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FOR LEASE PROFESSIONAL OFFICE BUILDING

851 Del Mar Avenue | San Jose, California

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



PC **PRIME COMMERCIAL**
INCORPORATED

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PROPERTY HIGHLIGHTS

- \$0.95 / mo. per SF + Nets (Rent adjusts to market in year 2)
- 4,078 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

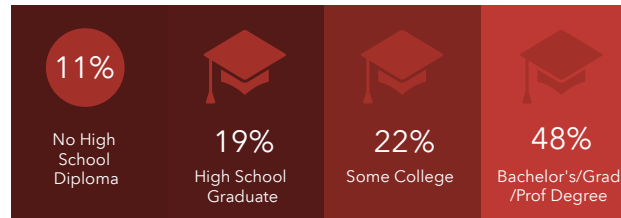
	1 Mile	3 Miles	5 Miles
Population	34,197	262,528	569,487
Annual Household Income	\$146,120	\$173,373	\$175,768
Traffic Counts			
Del Mar Avenue:	13,680 ADT		
Fruitdale Avenue:	16,080 ADT		

DEMOGRAPHIC PROFILE

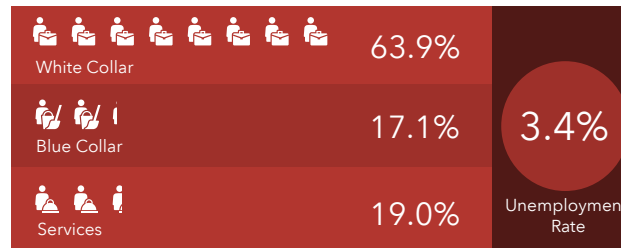
851 Del Mar Ave, San Jose, California, 95128
Ring of 1 mile

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

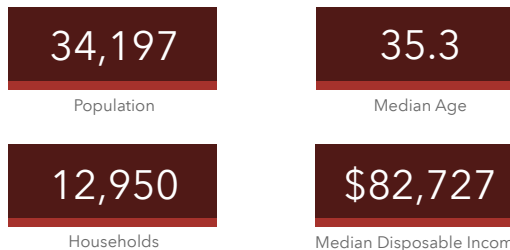
EDUCATION



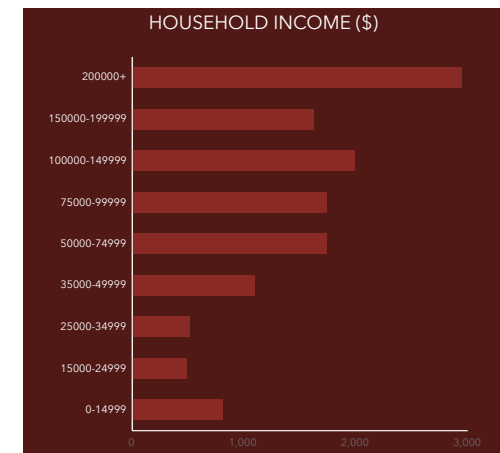
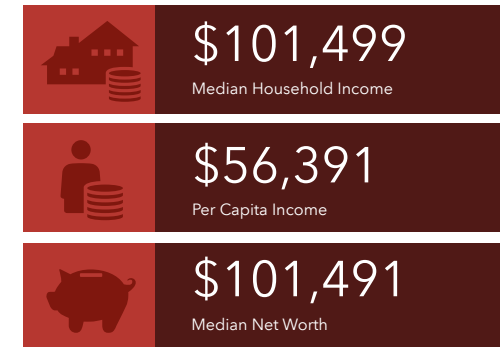
EMPLOYMENT



