



**2050 Duane Avenue
Santa Clara,
California
95054**



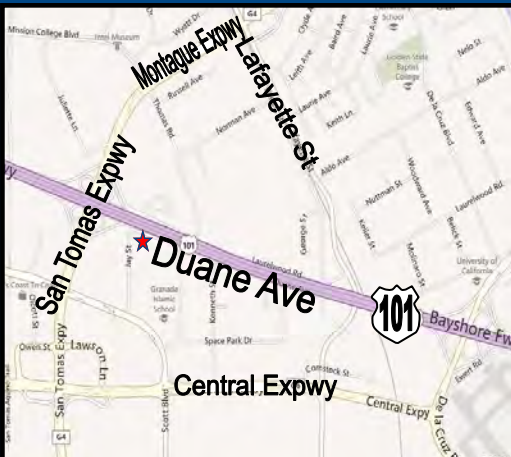
FOR LEASE

Hwy 101 Frontage and Visibility



PROPERTY INFORMATION:

- 6,760± SF Available (With 30-Day's Notice)
- High Visibility and Great Exposure
- Retail/Showroom/Light Industrial/Office
- Approx. 40% Drop Ceiling HVAC
- Grade Level Roll-Up Door
- Highway 101 Visibility (197,000 + ADT)
- 29 Gated Parking Spaces
- \$1.69 Per SF, NNN (45¢ NNN)
- Call To Tour



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	4,500	147,171	444,849
AVG. HH INCOME:	\$115,087	\$116,528	\$117,917

**MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL**

8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

FOR MORE INFORMATION CONTACT:

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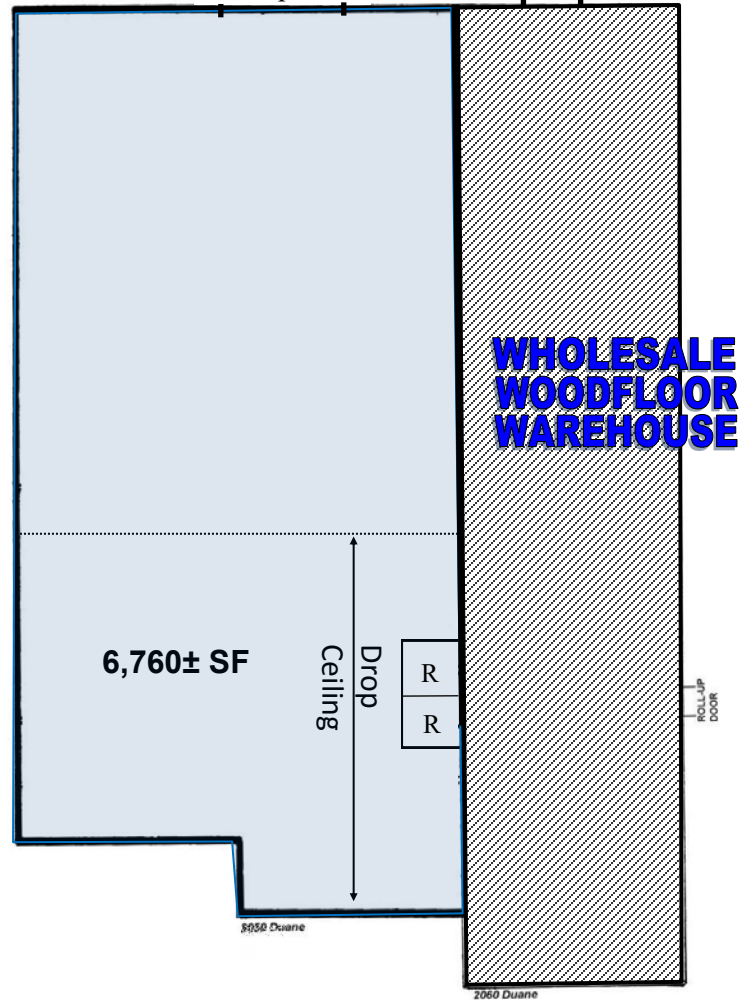
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Grade Level
Roll-up Door



