



**3127 & 3135  
STEVENS CREEK BLVD.  
SANTA CLARA,  
CALIFORNIA**

**One of the Busiest Corners in Silicon Valley  
Stevens Creek and Winchester Blvd**

**Across from Santana Row and  
Westfield Valley Fair**



**PROPERTY INFORMATION:**

- 2 Units Coming Available
- Total Square Feet 8,850± SF, Divisible to 3,050± SF and 5,800± SF
- 80± Feet of Frontage
- Across From Westfield Valley Fair and Santana Row
- Tremendous Parking
- Co-Tenants: David's Bridal, BevMo, Men's Warehouse
- Asking Rent \$5.75 PSF, NNN
- Low NNN's



**ESTIMATED DEMOGRAPHICS:**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	26,063	251,723	587,237
AVG. HH INCOME:	\$106,007	\$105,220	\$116,080

**FOR MORE INFORMATION CONTACT:**

**David Taxin**

Lic. #00983163

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

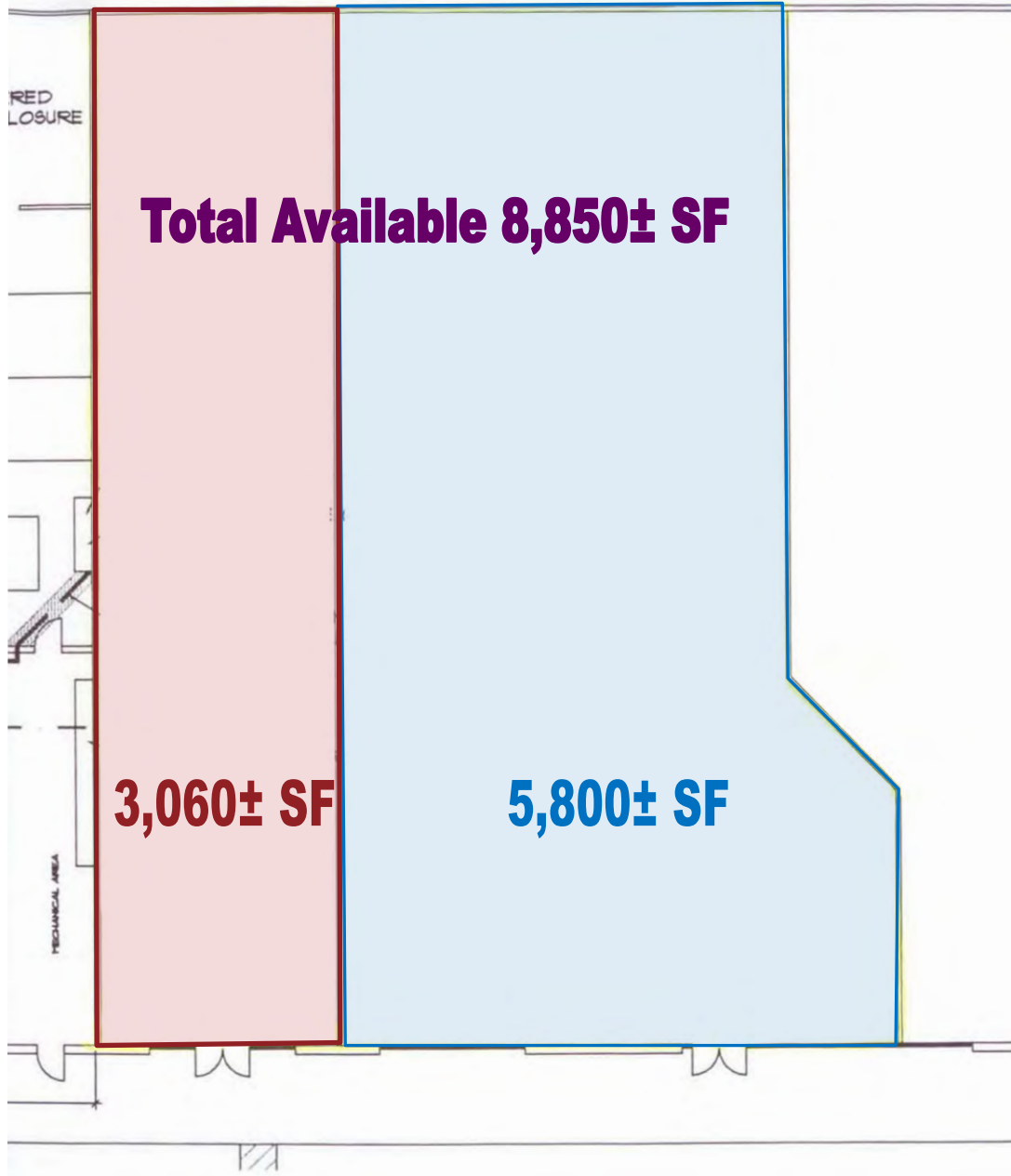
**(408) 477-2508**

**(408) 378-5900**

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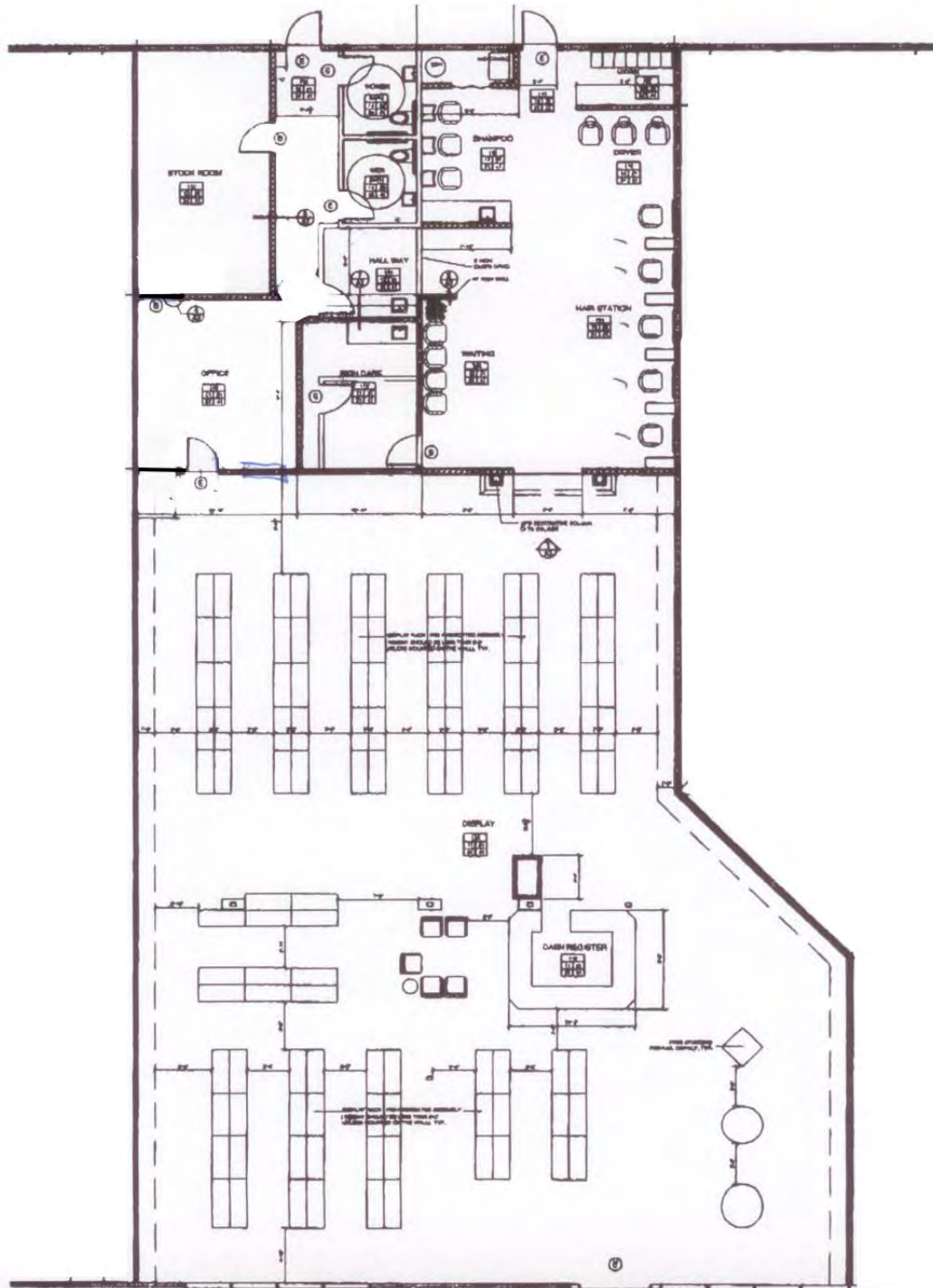


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3127 South Winchester Floor Plan



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