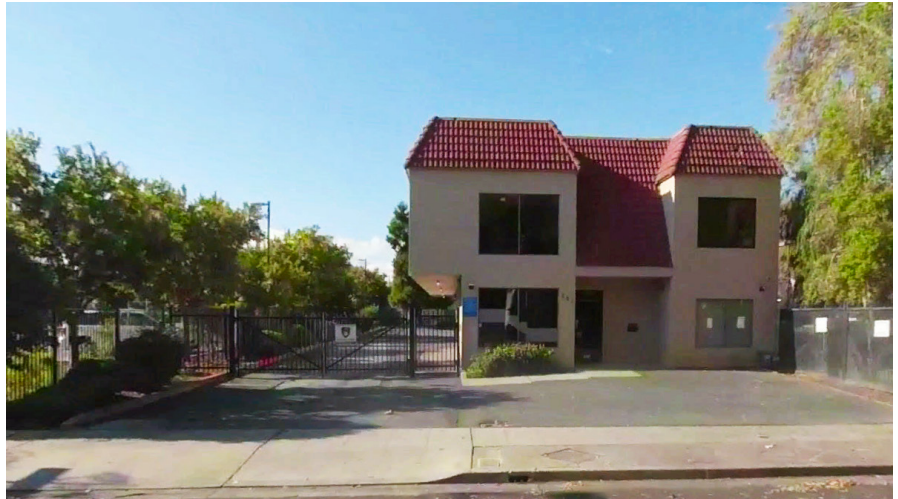
KEY FACTS



INCOME



PROPERTY PHOTOS

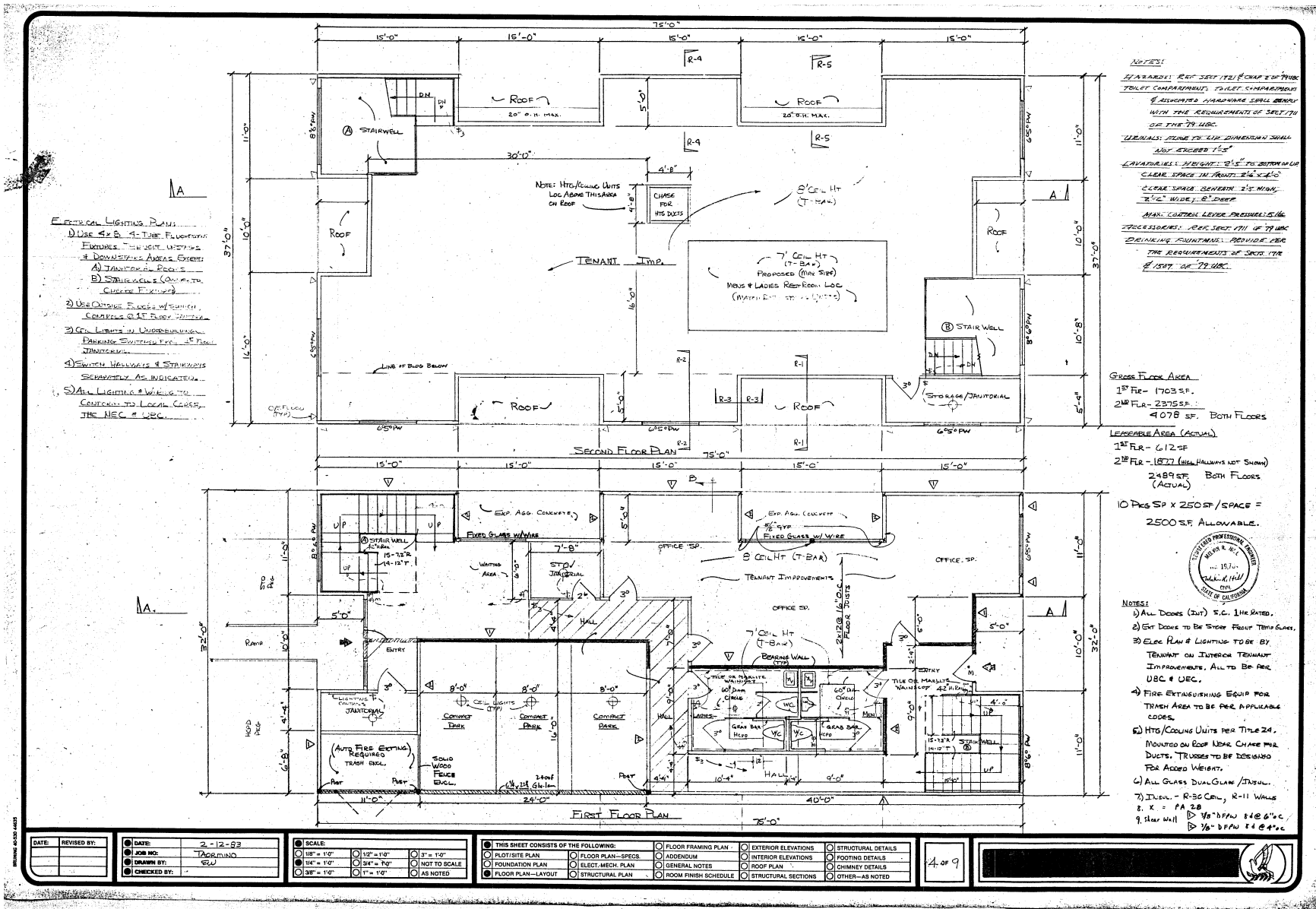


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