



MEACHAM/OPPENHEIMER, INC.

Commercial Brokerage | Investment Sales | Property Management

8 N. San Pedro St., Suite 300 San Jose, California 95110

Tel: 408.378.5900 www.moinc.net

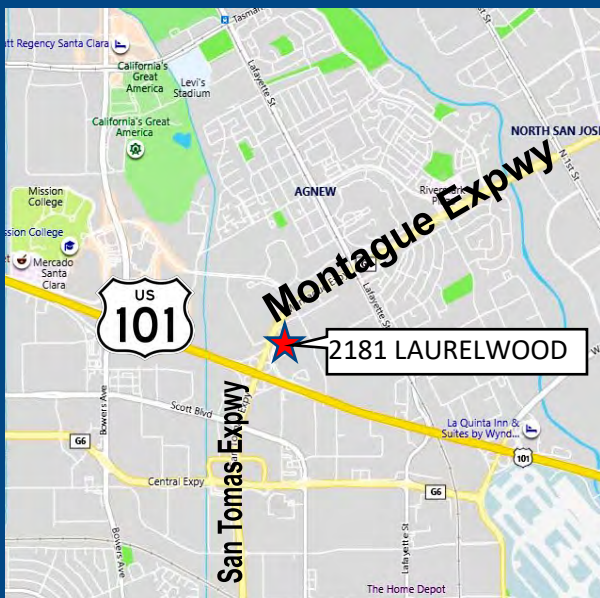
2181 Laurelwood Rd.  
Santa Clara,  
California

## FREESTANDING RETAIL BUILDING FOR LEASE WITH MONTAGUE EXPWY. VISIBILITY



### PROPERTY INFORMATION

- 1,600± SF Ground Floor Retail Space, with an Additional 1,600± SF Storage on 2nd Floor
- High Visibility
- Gas Station and Car Wash Adjacent
- Next to the Hwy 101 /Montague Expwy Off Ramp
- Traffic Count for Montague Expwy: 80,500+ ADT
- Dense Employee Population in the Area
- Contact Agents For Pricing



### ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	9,525	160,997	453,003
AVG. HH INCOME:	\$174,012	\$153,938	\$154,077
DAYTIME POP.:	32,984	217,240	440,302

### FOR MORE INFORMATION CONTACT:

**David Taxin**

Lic. #00983163

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

(408) 477-2508

**Jeremy Awdisho**

Lic. #02064232

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

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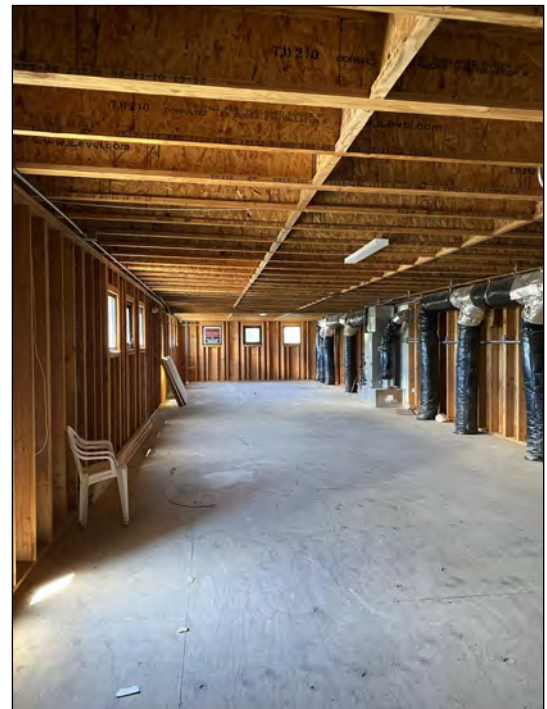
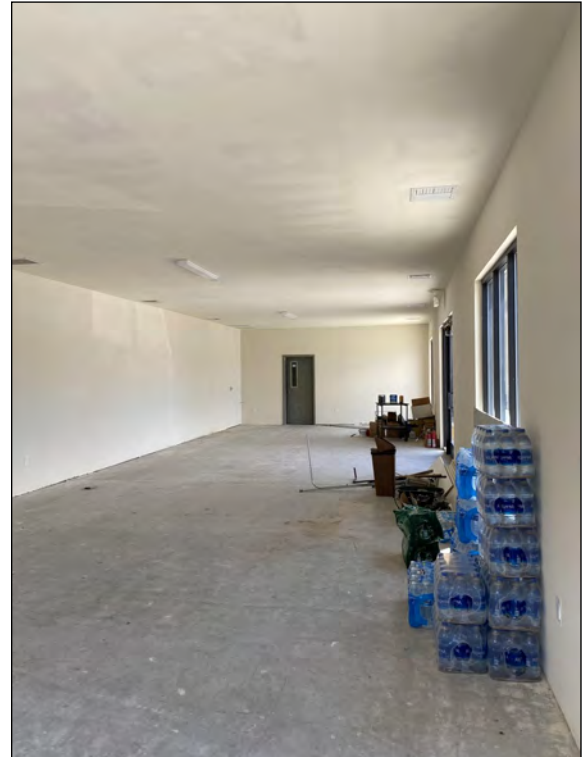


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