



For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE#01473666

(408) 331-2304

Email: Peggy@BiaginiProperties.com

Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
www.biaginiproperties.com
July 18, 2017

Property Profile

Location Northwest corner of signalized intersection of Senter Road at Umbarger Road near Santa Clara County Fairgrounds. This shopping center has good exposure and visibility and has an attractive architectural design with ample parking.

Available Space

2625 Senter Road: 1,350 Square Feet

± 19' W x 66' D. Near end cap space. Improvements include 1 ADA restroom, rear door, 100% drop T-bar ceiling with 2' x 4' recessed fluorescent lighting.

Property Highlights

- Good Exposure & Visibility
- Signalized Intersection
- Full Height Storefront Glass
- Secured Rear Employee Parking & Storage Area in Back
- Separately Metered for Gas & Electricity
- Separate HVAC
- Ample Parking
- High Traffic Counts
- Building Signage

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.



For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403
(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE #01473666
(408) 331-2304

Email: Peggy@BiaginiProperties.com

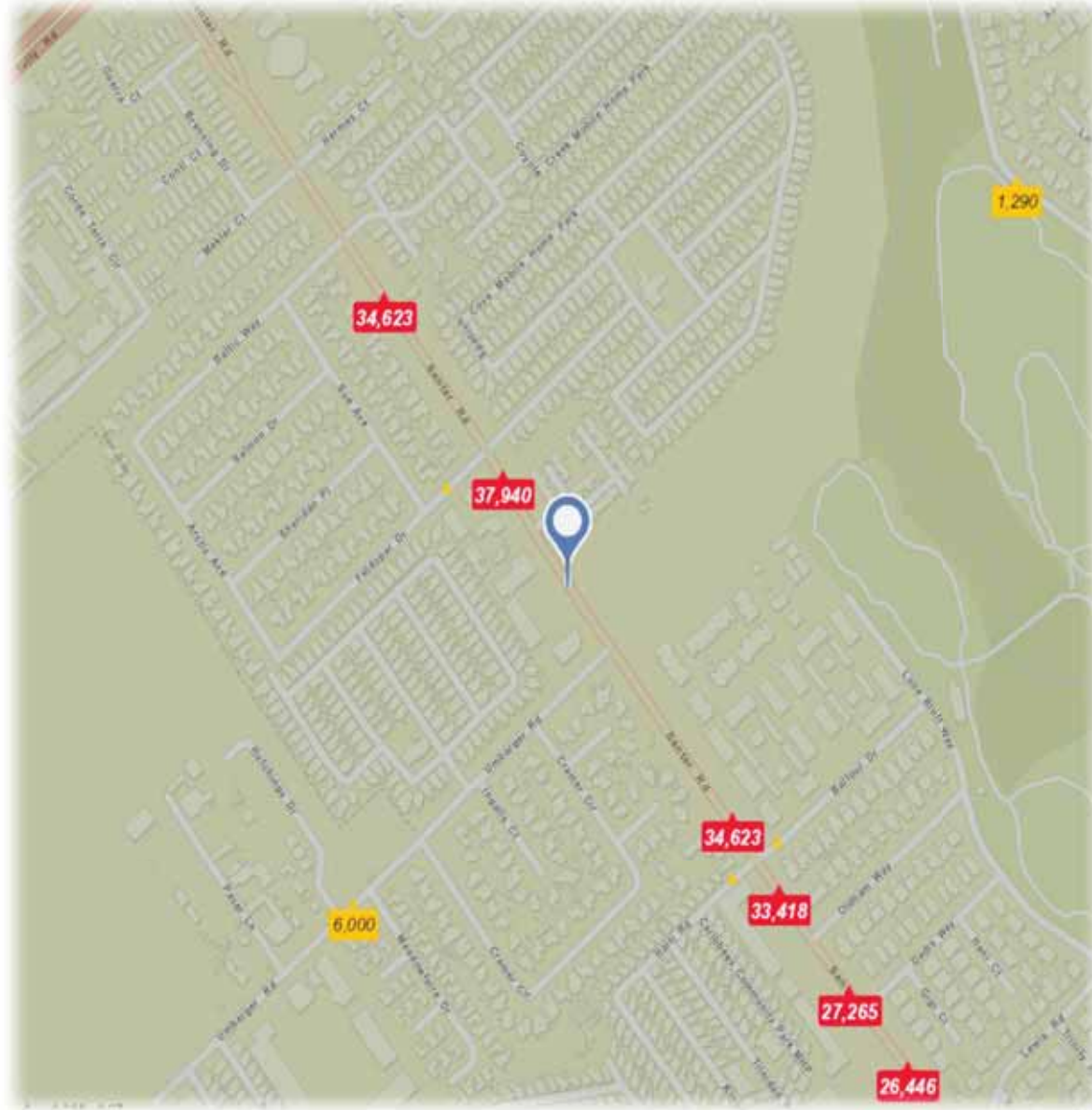
DEMOGRAPHICS

2016	1-Mile	3-Mile	5-Mile
Population	30,748	270,830	672,023
Daytime Population	7,593	59,470	227,160
Avg. HH Income	\$80,639	\$91,573	\$101,339

TRAFFIC COUNTS

(24-hour ADT, as of 2010,
 see complete traffic count map attached)

Senter Road at Senter Court	37,940
Senter Road at Baltic Way	34,623



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.