FIRST FLOOR PLAN

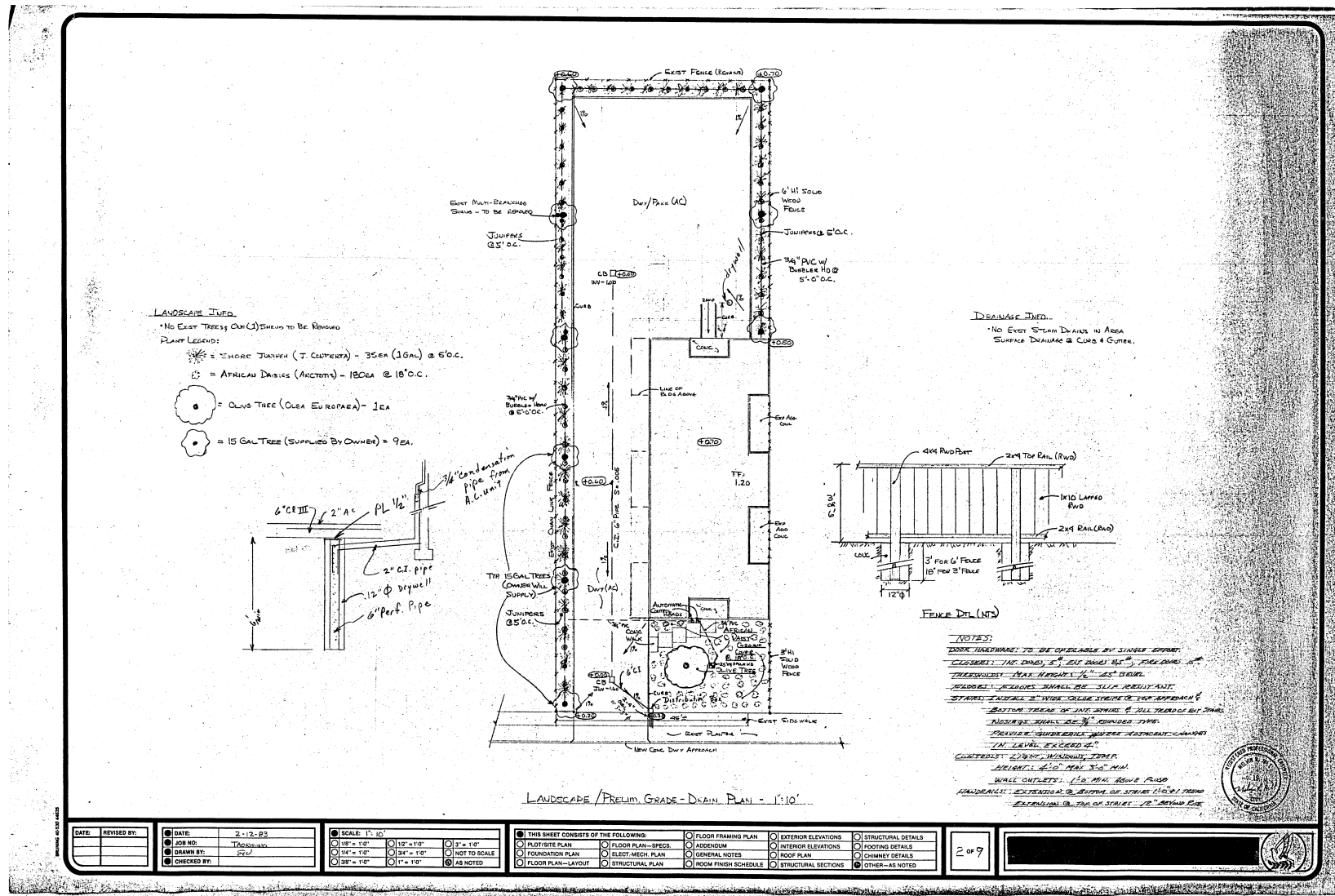


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LANDSCAPE FLOOR PLAN

