

*FOR LEASE at CEDAR TREE PLAZA*  
**1841 PRUNERIDGE AVE, SANTA CLARA**



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## AVAILABLE UNIT FOR LEASE

- 2nd floor unit available now and is a retail/office unit that is 1,300± SF. We are going to be asking \$2.25 PSF MG.

## HIGHLIGHTS

- Built in 1956 and has been locally owned and operated by San Jose natives.
- Strategically located right down the street from the bustling Santana Row & Valley Fair Shopping Mall.
- During Covid, the owners invested millions of dollars into the center to upgrade the exterior facade, parking lot, and walkways into the units.
- Excellent street visibility with very high daily traffic counts
- Cedar Tree Plaza has been home to the famous San Jose Train Shop for over 30 years and counting!

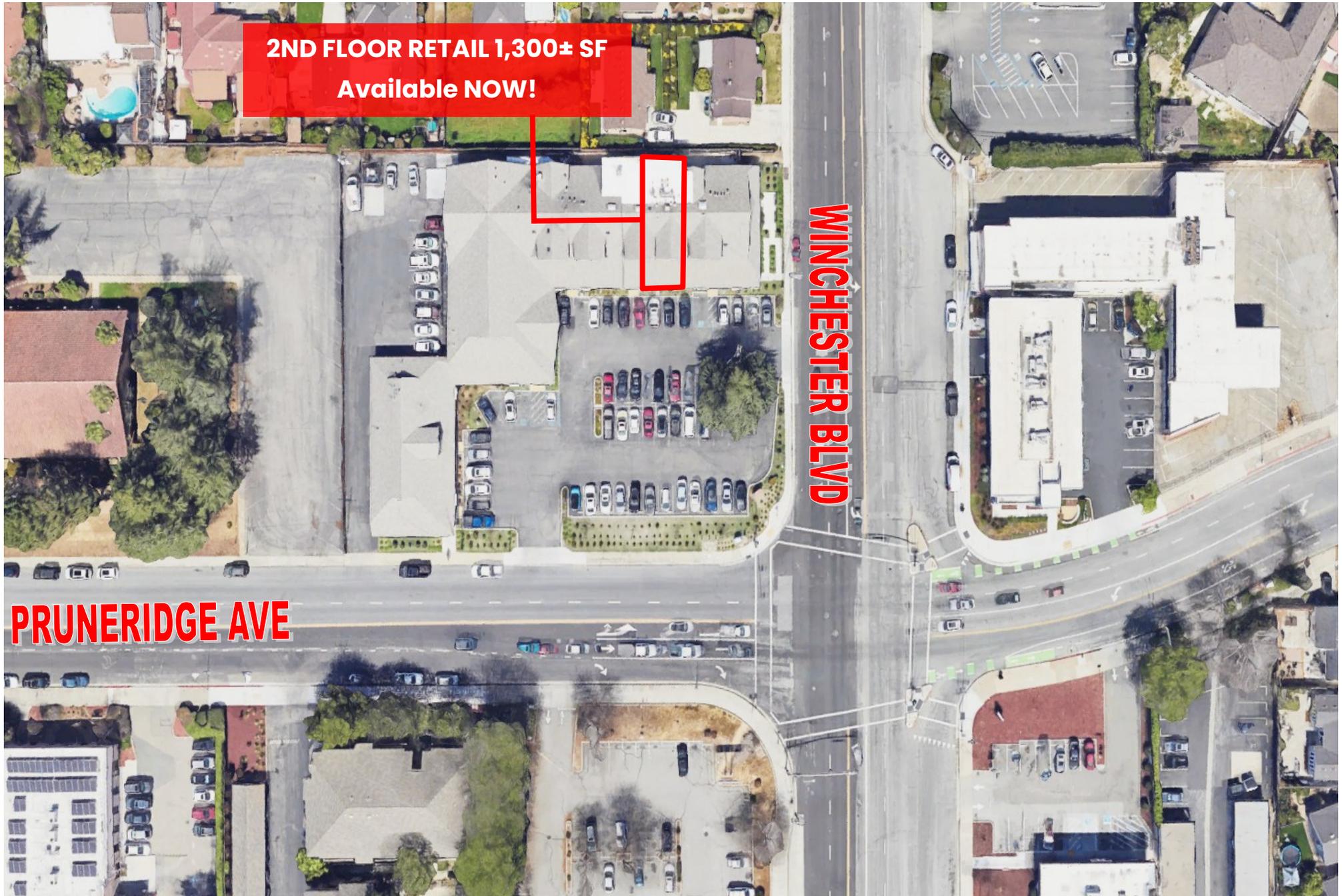


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 2ND FLOOR RETAIL: 1,300± SF



# PROPERTY AERIAL



# LOCATION MAP



# DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	2,239	3,391	4,970
Households	809	1,245	1,732
Average Household Income	\$116,982	\$134,259	\$142,401
Owner Occupied Housing Units	383	682	996
Renter Occupied Housing Units	426	563	736
Median Age	42	42.5	43.7
Median Household Income	\$81,637	\$90,362	\$94,251

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