

FOR LEASE

ORCHID PLAZA

812 S. WINCHESTER BOULEVARD, SUITE 130, SAN JOSE, CA



HIGHLIGHTS

- Suite 130: ±1,601 SF
- Existing Dental Build Out and Plumbing
- 8 Operatories and 1 X-Ray Room
- Other Retail Uses Considered
- Expansion Space Available in Center
- Fronting High Traffic Winchester Blvd (36,000 ADT)
- Strong Co-tenancy with Starbucks
- Surrounded by Class A Multi Family
- Asking \$3.00/SF NNN

TRAFFIC COUNTS

Winchester Boulevard 36,000 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	27,184	256,951	593,976
AVG. HH INCOME	\$156,459	\$151,178	\$161,488
DAYTIME POP.	29,520	259,717	636,962



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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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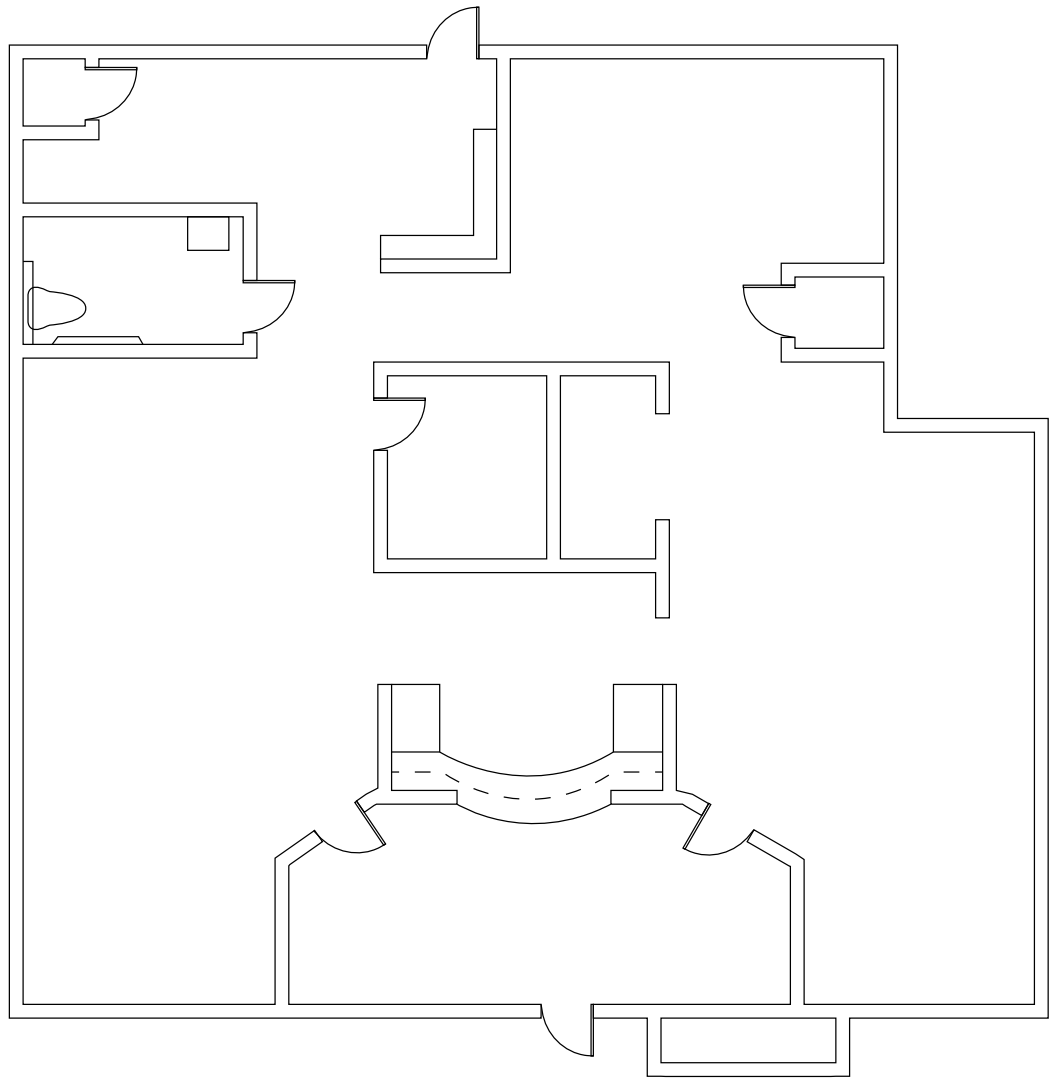
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FLOOR PLAN

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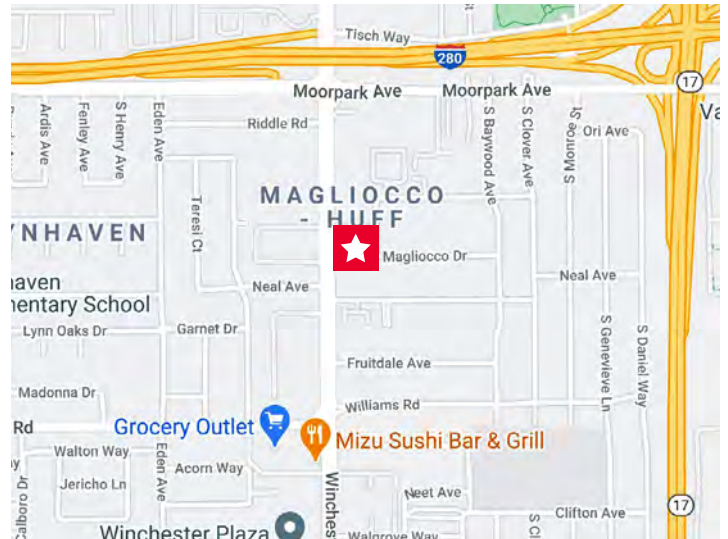


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PROPERTY PHOTOS



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