



# Bowers Corners

2801-2807 El Camino Real  
Santa Clara, CA 95051



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President  
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**Biagini Properties, Inc.**

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# Retail For Lease



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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## Location Description

Discover this vibrant opportunity that awaits at the heart of Santa Clara at Bowers Cornes. This prime retail location offers high visibility and proximity to premier shopping destinations such as Westfield Valley Fair and Santana Row. Surrounded by tech giants like Apple and Google, the area benefits from a steady stream of residents and professionals. With diverse dining options, recreational amenities, and cultural attractions, this thriving neighborhood presents an ideal setting for retail success.

## Offering Summary

Lease Rate:	\$3.50 SF/month
Estimated NNN Charges	\$1.58 SF/month - 2025
Available SF:	1,372 SF
Building Size:	3,926 SF

## Property Highlights

- Signalized Intersection
- Great Location
- Easy Parking & Abundant Parking
- Full Height Storefront Glass
- End Cap Corner Unit with Glass on 2 Sides
- Strong Co-Tenants
- Heavy Traffic Volumes



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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,372 SF	Lease Rate:	\$3.50 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2817 El Camino Real	Available	1,372 SF	NNN	\$3.50 SF/month	End cap unit, full height glass storefront, double glass entrance doors, drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' fluorescent lights, open retail area, laminate flooring throughout, contact room, 2 exam rooms (1 with sink), 1 office, 1 ADA restroom, storage room (former ADA restroom can be converted back) separate HVAC, separate electrical (200 Amp; 3 PH; 4W; 208/120V) and private exit door to parking lot.  Available Now.



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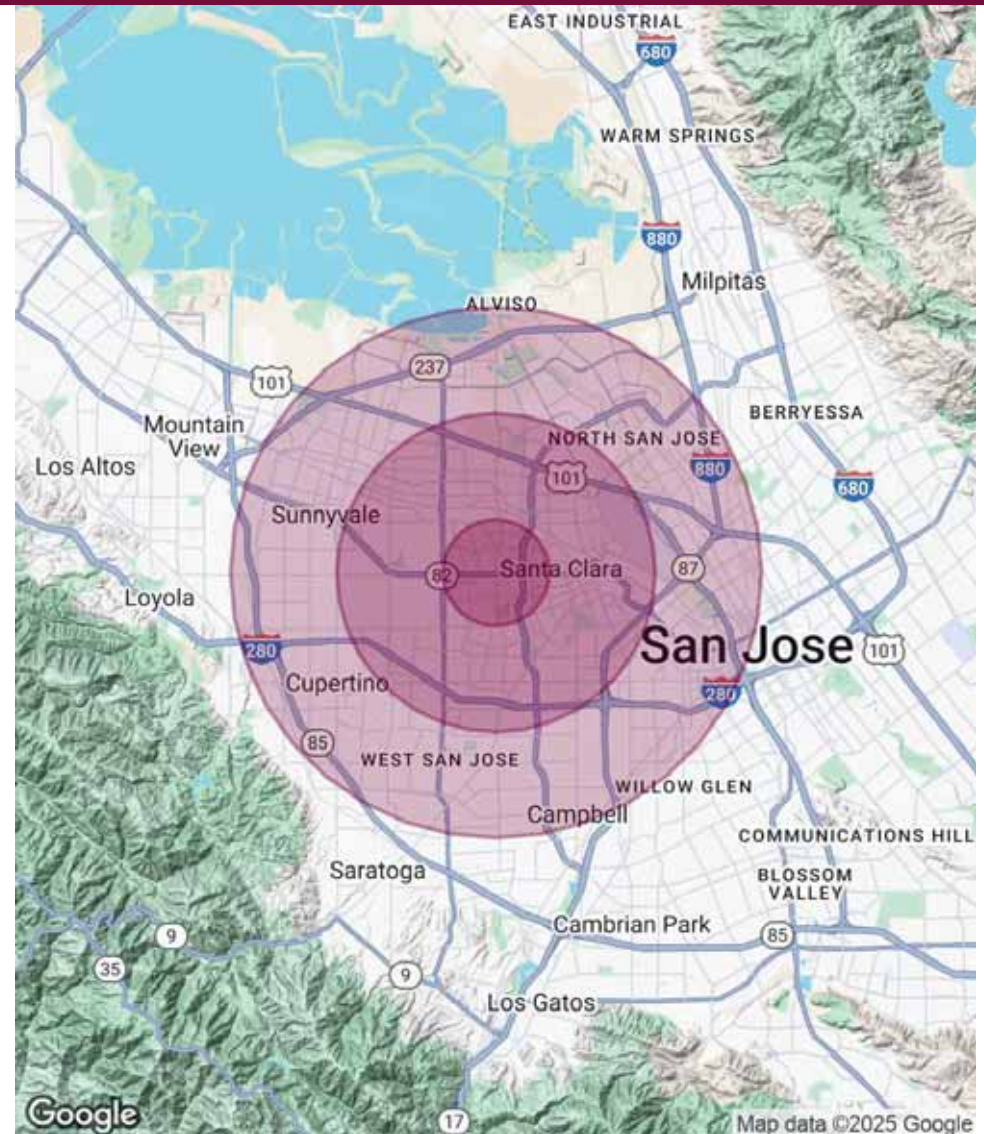
Population	1 Mile	3 Miles	5 Miles
Total Population	30,455	206,298	563,157
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,275	76,892	212,471
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$229,363	\$229,535	\$227,792
Average House Value	\$1,548,413	\$1,619,789	\$1,572,518

