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# FOR LEASE PROFESSIONAL OFFICE BUILDING

851 Del Mar Avenue | San Jose, California

**\$0.95 / SF  
YEAR 1 RENT!**

**PC INC** PRIME COMMERCIAL  
INCORPORATED

1543 Lafayette Street, Suite C  
Santa Clara, 95050  
Office 408.879.4000  
[www.primecommercialinc.com](http://www.primecommercialinc.com)

DOUG FERRARI  
CA BRE 01032363  
408.879.4002

[dferrari@primecommercialinc.com](mailto:dferrari@primecommercialinc.com)

DIXIE DIVINE  
CA BRE 00926251 & 01481181  
408.879.4001

[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)

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# PROPERTY HIGHLIGHTS

- \$0.95 / mo. per SF + Nets (Rent adjusts to market in year 2)
- 4,500 square feet
- Low nets
- Convenient Location near Valley Medical Center / San Jose City College / U.S HWY 280
- Nice quality office improvements
- Well maintained building & parking lot
- On-site parking for 10 vehicles
- Good traffic counts and high demographics
- Secure parking lot with 12 spaces


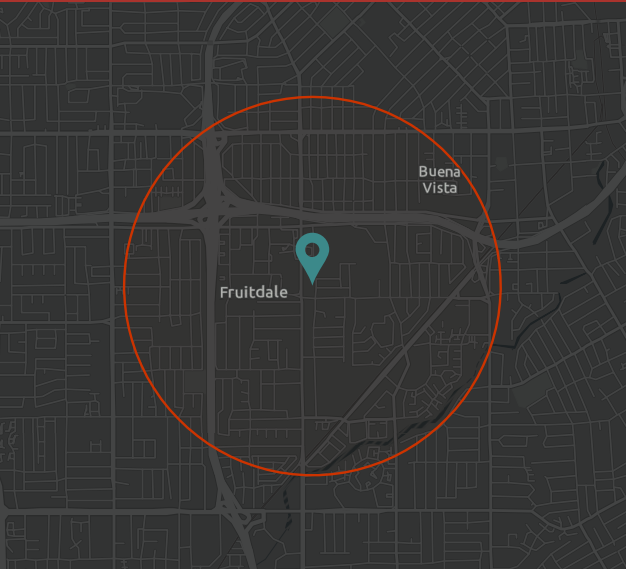
# DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	34,197	262,528	569,487
Annual Household Income	\$146,120	\$173,373	\$175,768
Traffic Counts			
Del Mar Avenue:	13,680 ADT		
Fruitdale Avenue:	16,080 ADT		

## DEMOGRAPHIC PROFILE

851 Del Mar Ave, San Jose, California, 95128

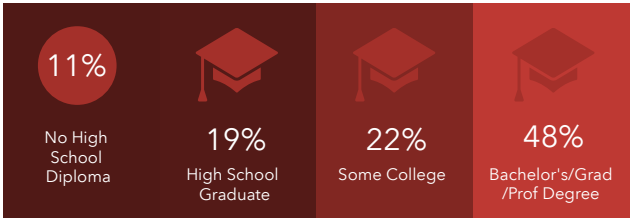
Ring of 1 mile



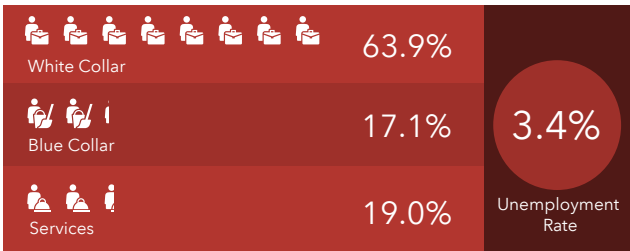
THE SCIENCE OF WHERE™

This infographic contains data provided by Esri. The vintage of the data is 2022, 2021. © 2023 Esri

