



**Creekside Center  
1925 & 1941  
Alum Rock Ave.  
San Jose,  
California**

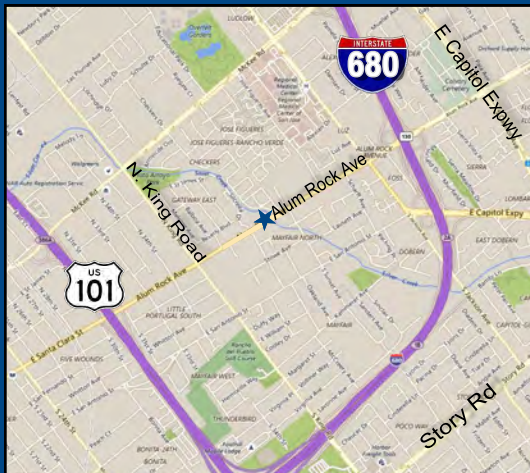
**END CAP AND INLINE RETAIL AVAILABLE  
FOR LEASE ON ALUM ROCK AVE.**

**933± SF 1,285± SF**



**PROPERTY HIGHLIGHTS:**

- 933 ± SF End Cap
- 1,285± SF Inline Space, Current Chiropractic Office – *Could Be Combined for 2,218± SF*
- Abundant Parking in Center
- Neighborhood Center with Laundromat, Dry Cleaners, Liquor Store and Restaurants
- Traffic on Alum Rock: 22,500+ ADT
- \$3.00 PSF, NNN (Approx. \$1.00 )
- DO NOT DISTURB TENANTS



**ESTIMATED DEMOGRAPHICS:**

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	46,109	306,498	570,518
AVG. HH INCOME:	\$60,249	\$83,601	\$97,276

**FOR MORE INFORMATION CONTACT:**

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8 No. San Pedro St., Suite 300  
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**1925 Alum Rock Ave.  
933± SF Space**



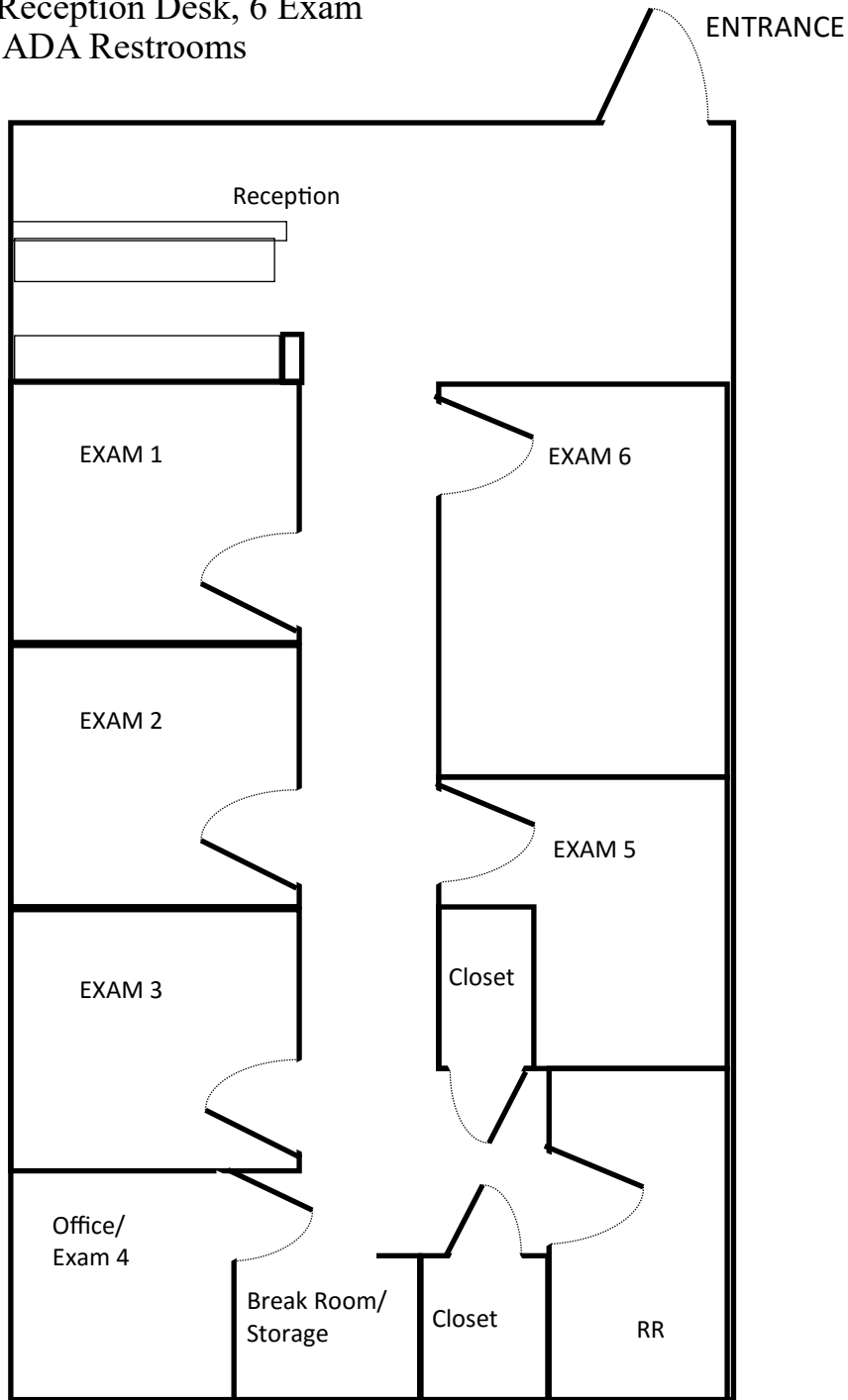
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## 1941 Alum Rock Ave.

