

# 1570

Hamilton Ave | San Jose, Ca

±23,635 SF  
Retail Space for Lease

## HIGHLIGHTS

- ±23,635 SF Footprint; 865 SF "Bonus" Mezzanine
- White Box Condition
- Located on Hamilton & Meridian Intersection in Safeway Anchored Shopping Center
- \$176,799 Avg Household Income within 1 mile
- Former Fit Republic Gym
- \$2.54/SF NNN; \$0.35/SF est. Expenses

**NEWMARK**

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# LOCATION MAP

Santa Clara

San Jose

VALLEY FAIR

WILLOW GLEN

SANTANA ROW

PRUNEYARD



Willow Glen



CAMPBELL

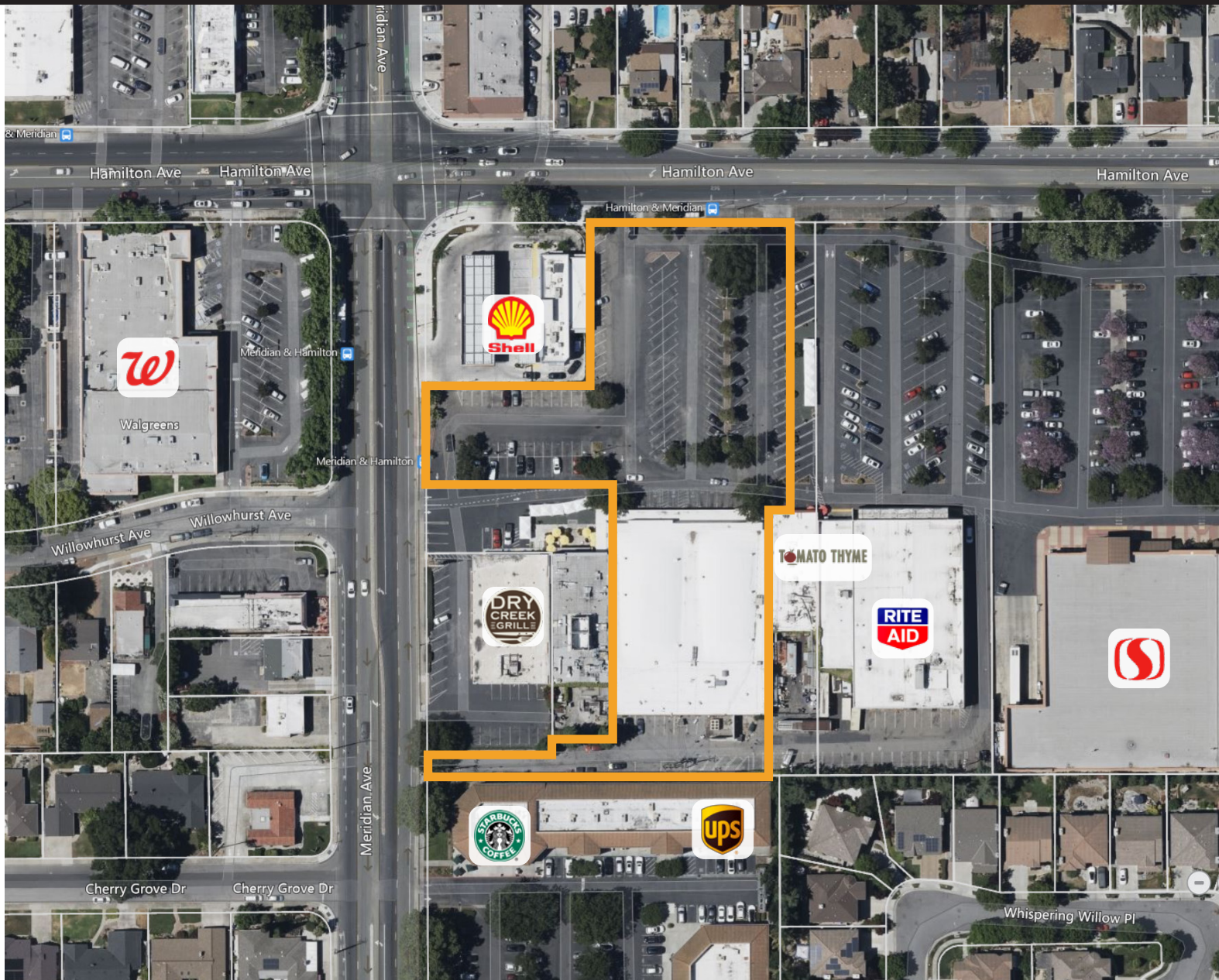


Campbell

1570 HAMILTON AVE

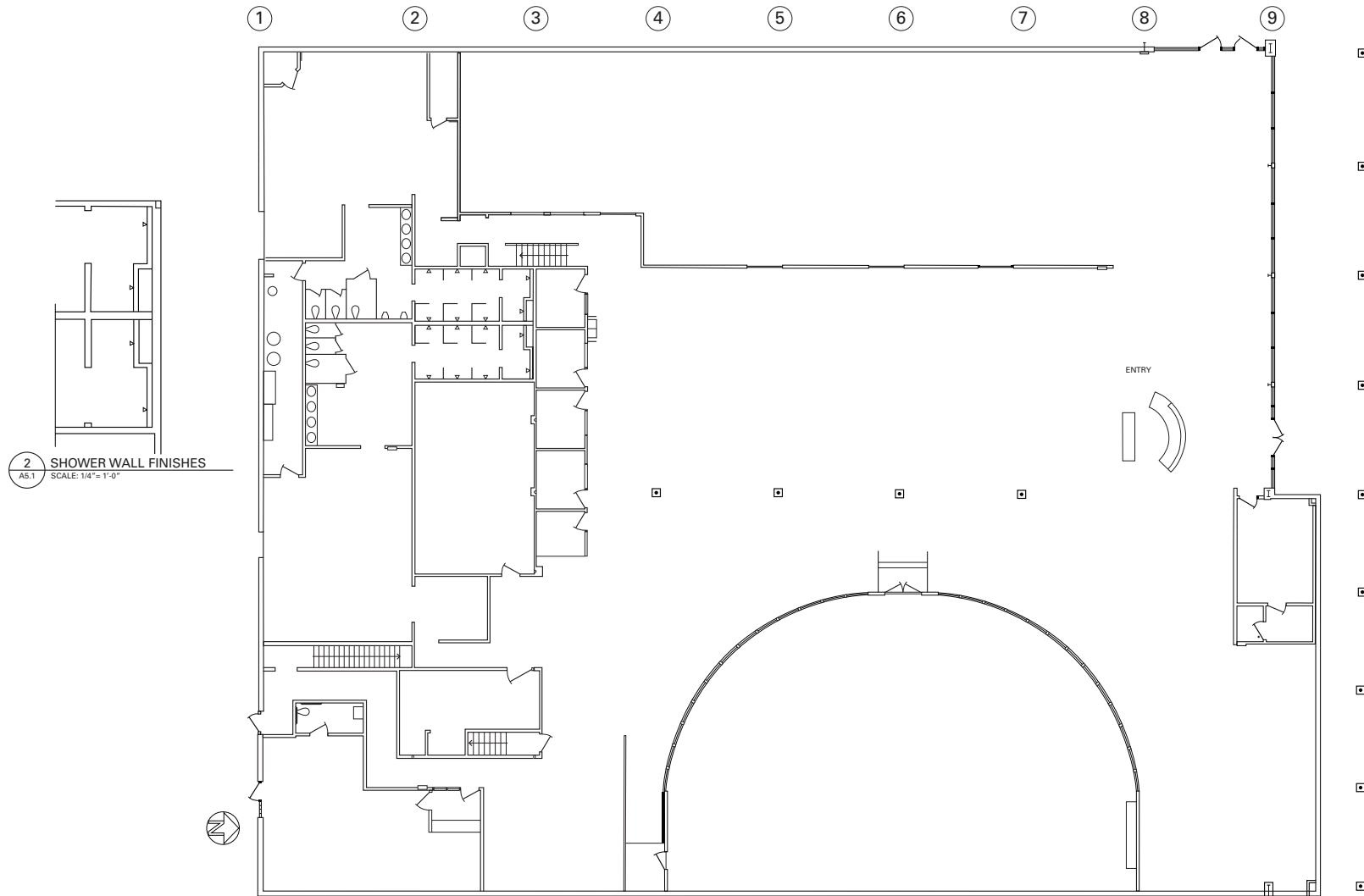


# PARCEL AERIAL



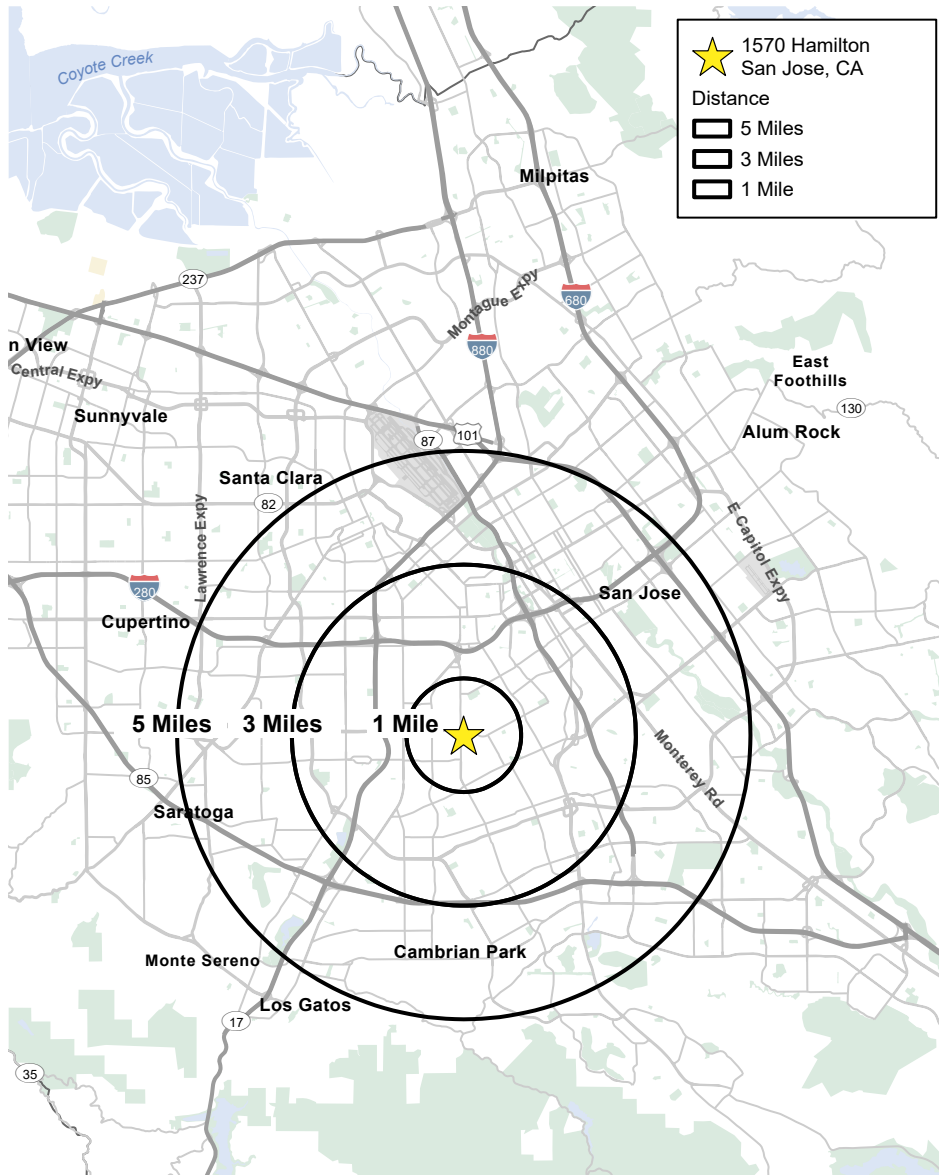
# FLOOR PLAN

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# RADIUS DEMOGRAPHICS

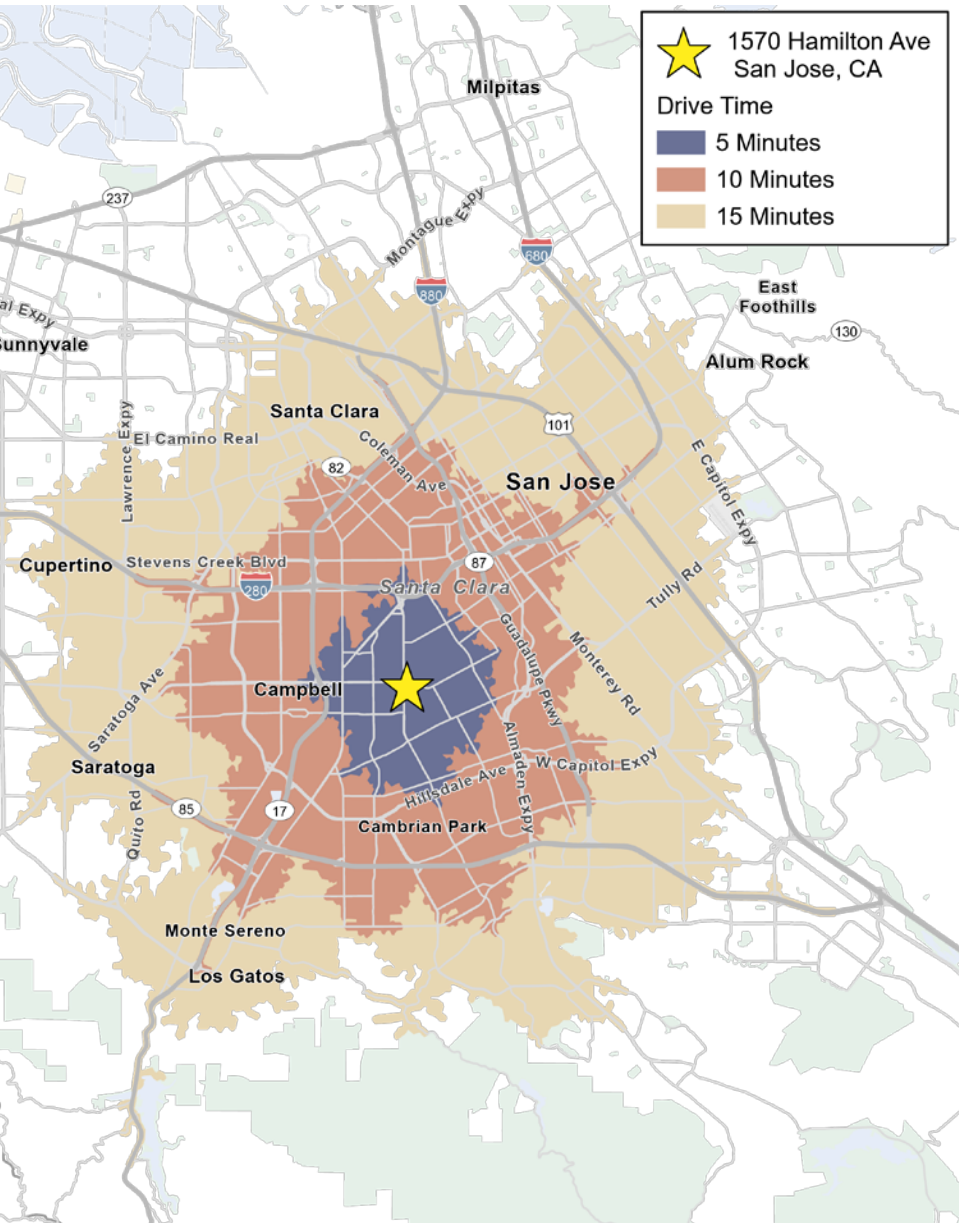
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DEMOGRAPHICS (2021)	1 Mile	3 Miles	5 Miles
2021 Total Population	22,491	235,083	636,207
2026 Total Population (Estimated)	22,728	241,556	653,898
Median Age Total Population	41.9	38.1	37.0
Total Households	9,305	90,386	227,157
Total Owner Occupied Housing Units	5,251	43,743	110,294
Total Renter Occupied Housing Units	4,054	46,643	116,863
Average Household Income	\$176,799	\$155,341	\$152,350
Median Household Income	\$129,150	\$113,921	\$109,731
Per Capita Income	\$73,389	\$59,614	\$54,429
Average Household Size	2.39	2.57	2.74

Source: U.S. Census Bureau

# DRIVETIME DEMOGRAPHICS



DEMOGRAPHICS (2021)	5 Min	10 Min	15 Min
2021 Total Population	53,482	385,325	1,147,479
2026 Total Population (Estimated)	54,319	397,738	1,181,397
Median Age Total Population	40.7	36.9	37.4
Total Households	21,567	143,953	387,545
Total Owner Occupied Housing Units	11,870	64,438	199,976
Total Renter Occupied Housing Units	9,697	79,515	187,569
Average Household Income	\$174,095	\$150,454	\$161,402
Median Household Income	\$127,143	\$109,678	\$118,277
Per Capita Income	\$70,048	\$56,280	\$54,544
Average Household Size	2.45	2.60	2.92

Source: U.S. Census Bureau

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