

**80 Race Street**  
*@ The Corner of Garland Ave.*  
**San Jose, California**

**NEW RETAIL APPROVED!**  
**SPACE FOR LEASE COMING SOON**  
**5,900± SF AT THE EDGE OF DOWNTOWN SJ!**



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# 80 Race Street • San Jose, California 95126



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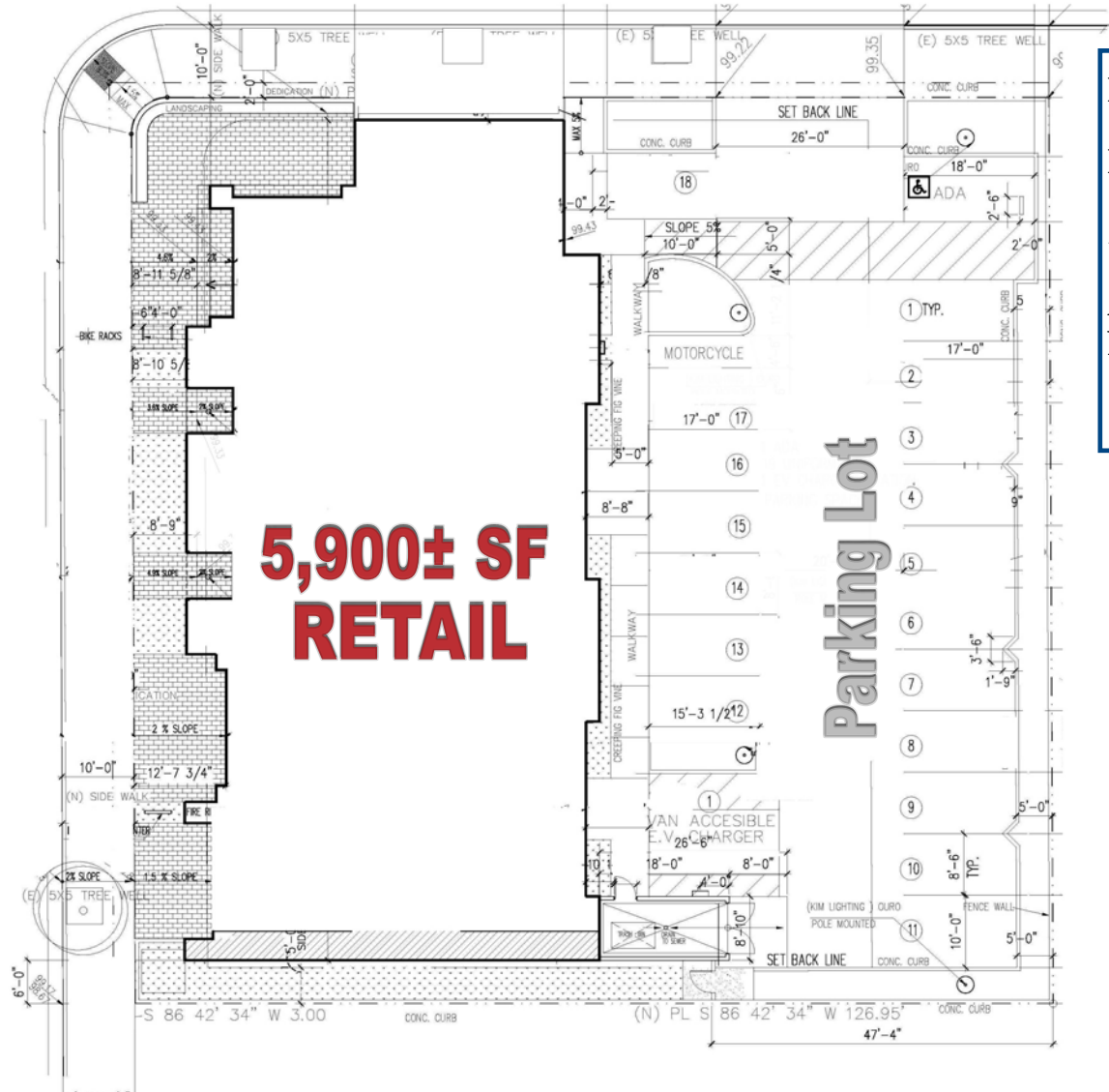
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# Garland Avenue

