



For additional information, contact Exclusive Agents:

MARK BIAGINI BRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

PEGGY OWEN BRE#01473666

(408) 331-2304

Email: Peggy@BiaginiProperties.com

Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Santa Clara, CA 95051-1969
www.biaginiproperties.com

Rev. 11/10/2017

Property Profile

Location North side of Stevens Creek at Woodhams. Middle of Stevens Creek Auto Row.

Available Space

4491 Stevens Creek Blvd.: 2,400 Square Feet

Divisible (\pm 30' W x 80' D). Currently occupied by Saigon Salon & Spa. Improvements include full height glass storefront, beautiful reception area, 10 private massage rooms (8' 6" W x 12' 6"D), separate nail salon and facial room with separate entrance, rock sauna room, private shower, two (2) ADA restrooms, electric tankless water heater, vinyl tile floor throughout, drop t-bar ceiling, employee locker room, separate HVAC unit, two (2) separate electrical panels and rear exit door. **Available November 13, 2018.** Please **do not** disturb occupant or its employees.

Co-Tenants: Woodhams Sports Lounge, Omee J Sushi Restaurant, ZAD Middle Eastern Grocery, Allan's Hair Salon, El Amigo Burrito Restaurant and Lock Chun Szechuan Restaurant.

- Comments:**
- Rear Alley with Access to Woodhams Road.
 - Monument & Building Signage.
 - Heart of Stevens Creek Auto Row.
 - New Landscaping & Asphalt.
 - Great Location.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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DEMOGRAPHICS

2017	1-Mile	3-Mile	5-Mile
Population	33,346	265,217	555,776
Daytime Population	10,637	102,955	357,417
Avg. HH Income	\$112,199	\$118,020	\$127,425



TRAFFIC COUNTS

24-hour ADT, as of 2014

Stevens Creek Blvd. at Palace Drive	25,561
Stevens Creek Blvd. at Richfield Drive	27,588
Stevens Creek Blvd. at Kiely Blvd.	31,000



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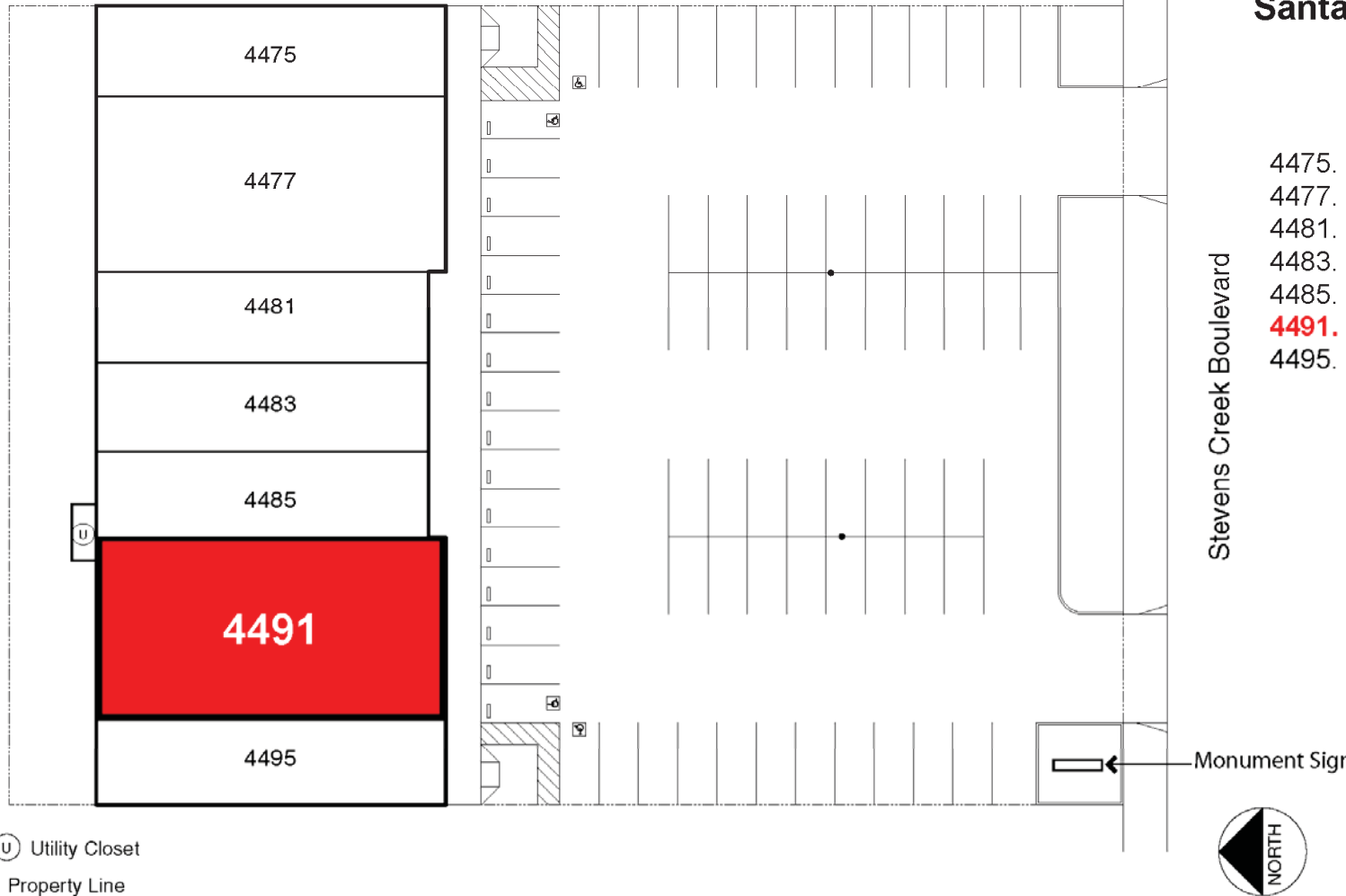
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Woodhams Center
4475-4495 Stevens Creek Blvd.
Santa Clara, California 95051



