



**1,358 SF For Lease @ Bascom & Union**

2590 S. Bascom Ave. San Jose, California



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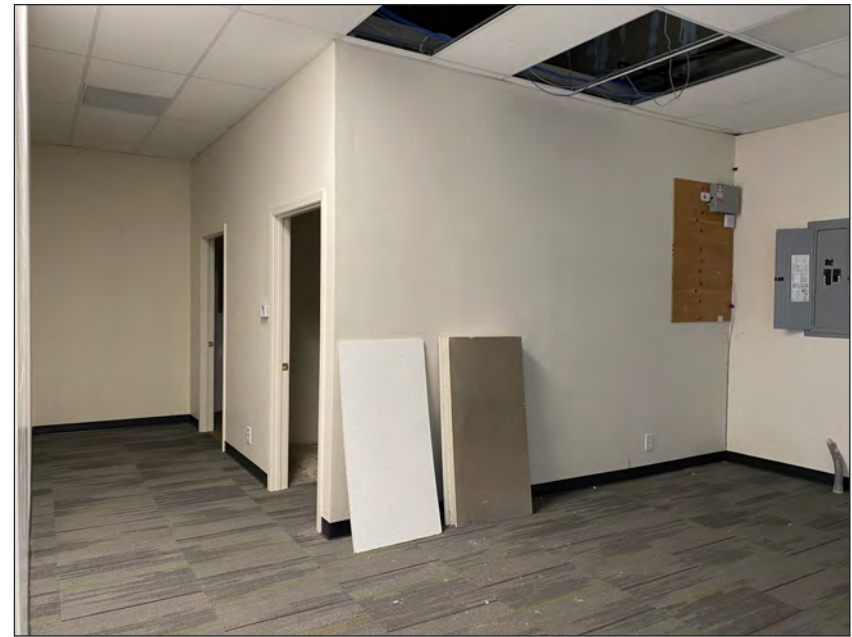
- Retail /Office Space: 1,358± SF
- Excellent Visibility and Wide Frontage in a Busy Shopping Center
- Monument and Building Signage Options
- ADA Restrooms
- Dedicated HVAC and Utilities for Units
- Parking 4/1,000 SF
- Rent \$2.35 PSF, plus NNN
- TI Allowance & Flooring Allowance
- High Traffic Intersection of Union Ave. and S. Bascom Ave.



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



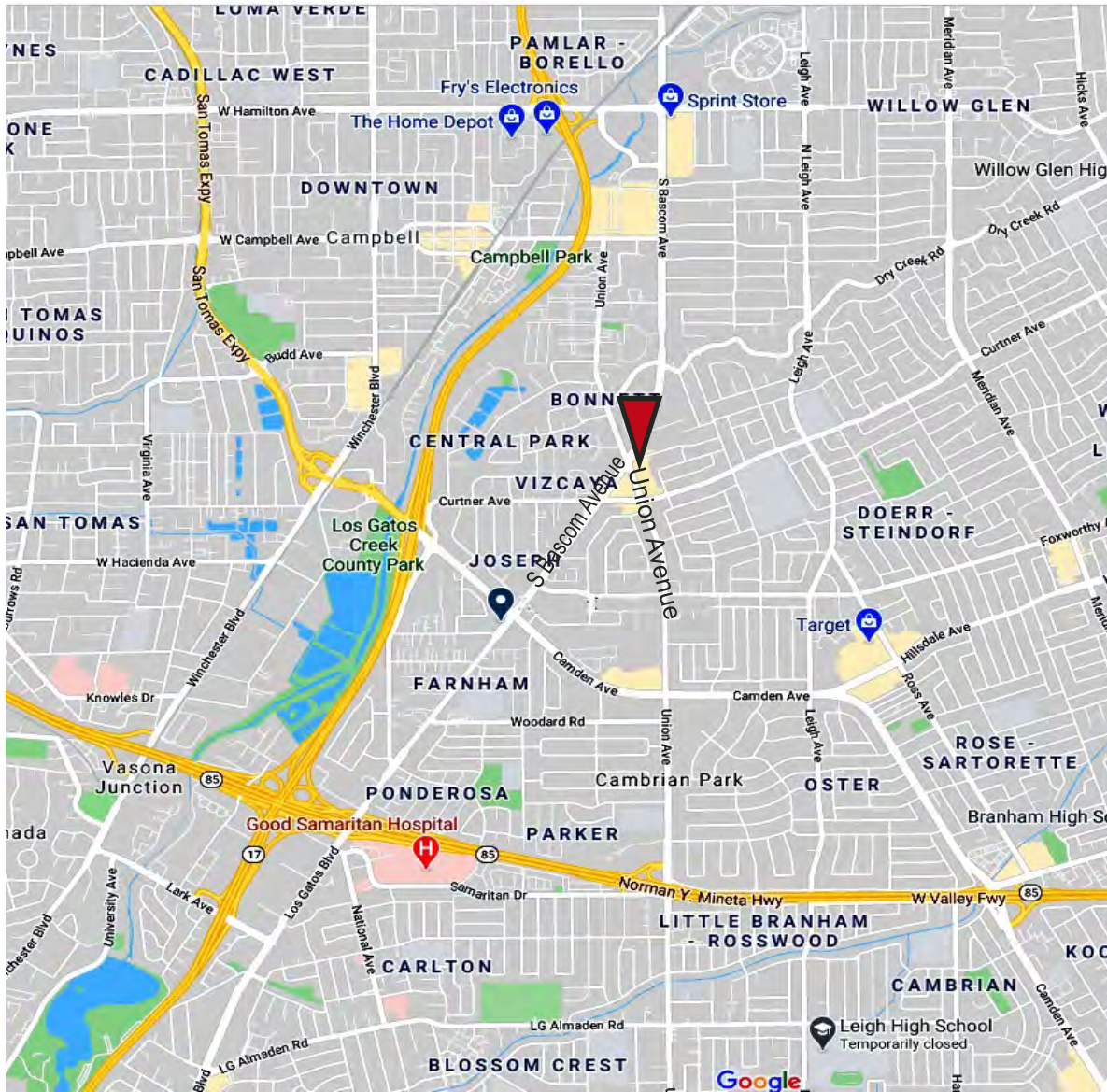
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## AREA DEMOGRAPHICS

	1 MI.	3MI.	5 MI.
<b>2020 Population:</b>	23,180	217,685	521,952
<b>Avg. HH Income:</b>	\$123,716	\$128,574	\$126,446
<b>Pop Growth 2020-2025:</b>	1.16%	0.95%	1.22%

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