# Race Street



**5,900± SF  
RETAIL**

**Parking Lot**

Parcel: APN 261-29-001  
Lot Size: 16,485 SF (.38 AC)  
Zoned: CP (Commercial Pedestrian)  
Approved  
New Building: 5,900 ± SF, Divisible

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## Project Location:

- Located at the corner of Race Street and Garland Avenue
- City of San Jose, California in Santa Clara County
- Approved Plans for a 5,900± SF Retail Building, with Private Parking Lot
- High Visibility Position on Race Street
- Race Street is a connector between major thoroughfares The Alameda and West San Carlos
- Less than 1 mile to Downtown San Jose, SAP Center and Diridon Transit Center (CalTrain, Amtrak, VTA Light Rail) as well as the planned Google Campus
- Regional access from Highways 880, 280, 87

## Market:

- San Jose is the largest city in Northern California and is the “Capital of Silicon Valley.”
- Population of over 1 Million and is well regarded nationally for its safety, education, innovation and technology
- Excellent Daytime Trade population and Residential community

## Area Traffic:

- Traffic Count for Race Street 14,000+ ADT
- Traffic Count for The Alameda 21,000+ ADT

## Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	27,184	238,028	674,049
Average Household Income	\$136,417	\$125,931	\$130,035
Daytime Population	23,032	191,459	401,550