\* 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
82 at Flora Vista Avenue E.	37,600
San Tomas Expressway at Monroe Street	56,910



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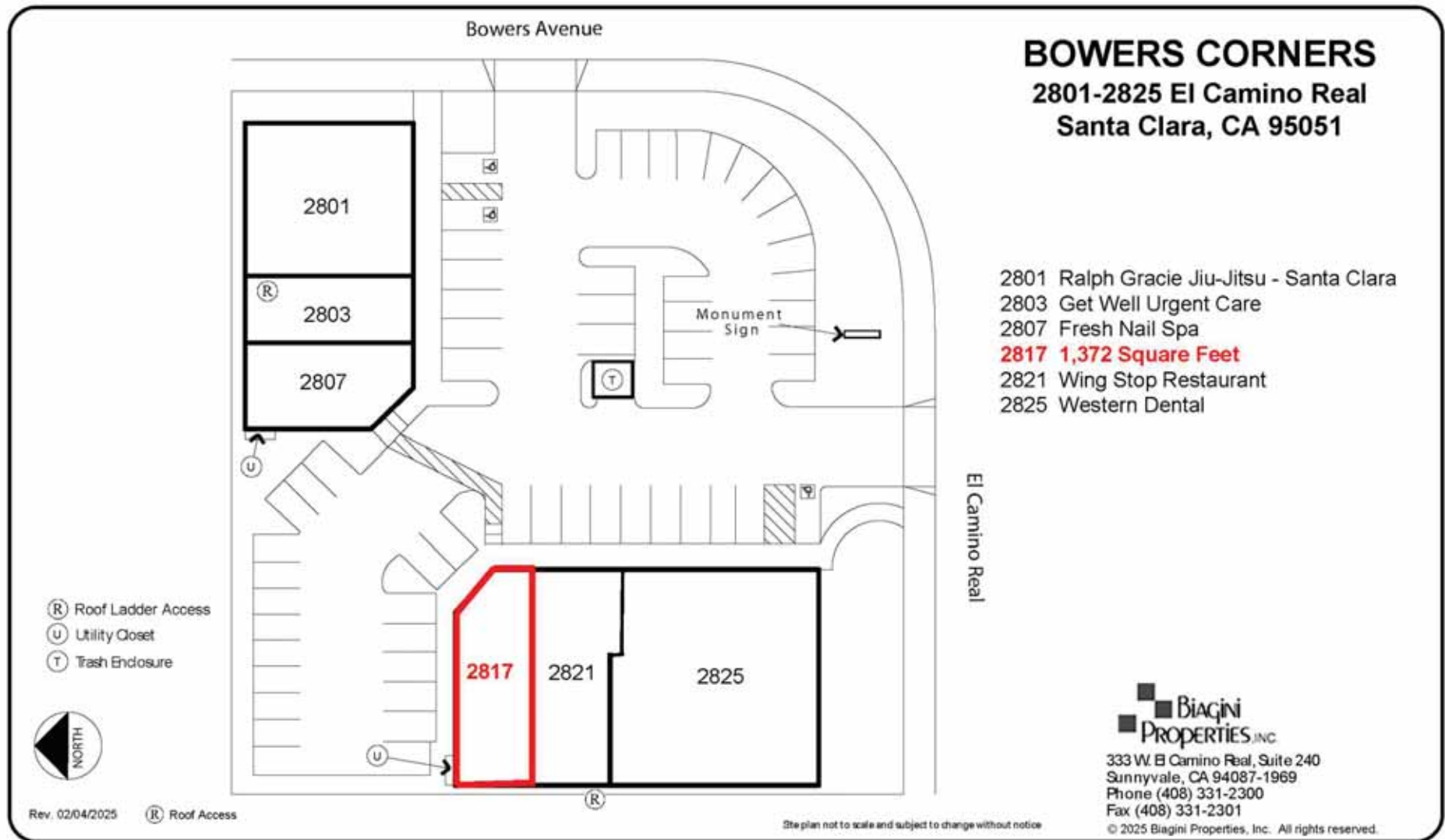
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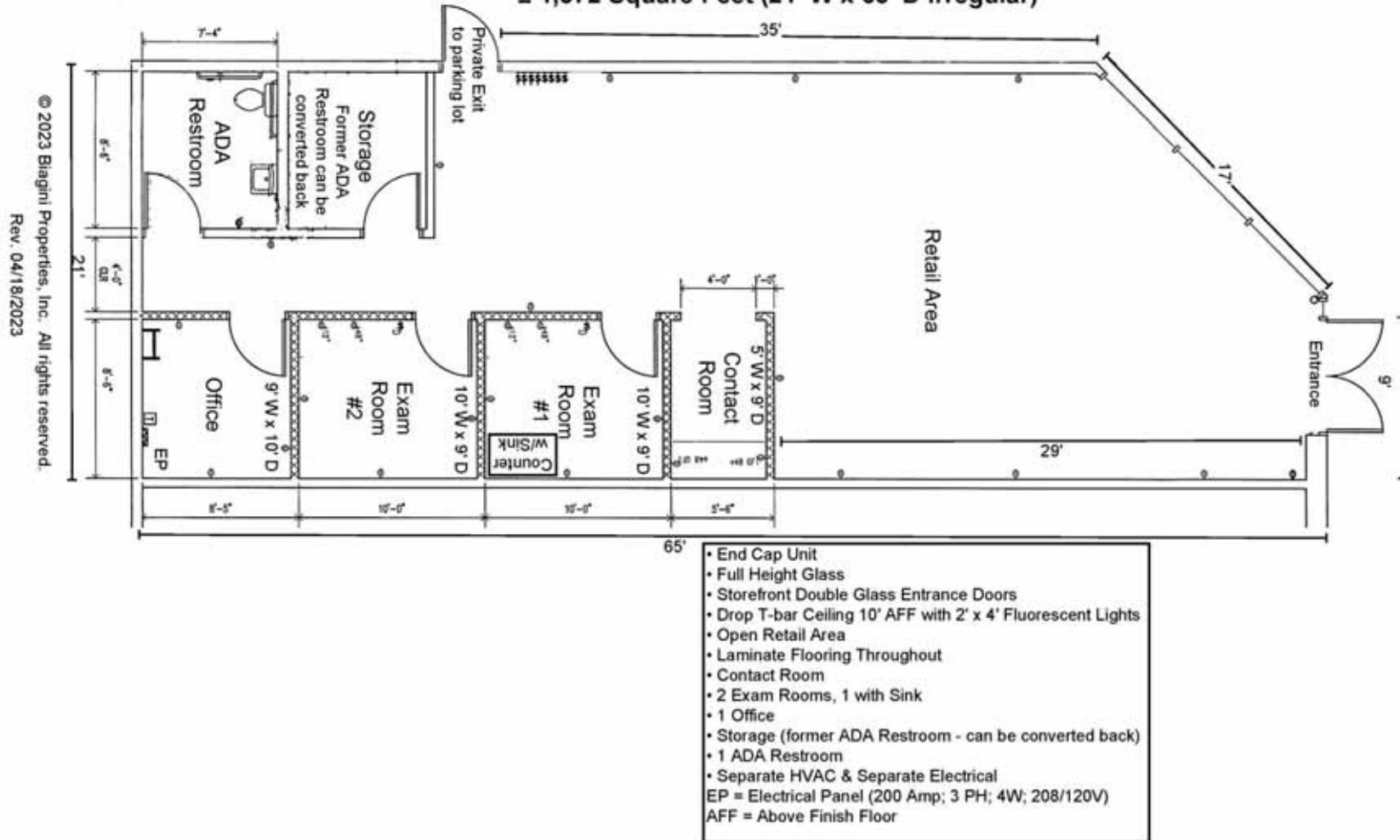
Mark@BiaginiProperties.com