- 4475. Woodhams Sports Lounge
- 4477. Omee J Sushi Restaurant
- 4481. ZAD Middle Eastern Grocery
- 4483. Allan's Hair Salon
- 4485. El Amigo Burrito Restaurant
- 4491. 2,400 Square Feet** - Saigon Salon & Spa
- 4495. Lock Chun Szechuan Restaurant

Ⓢ Utility Closet
Property Line

rev 5/23/2017

Site plan not to scale and subject to change without notice

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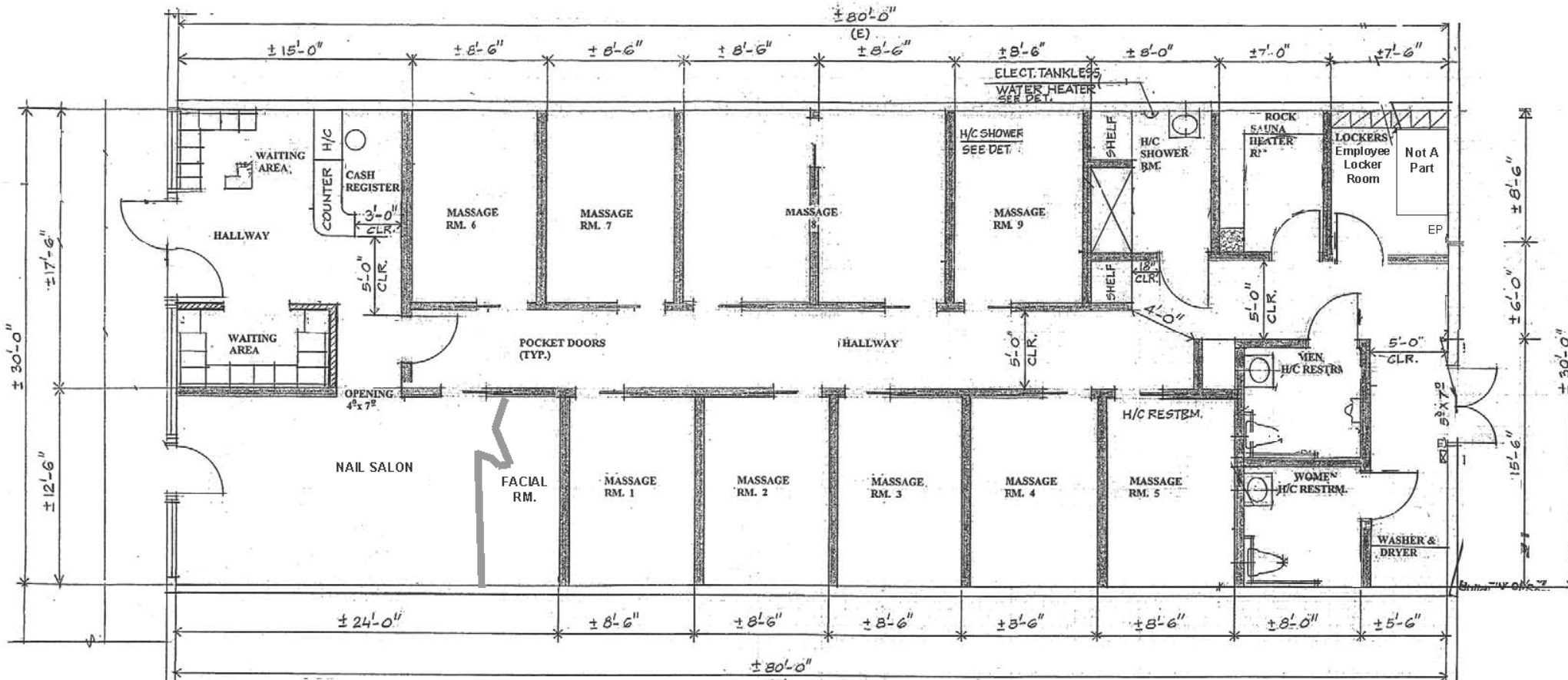
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EP = Electrical Panel
Power Not Shown
2 Separate EP - Capacity Unknown

