

Once-In-A-Generation Opportunity R.F.P.

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

Westfield



Stevens Creek Blvd



DO NOT DISTURB TENANTS

Silicon Valley's Best Ground Lease Offering 1.2 Acres 1 Block from Santana Row/Westfield Valley Fair

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508
(408) 378-5900



MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL
Commercial Brokerage | Investment Sales | Property Management



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

- **DO NOT DISTURB TENANTS**
- 2 Buildings of 7,000± SF and 1,000± SF
- Lot is 53,846± SF
- High Traffic, High Visibility Property
- Corner Parcel
- Long Term Ground Lease Preferred
- Part of the Stevens Creek Blvd Urban Village Plan, Which Allows Commercial Use or Mixed-Use**

**More details available with
the City of San Jose



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA
Existing Tenants



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net



David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

Westfield

Stevens Creek Blvd



Winchester Blvd



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA
PARCEL MAP

APN 303-41-017



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

3150 & 3158 STEVENS CREEK BLVD.
SAN JOSE, CALIFORNIA

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



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net

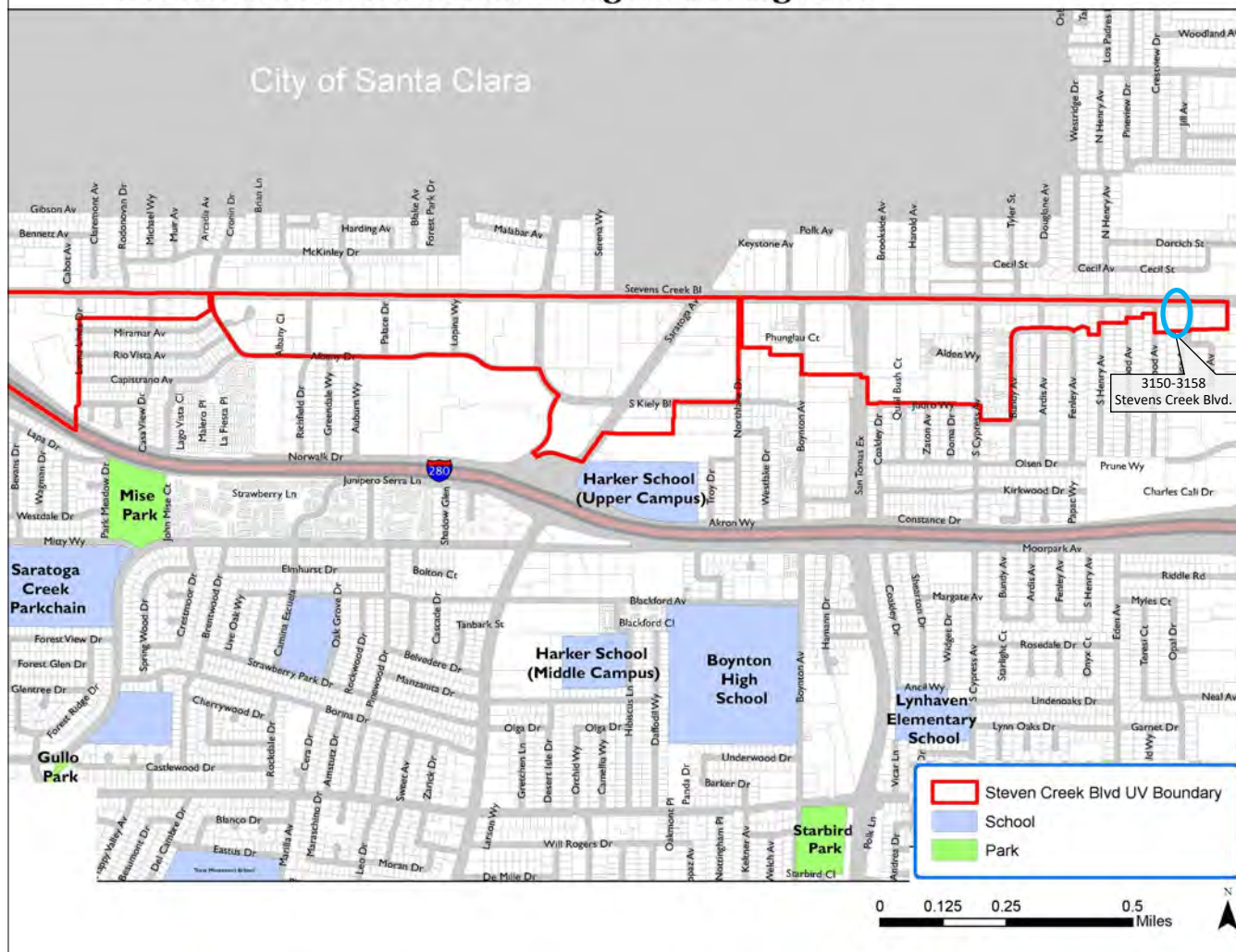
David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

STEVENS CREEK URBAN VILLAGE PLAN

The Stevens Creek Urban Village is a long commercial corridor that is characterized by large car dealerships and medium sized commercial buildings. Three Expressways cross through this Village that can also be accessed from Interstate Highway 280 at three separate locations. Additionally, the Valley Transportation Authority's (VTA) Bus Rapid Transit (BRT) project is planned to run along Stevens Creek Boulevard. These characteristics make this Urban Village an ideal location for a mixture of new and intensified commercial and residential uses. The goal of the Mixed-Use Urban Village zoning is to create pedestrian focused commercial which enhances the quality of life for residents in the surrounding communities and supports the existing and planned public transit.

Further details available from City of San Jose.

Stevens Creek Blvd Urban Village Planning Area



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
www.moinc.net

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508