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2817 El Camino Real | Santa Clara, CA 95051  
± 1,372 Square Feet (21' W x 65' D irregular)



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2817 El Camino Real - Interior



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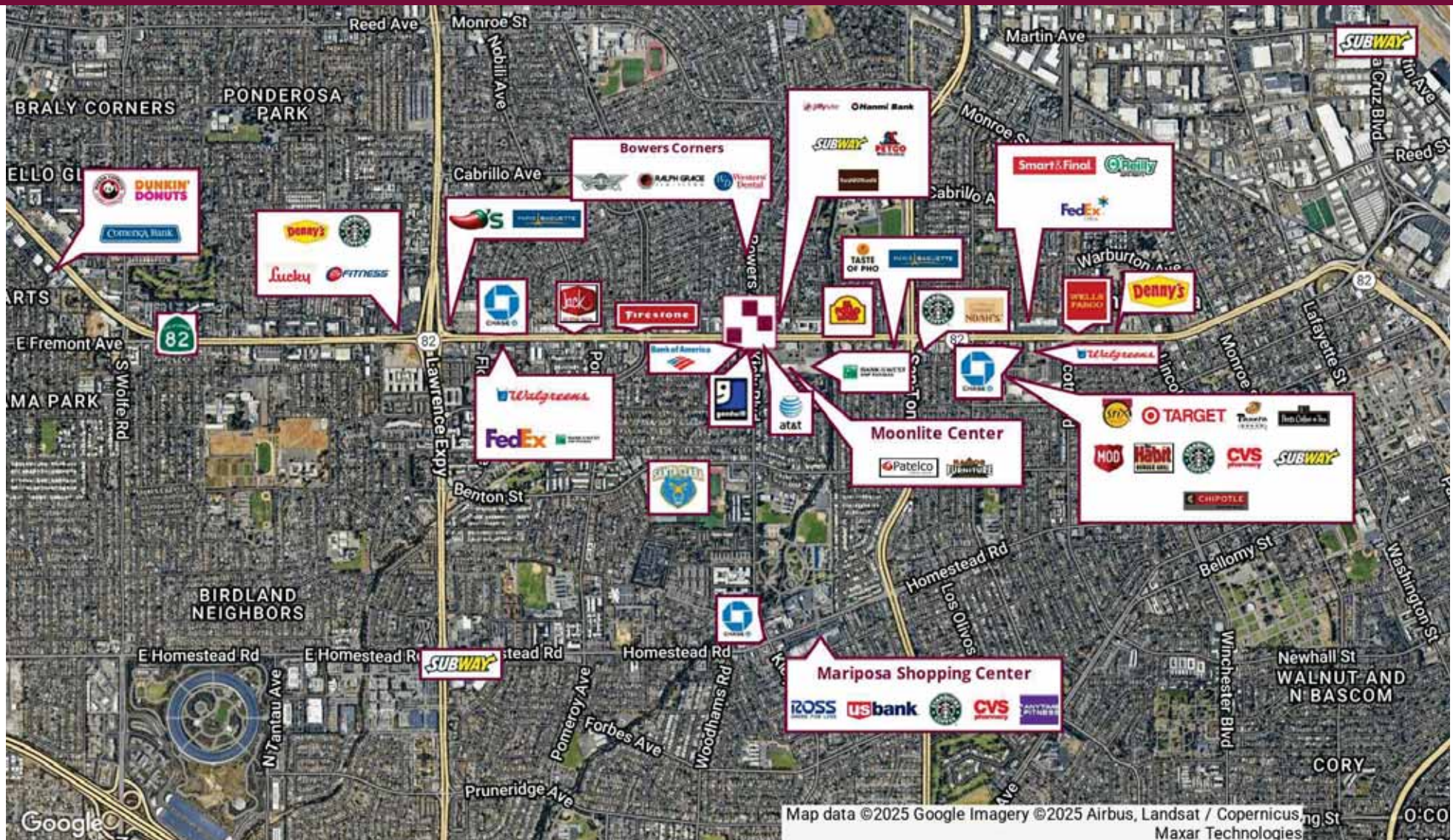
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