



For Lease

±3,200
Square Feet

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1653 W. San Carlos St San Jose, CA

Retail For Lease at West San Carlos Center

Property Highlights

- Large open space with high ceilings and glass storefront
- New interior condition and restrooms
- Centrally located in San Jose within an established trade area, between Valley Fair Mall and DT San Jose
- Anchor Tenants: Cash & Carry by Smart and Final
- Other Tenants: Benjamin Moore Paints, AutoZone, Super Cuts, See's Candy, Goodwill Store
- Dense urban residential area with many new residential units recently built or in planning process
- Traffic Counts: 35,000 cars per day

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Accelerating success.

Location & Stats

Demographics

	1 Mile	2 Mile	3 Mile
Population	34,224	116,490	260,373
Median HH Income	\$126,727	\$127,364	\$117,753



Lease Rate: \$2.95/SF + NNN \$0.45/SF

Floor Plan

Delivery Condition:

Improved vanilla shell unit with two new ADA restrooms

