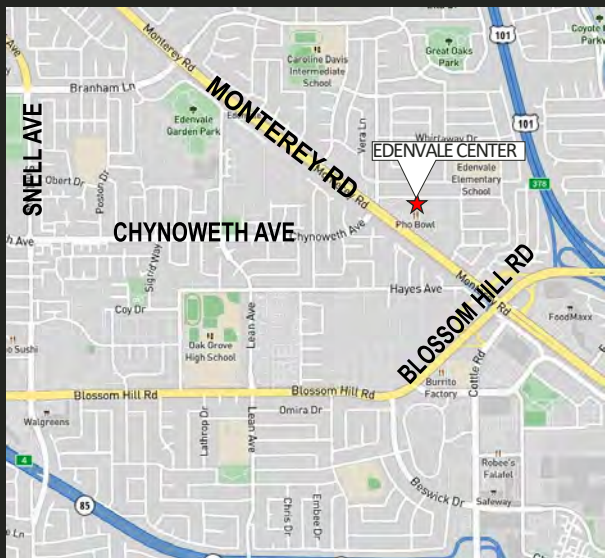


EDENVALE CENTER
5272-C Monterey Road
San Jose, California

- Suite C: 2,000± SF
- Co-Tenants Auto Zone, Edenvale Liquors, and Sol de Nayarit Mexican Restaurant
- Excellent Tenant mix brings diverse customer base
- Well maintained center
- High Traffic Shopping Center
- Monterey Road Traffic: 44,000+ ADT
- Rent \$2.25 PSF, plus NNN (Approx. 30¢)



Retail Space For Lease
Monterey Road Location



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	33,520	180,764	405,407
AVG. HH INCOME:	\$121,275	\$146,764	\$157,554

FOR MORE INFORMATION CONTACT:

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(408) 477-2504



COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT

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

EDENVALE CENTER • 5272 MONTEREY ROAD • SAN JOSE, CALIFORNIA

