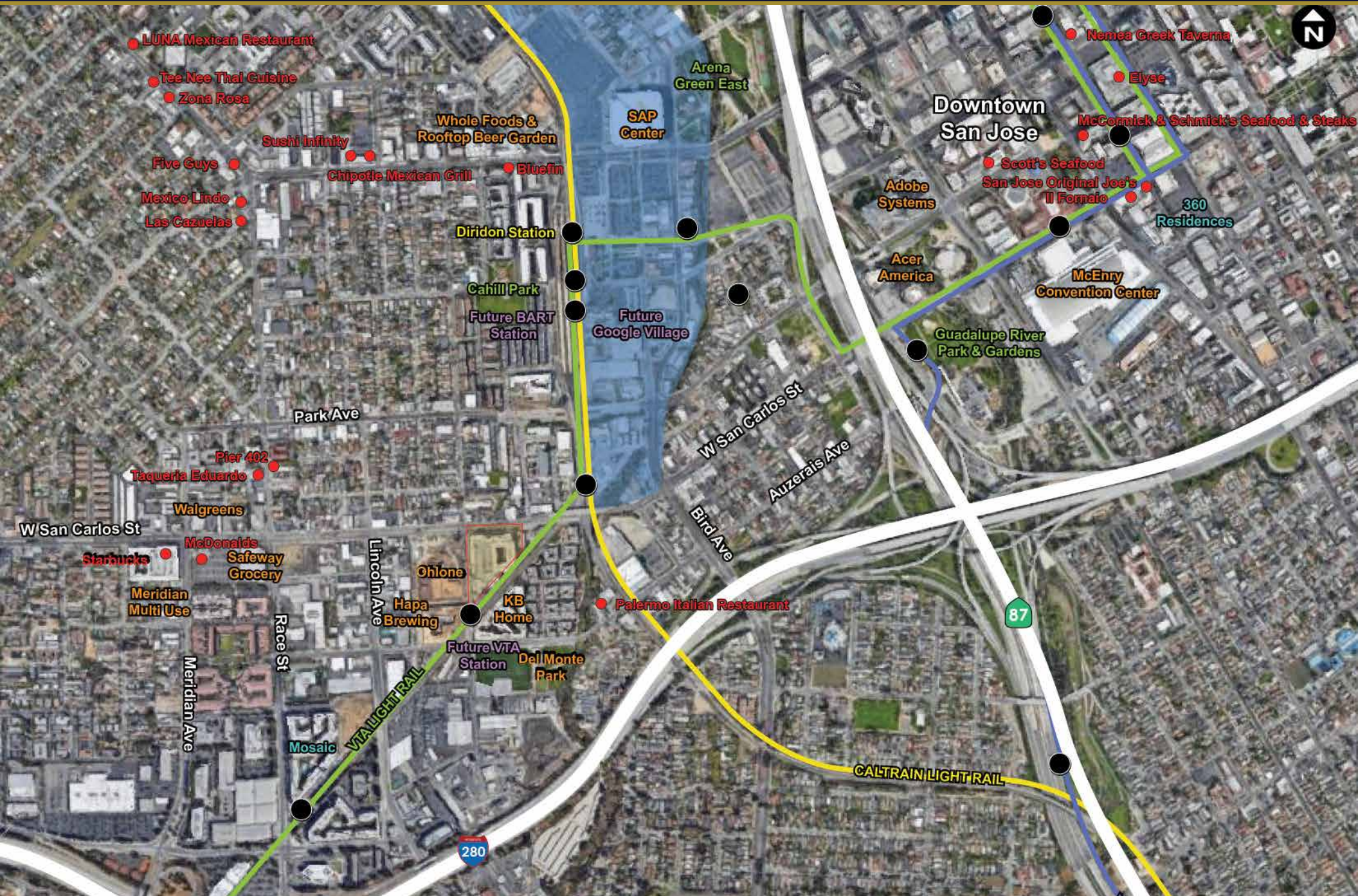
	1 Mile	3 Mile	5 Miles
Total Pop	40,770	252,022	679,942
Total Businesses	3,852	25,139	63,009
Average HH Inc.	\$97,513	\$105,478	\$116,397