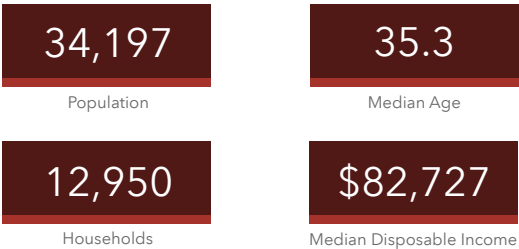
## EDUCATION



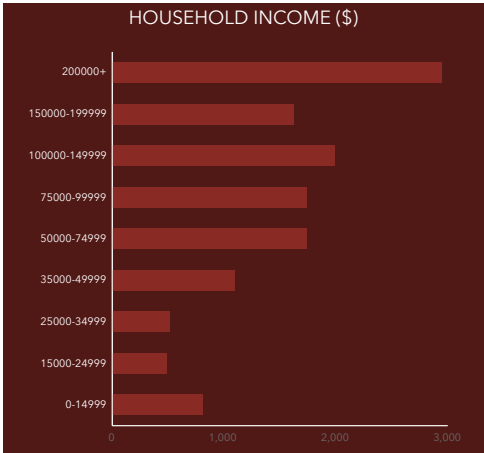
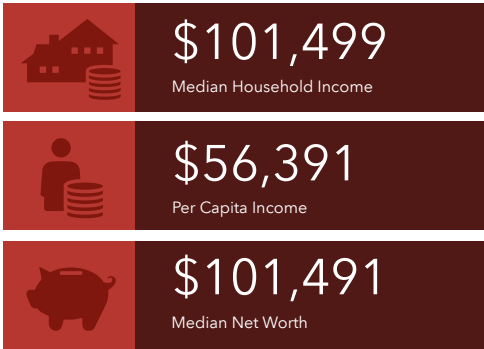
## EMPLOYMENT



