



**1175 E. JULIAN ST.
SAN JOSE,
CALIFORNIA**

Retail Space Available FOR LEASE



PROPERTY HIGHLIGHTS:

- 2,200± SF in Neighborhood Center
- Corner Location on E. Julian St. (Near 24th)
- Center Tenants Include Bonfare Market, Rainbow Laundry, Taqueria El Grullense, and Valley Hair & Nails
- Ample Parking, ±45 Spaces
- Easy Access to Hwy 101 On/Off Ramps
- 20,250+ ADT
- Near San Jose High School and Sunrise Middle School
- Asking \$2.50 PSF, NNN (NNN Approx. \$.70)

ESTIMATED DEMOGRAPHICS:

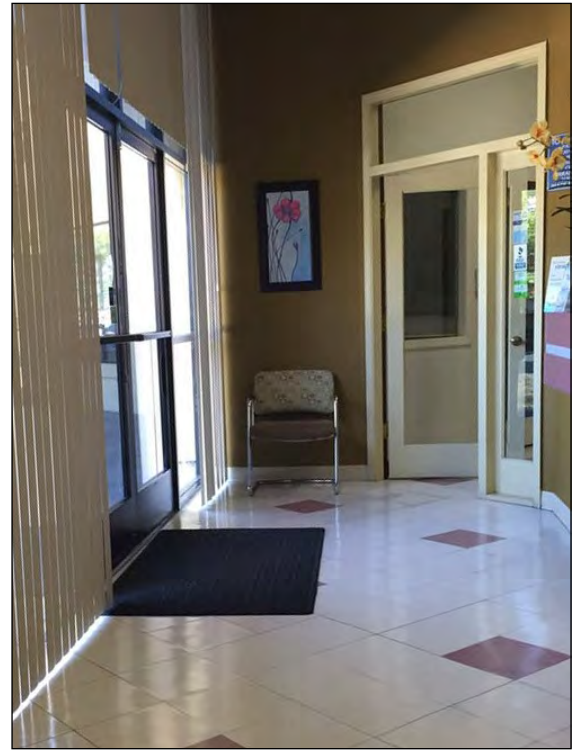
| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|-----------------|---------------|----------------|----------------|
| POPULATION: | 36,270 | 306,789 | 629,866 |
| AVG. HH INCOME: | \$75,554 | \$88,698 | \$103,216 |

FOR MORE INFORMATION CONTACT:

MEACHAM/OPPENHEIMER, INC.
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1175 E. JULIAN STREET · SAN JOSE, CALIFORNIA



Total Building 9,655± SF
Lot Size: 40,000± SF



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Front Reception Area



Interior Spaces—Office and Divided Areas

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