

2,938 - 5,113 SF
RETAIL FOR LEASE
Former Dance Studio

3595

STEVENS CREEK

Santa Clara, CA



PC INC. **PRIME COMMERCIAL**
INCORPORATED

EXCLUSIVE AGENT:

BRENNAN J. MONRO

BMonro@primecommercialinc.com

(408) 560-6100

PROPERTY Overview

3595
STEVENS CREEK
Santa Clara, CA

ADDRESS 3595 Stevens Creek Boulevard
Santa Clara, CA 95117

SIZE 2,938 -5,113 SF

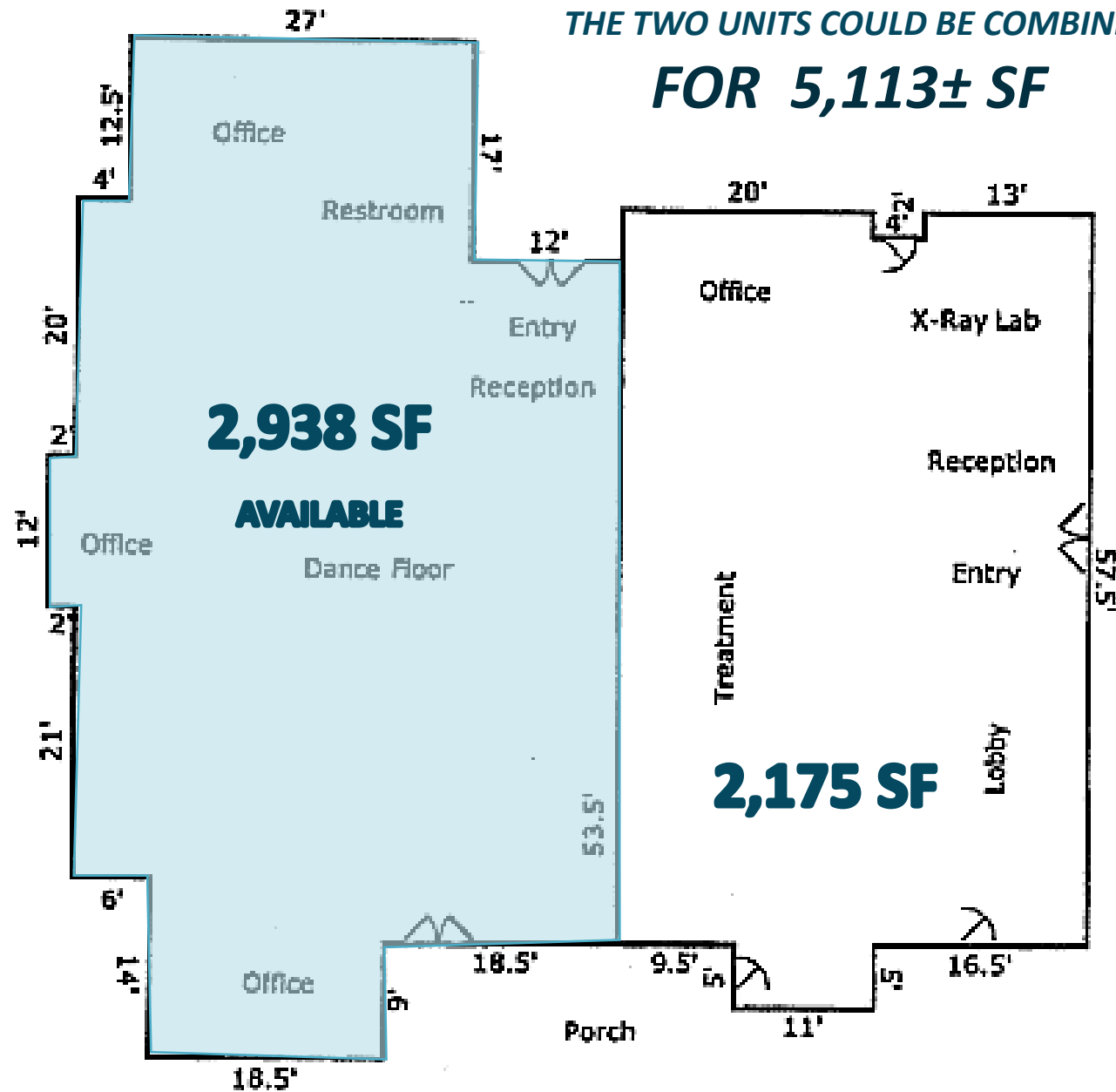
TYPE Retail

PRICE \$3.00 / SF + \$0.49 NNN

- Former dance studio in freestanding building
 - *Other half of building shared with chiropractor*
- Dedicated parking lot
- Large pylon sign and significant visibility
- Located one block away from San Tomas Expressway
- Directly fronting Stevens Creek Blvd across from Barnes & Noble and close proximity to Westfield Valley Fair
- Strong demographics and high traffic counts
- Flexible zoning, MU-CC (Mixed Use – Community Commercial)