## KEY FACTS

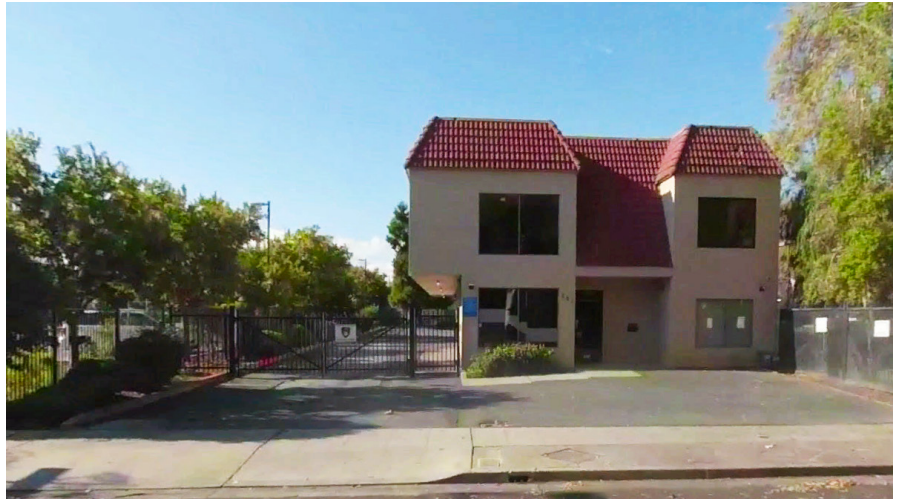


## INCOME





## PROPERTY PHOTOS



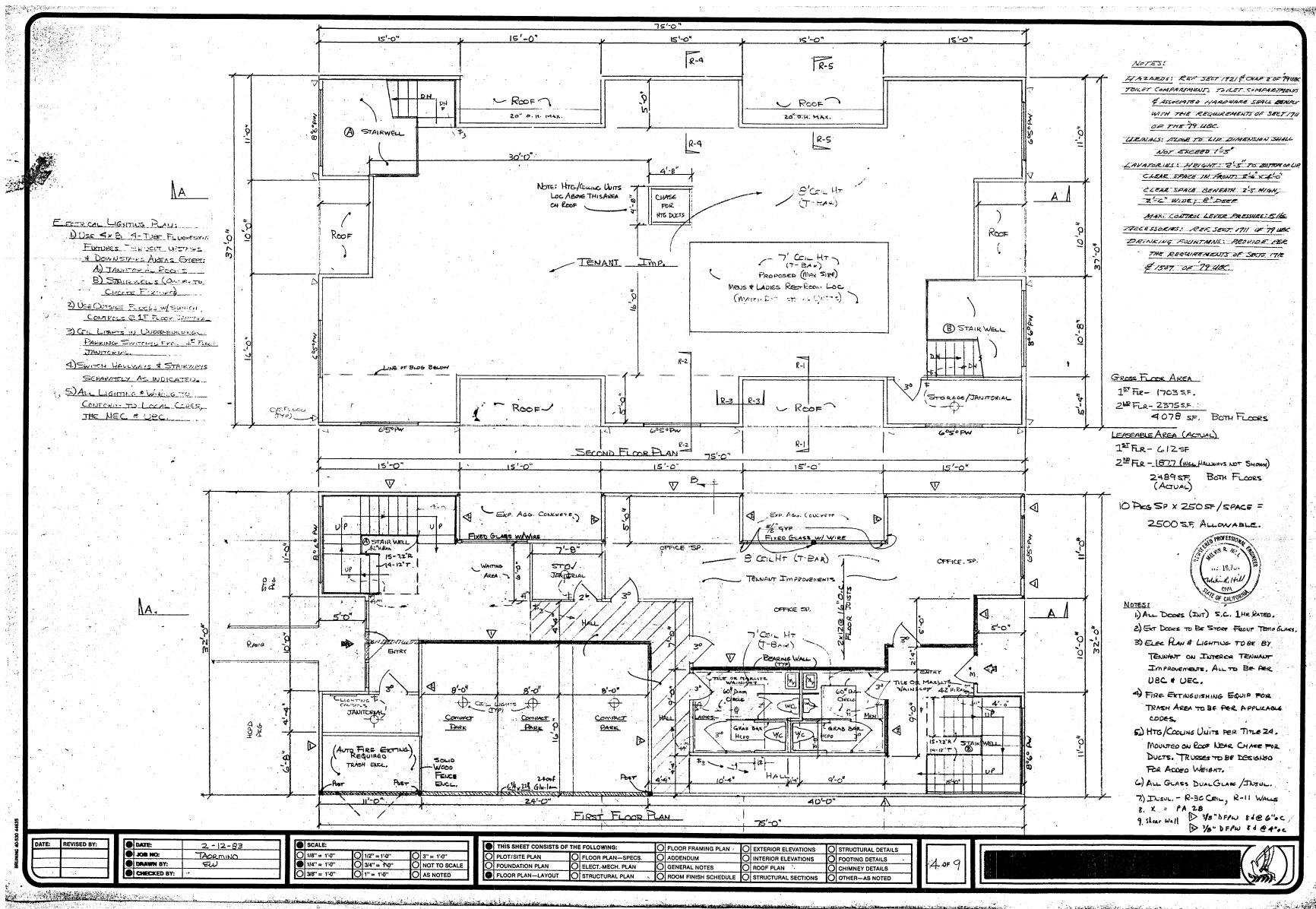
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# FIRST FLOOR PLAN