1,285± SF Space—Reception Desk, 6 Exam rooms, Break Area, ADA Restrooms



NOT EXACT/  
NOT TO SCALE

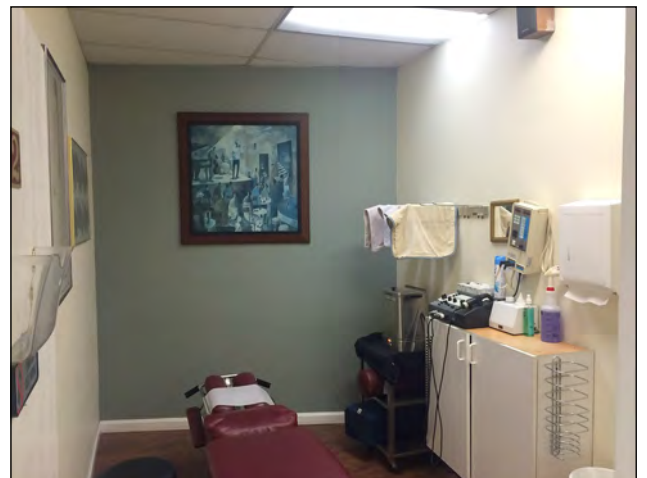
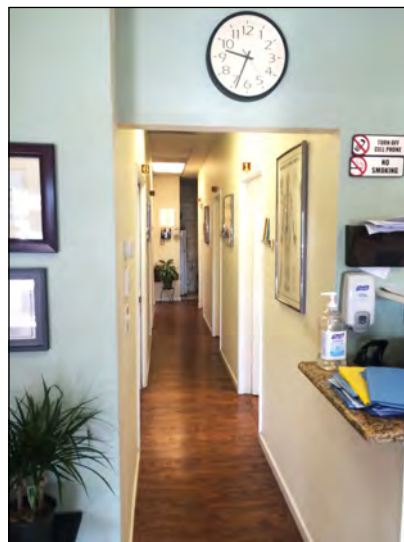
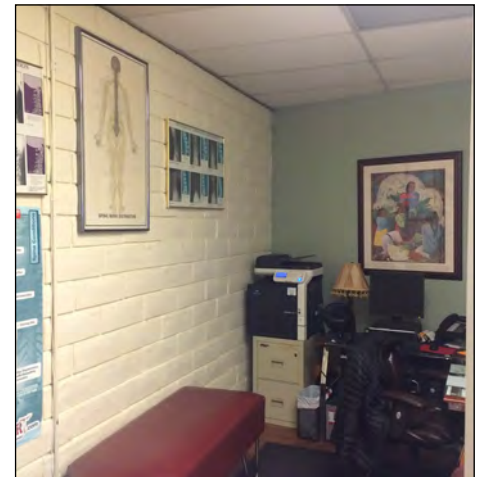
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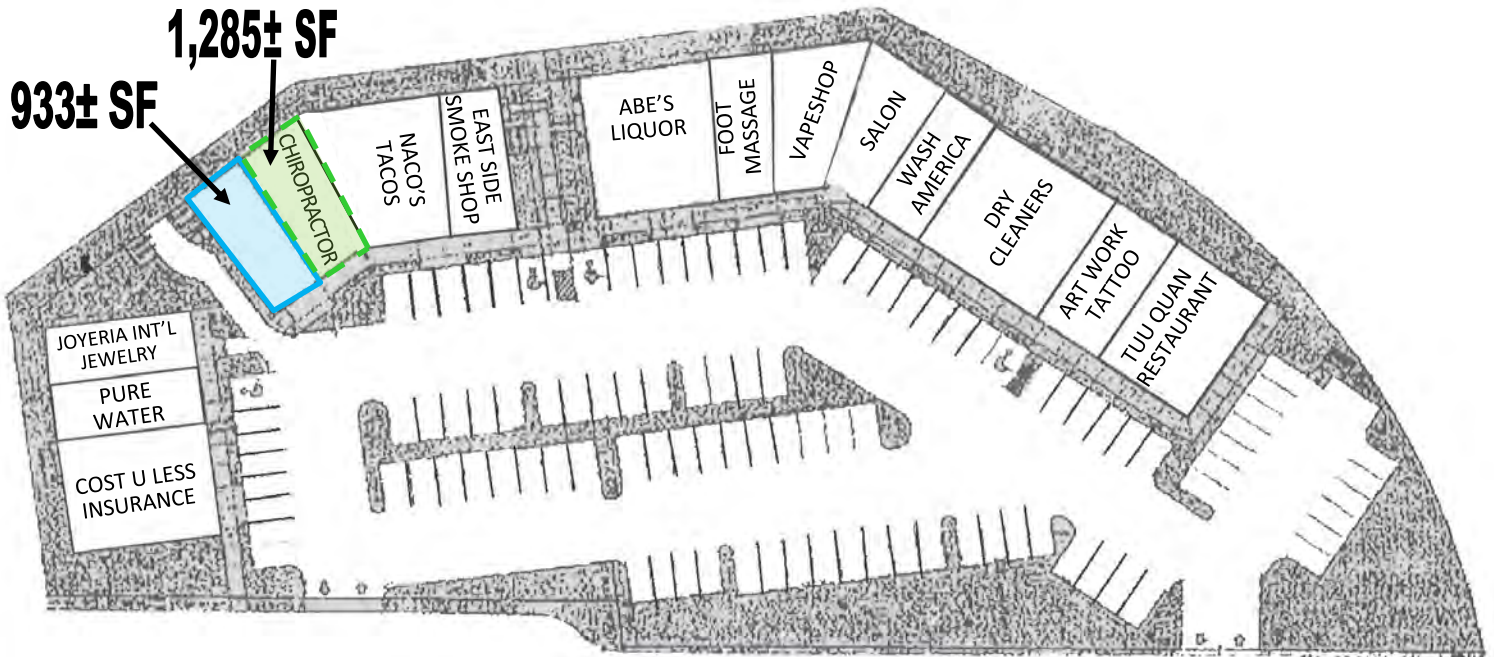
1941 Alum Rock Ave.  
1,285± SF Space