**THE TWO UNITS COULD BE COMBINED
FOR 5,113± SF**



SITE

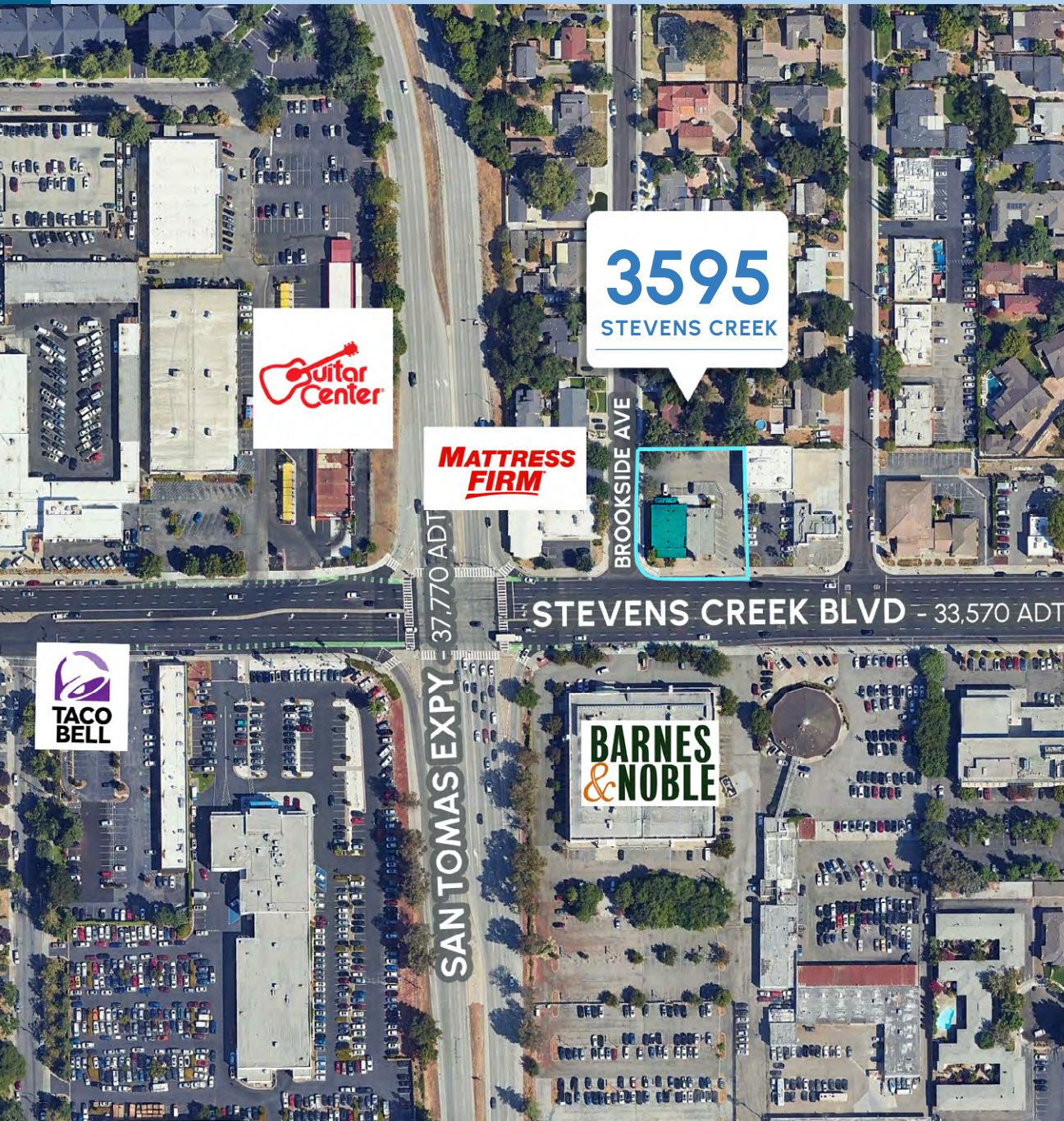
Photo Gallery

3595
STEVENS CREEK
Santa Clara, CA



AERIAL
Map

3595
STEVENS CREEK
Santa Clara, CA



Entrance from Stevens Creek (Street View)



Entrance from parking lot

MARKET Analysis



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	31,821	261,471	603,855
Daytime Population	34,081	262,640	740,800
Average Household Income	\$190,539	\$200,162	\$213,893

Traffic Counts

	CARS PER DAY
Stevens Creek Boulevard	33,570 ADT
San Tomas Expressway	37,770 ADT
Saratoga Avenue	20,124 ADT

EXCLUSIVE AGENT CONTACT:

BRENNAN J. MONRO CA DRE 02180211

BMonro@primecommercialinc.com
(408) 560-6100

PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com | (408) 879-4000

3595
STEVENS CREEK

Santa Clara, CA