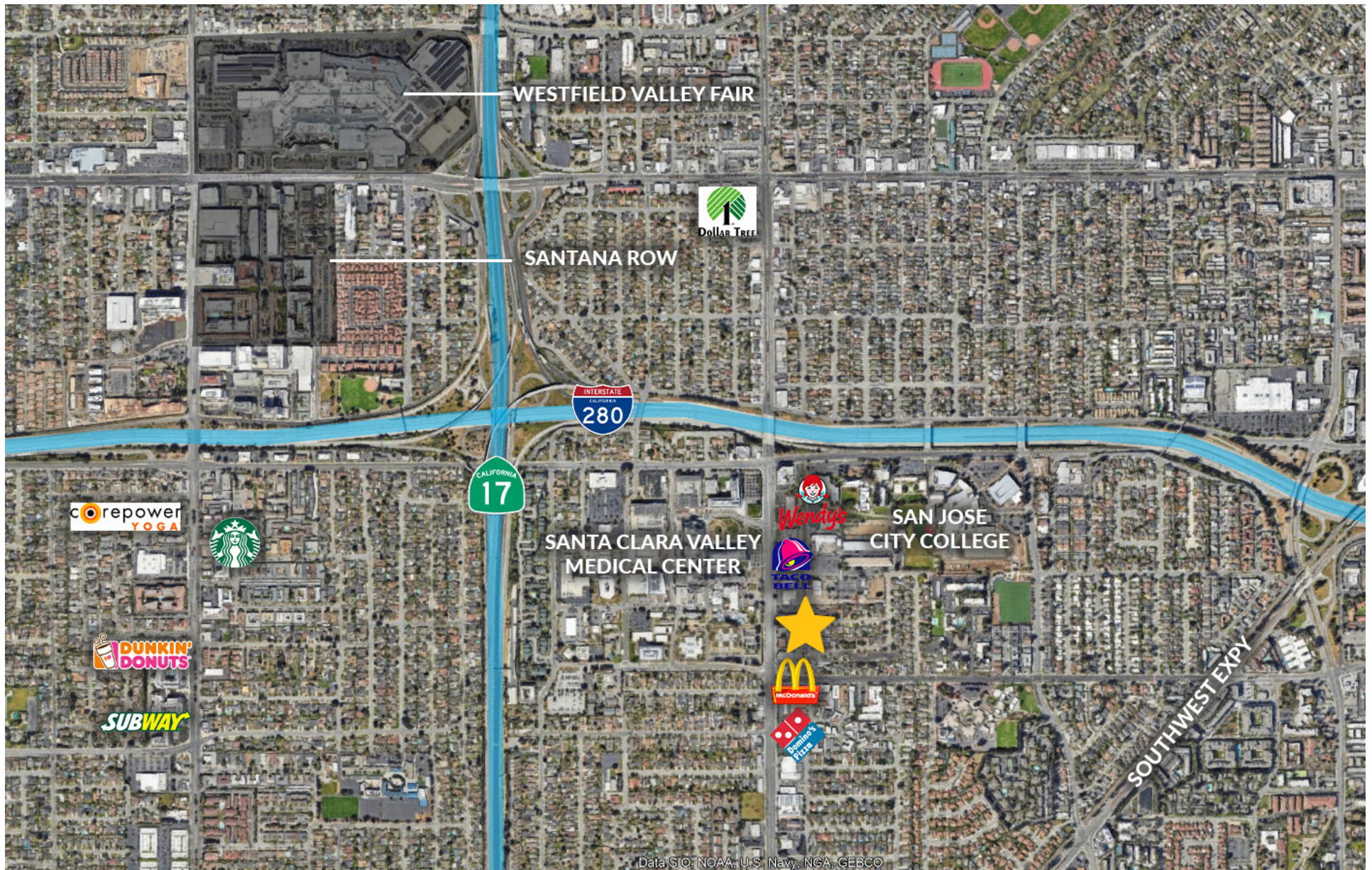


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AERIAL MAP



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