## TRAFFIC COUNTS

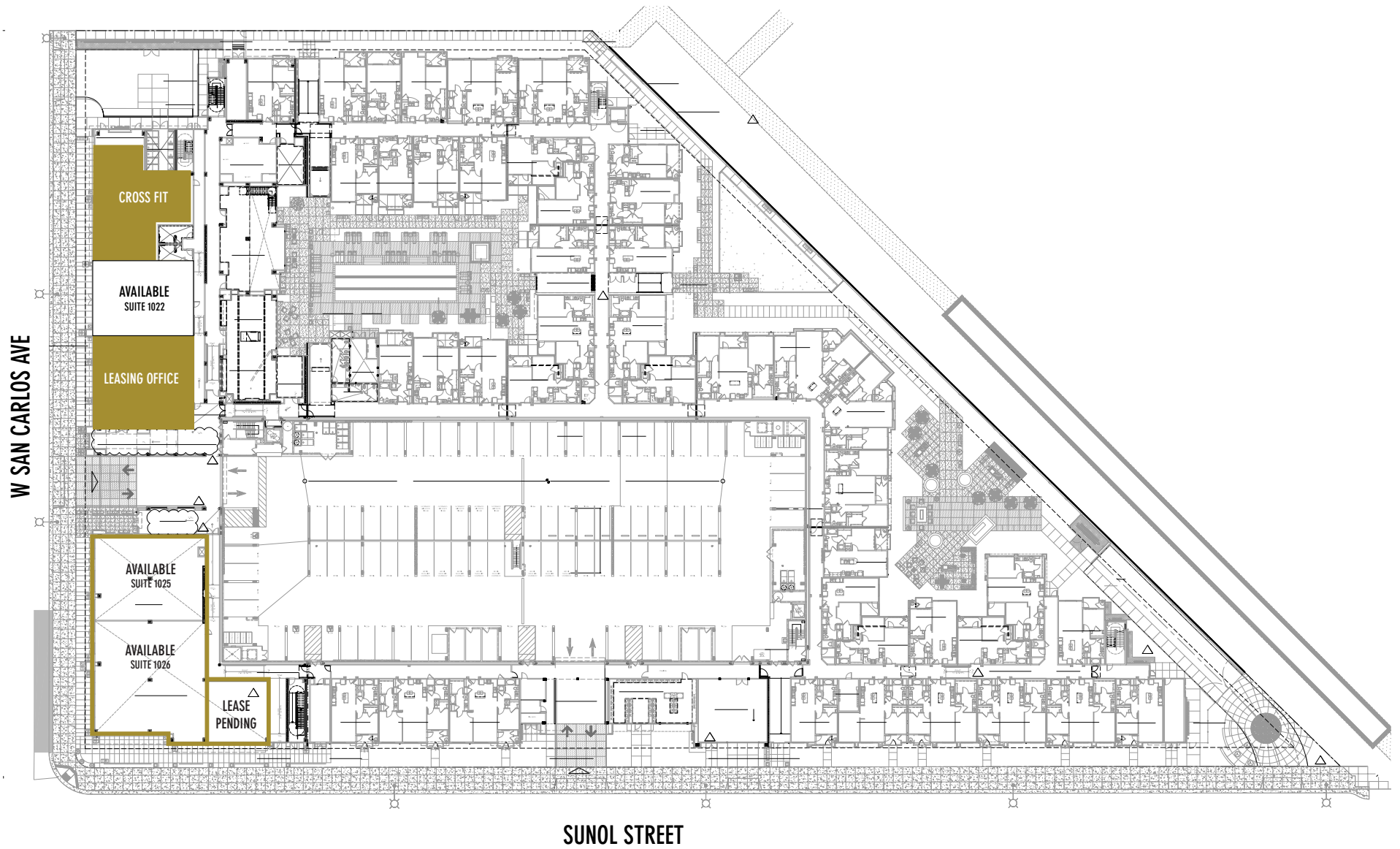
- W San Carlos St. - 25,000 ADT
- Lincoln Ave. - 9,361 - 14,000 ADT
- Auzerais Ave. - 8,000 - 12,000 ADT
- Montgomery St. - 16,977 - 17,683 ADT