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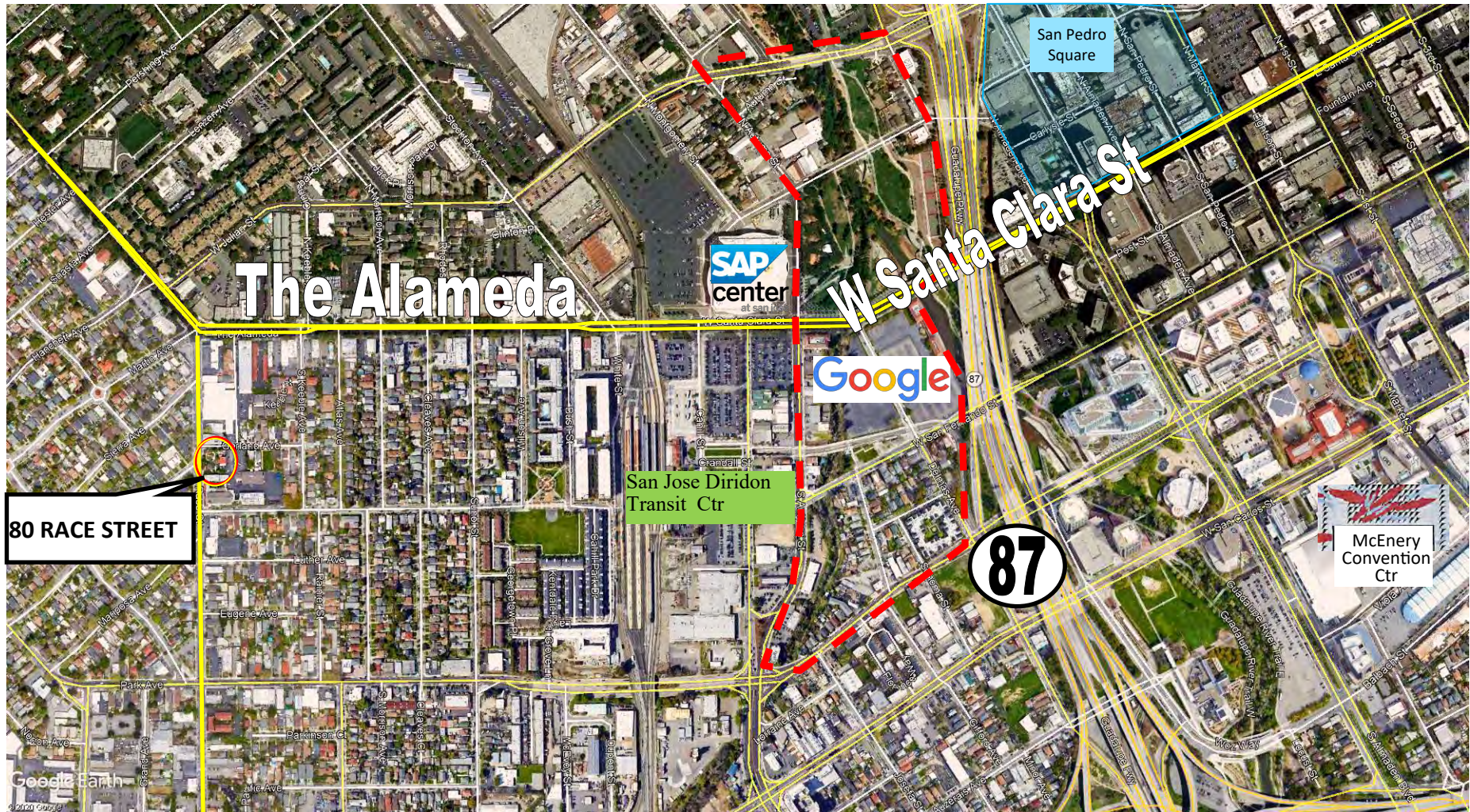
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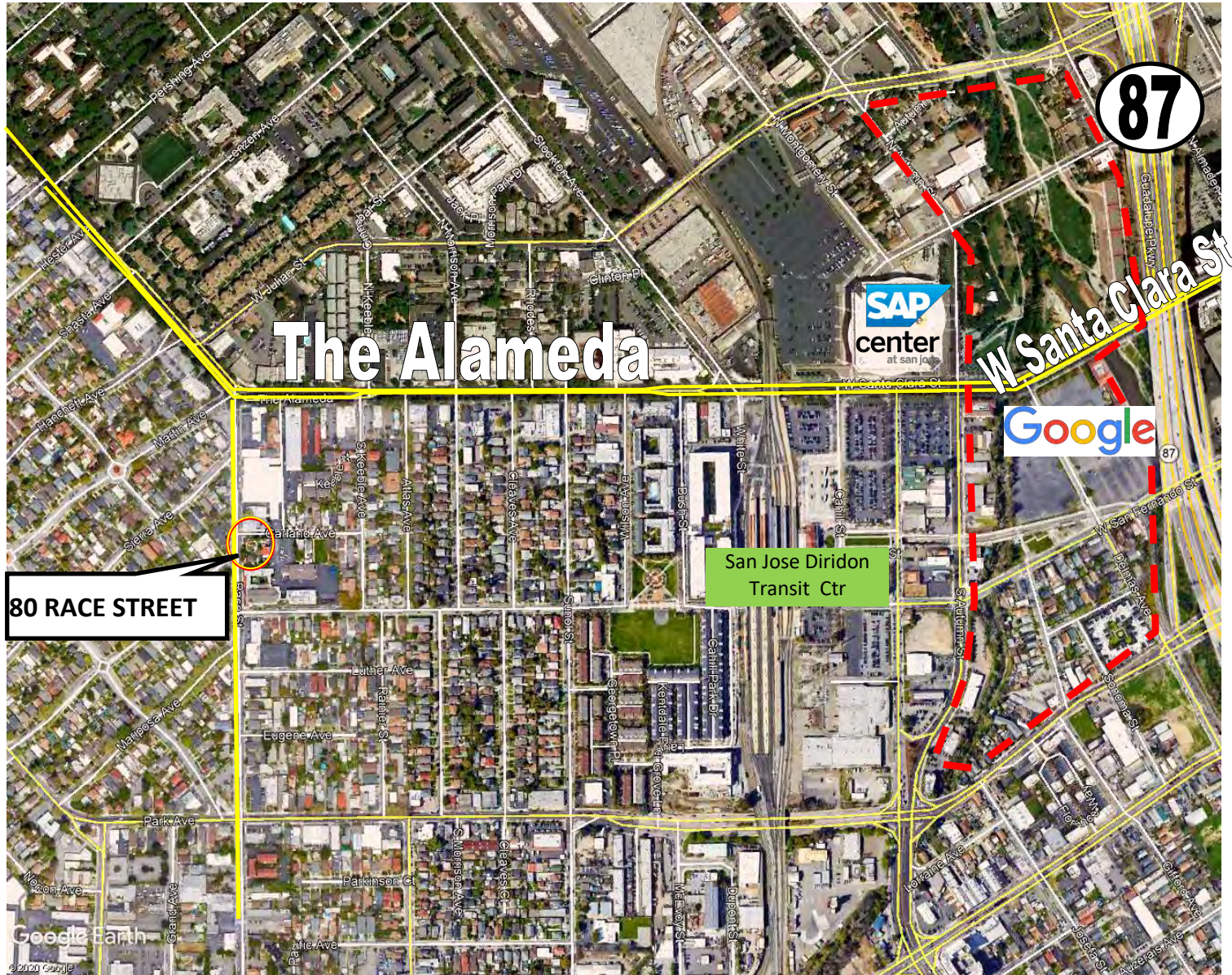