Grade Level Roll Up and Parking Lot



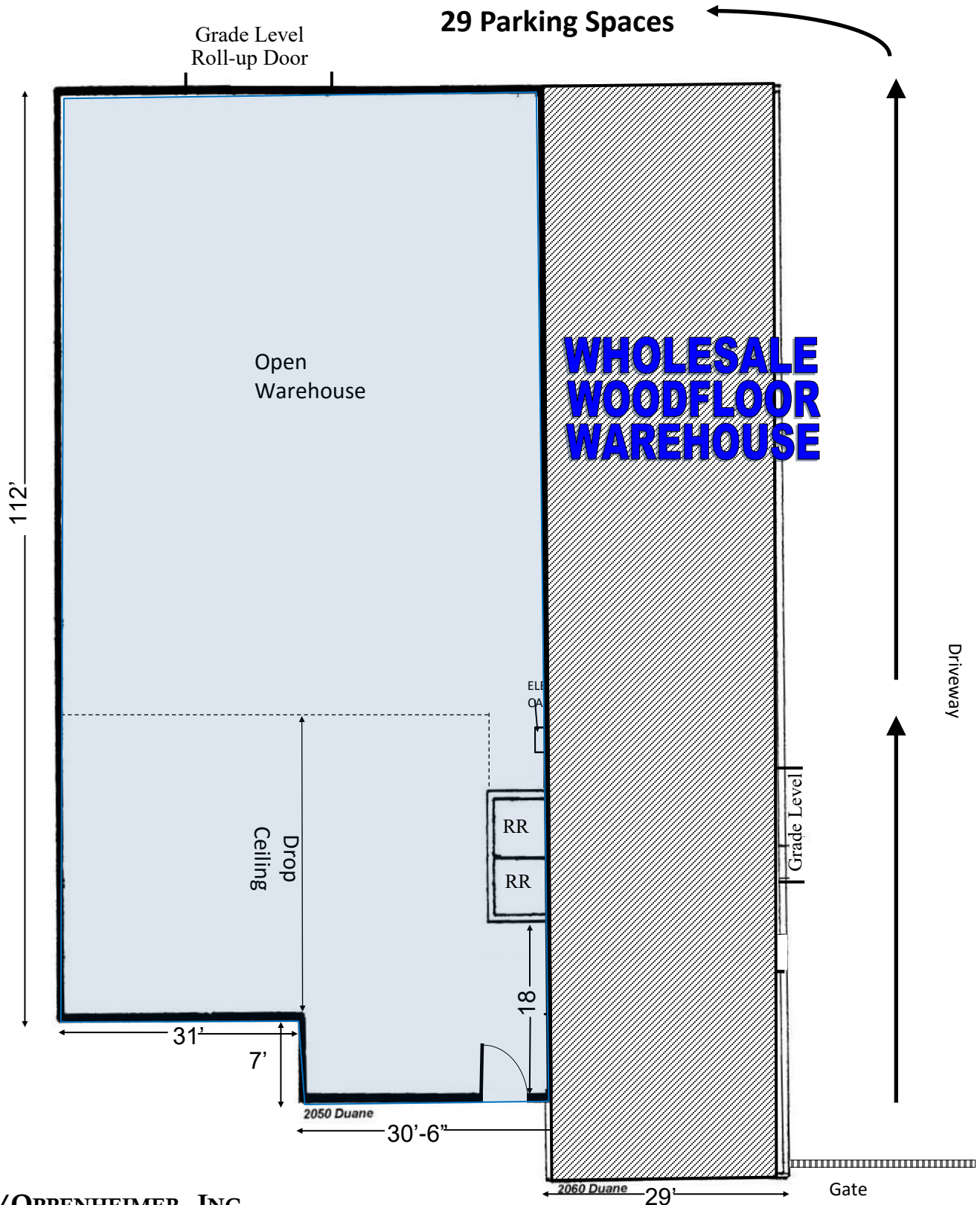
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