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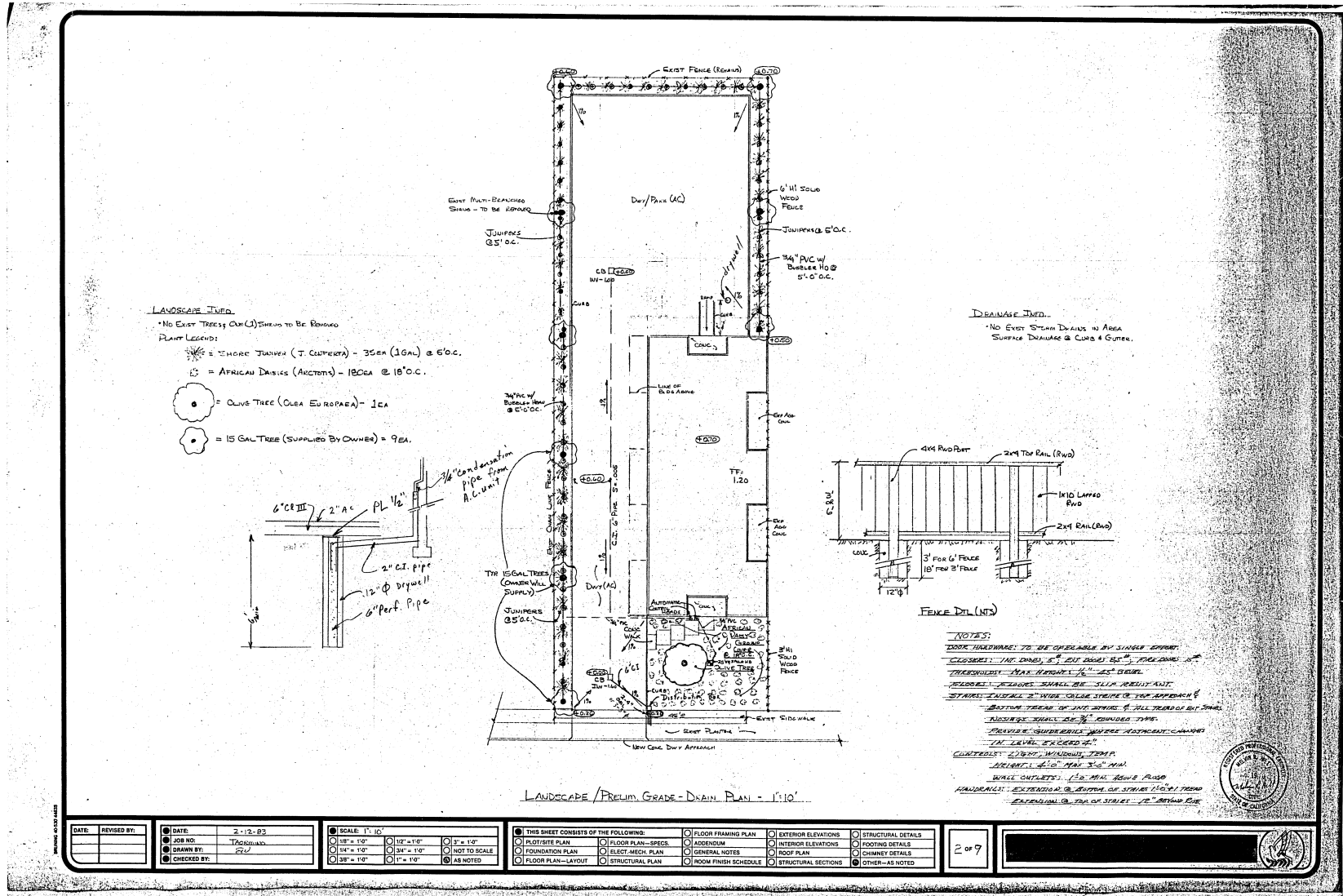
DOUG FERRARI  
CA BRE 01032363  
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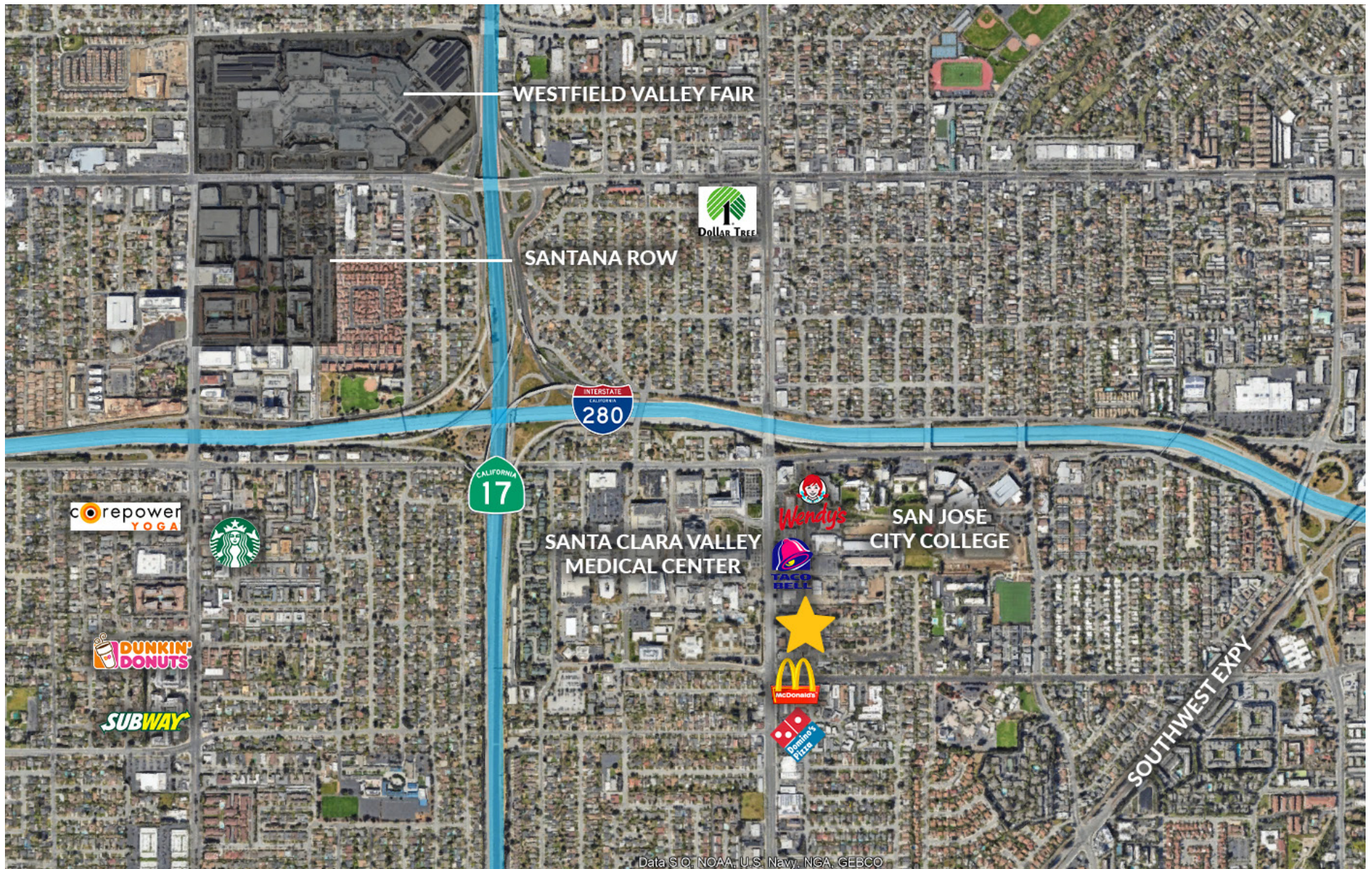


# LANDSCAPE FLOOR PLAN





# AERIAL MAP



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**For Leasing Inquiries, Please Contact:**

**Dixie Divine**  
**(408) 879.4001**

**LIC #: 01481181**  
**[ddivine@primecommercialinc.com](mailto:ddivine@primecommercialinc.com)**

**Doug Ferrari**  
**(408) 879.4002**

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