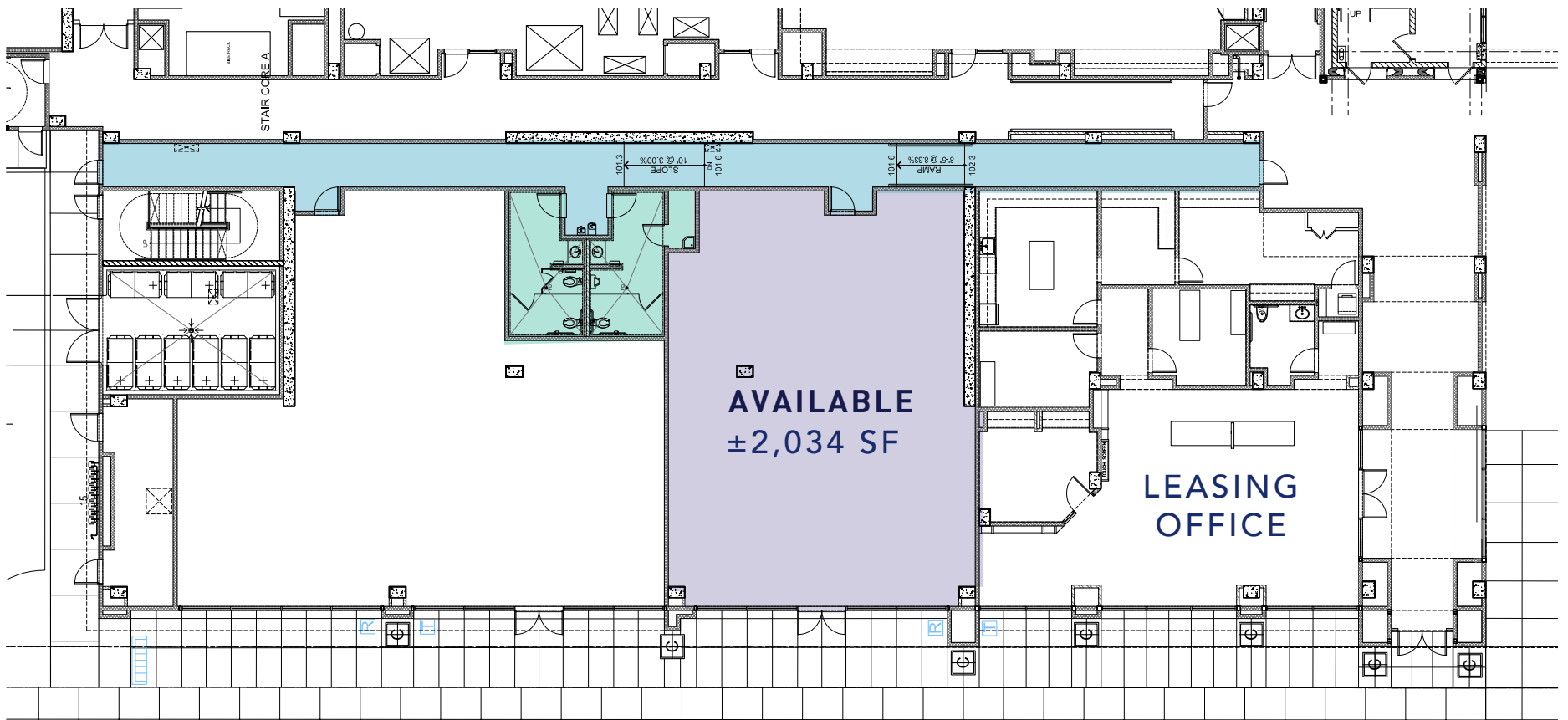
# CLOSE-UP AERIAL



# SITE PLAN



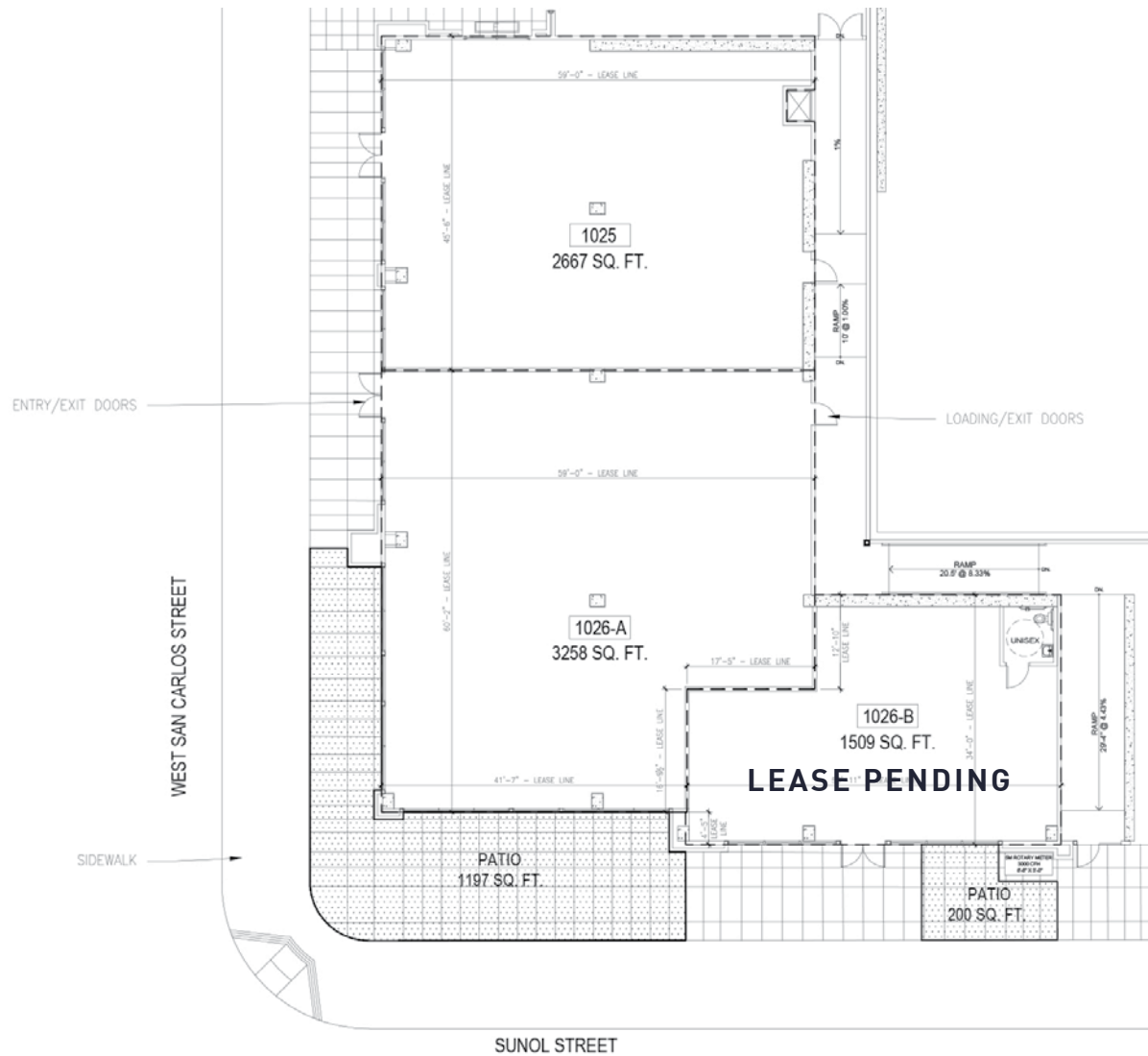
# RETAIL-FIRST FLOOR



# RESTAURANT AND RETAIL



Suite 1025	2,667 SF
Suites 1026 A	3,258 SF



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.