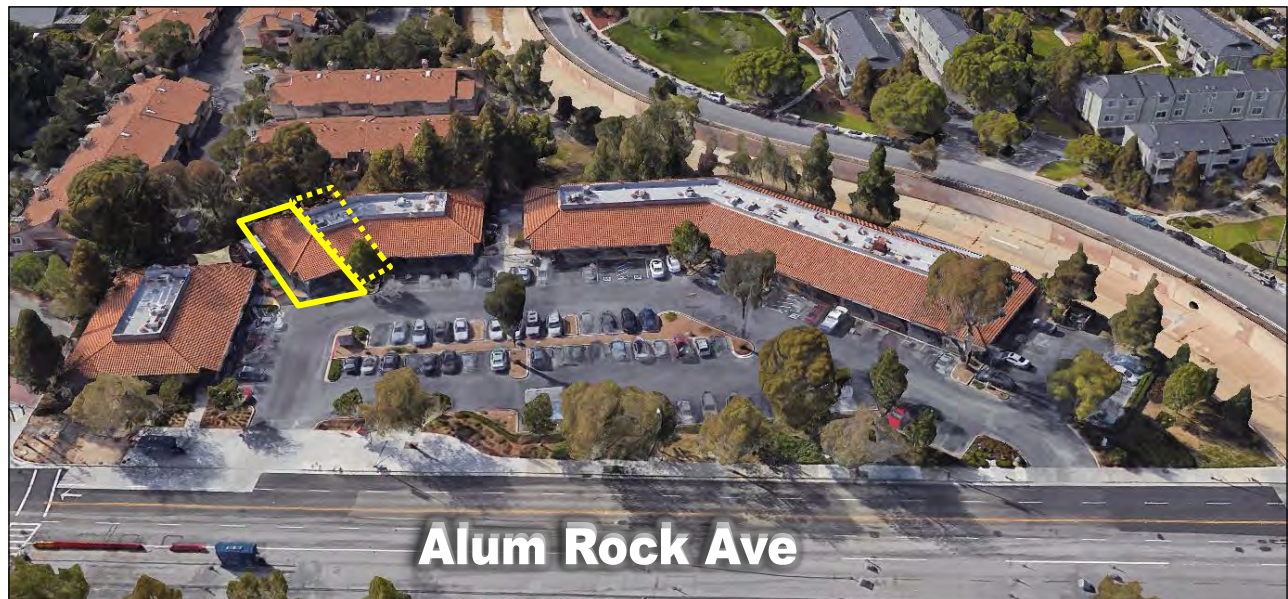
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# Alum Rock



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