Rev. 06/06/2017

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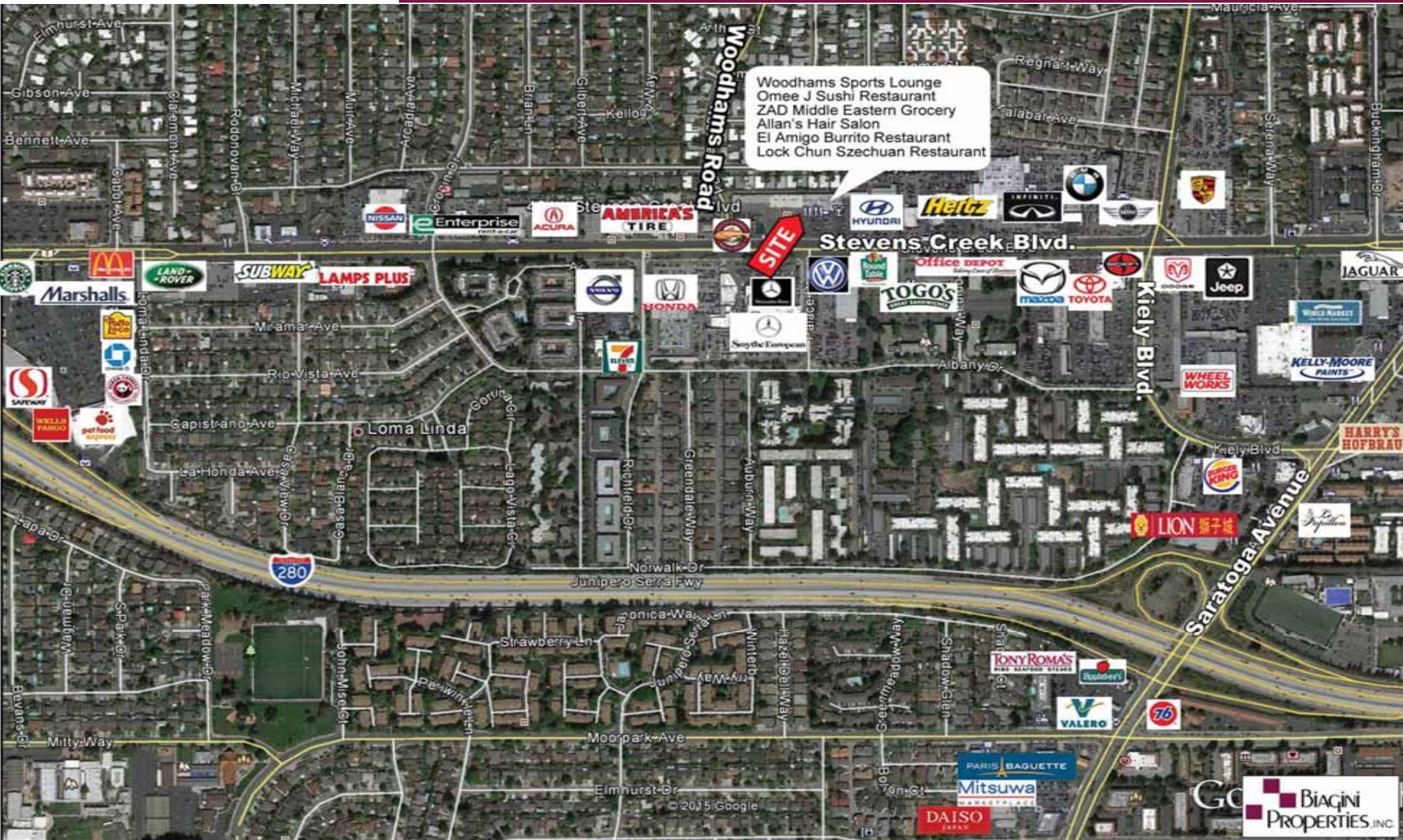
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