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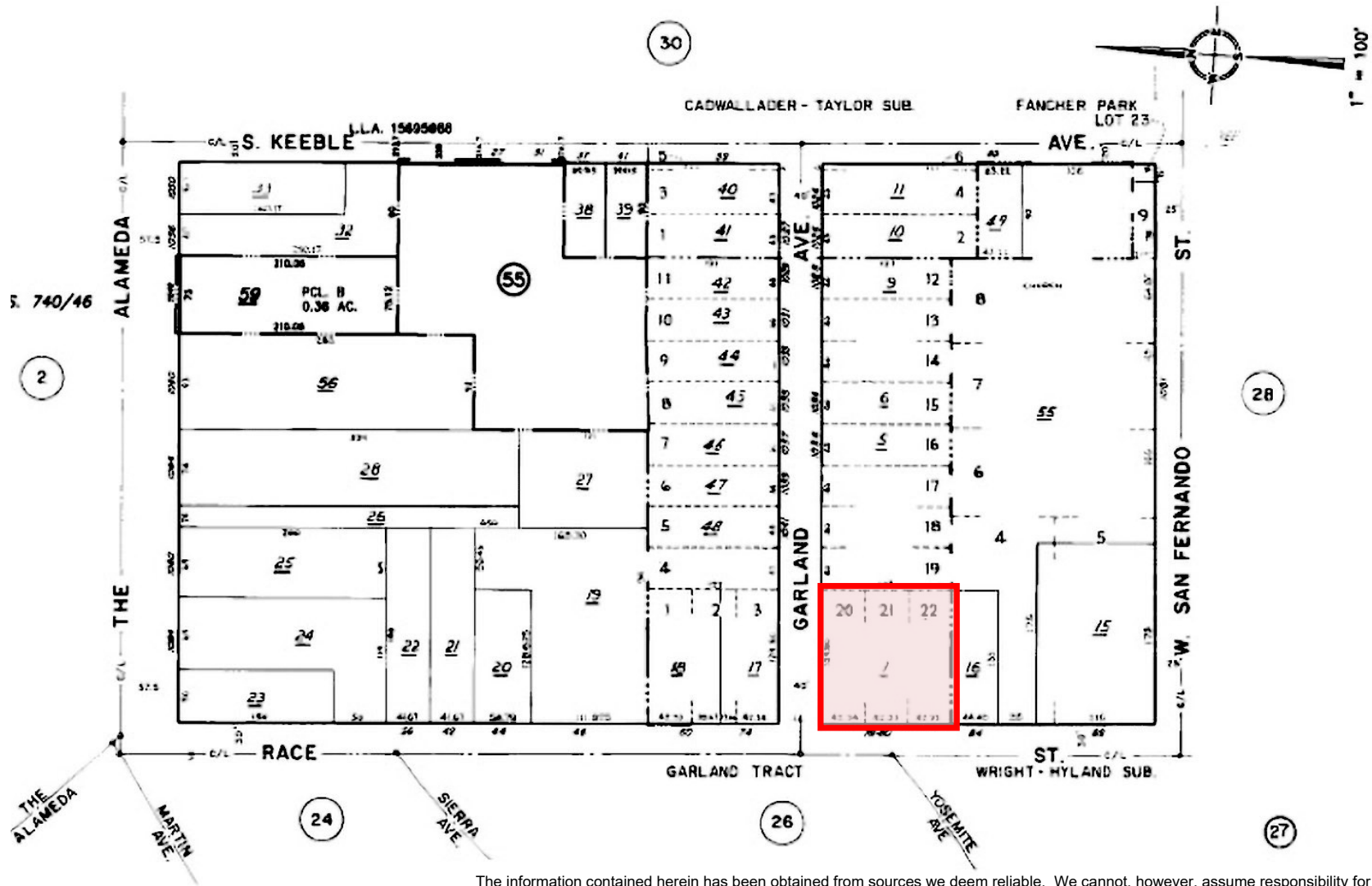
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OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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