For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE #01473666

(408) 331-2304

Email: Peggy@BiaginiProperties.com

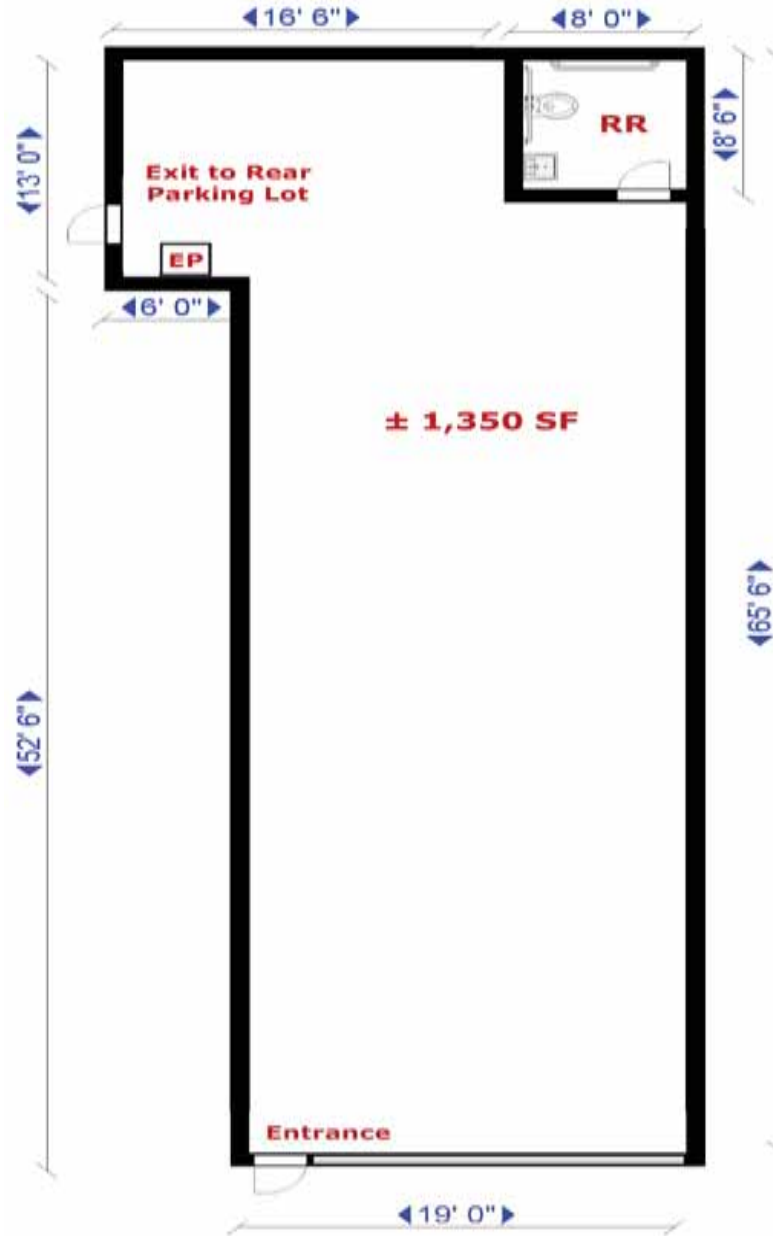


333 W. El Camino Real, Suite 240
 Sunnyvale, CA 94087-1969
 Phone (408) 331-2300
 Fax (408) 331-2301

For additional information, contact Exclusive Agents:
MARK BIAGINI BRE #00847403
(408) 331-2308
 Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE #01473666
(408) 331-2304
 Email: Peggy@BiaginiProperties.com

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.



2625 Senter Road
± 1,350 Square Feet
(± 19' W x ± 66' D irregular)

- 100% Drop T-bar Ceiling 10' AFF
 - 2' x 4' Recessed Fluorescent Lighting
 - Separate HVAC
 - Separate Electrical Panel
 - 1 ADA Restroom
 - Full Height Storefront Glass
 - No Fire Sprinklers
- AFF = Above Finish Floor
EP = Electrical Panel
RR = Restroom



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.

For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE #01473666

(408) 331-2304

Email: Peggy@BiaginiProperties.com



Vien Dong Bakery & Fast Food
JT Liquors
A Team Wireless
Kim Ngan Beauty Salon
ABC Trading

SITE

Danh's Garden Rest
A. Dai Orchids & Plants
Excellent Pure Water
Nhat Mai, MD
Senter Pharmacy

Dong Em Spa
VMD Driving School
Senter Iced Drinks
Da Nang Restaurant

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.

For additional information, contact Exclusive Agents:
MARK BIAGINI BRE #00847403
(408) 331-2308
Email: Mark@BiaginiProperties.com
PEGGY OWEN BRE #01473666
(408) 331-2304
Email: Peggy@BiaginiProperties.com