



@first
SAN JOSE, CA

RETAIL SPACE AVAILABLE FOR LEASE

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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ABOUT THE PROJECT

PROPERTY HIGHLIGHTS

- Anchored by High Volume Target
- Strong National Co-Tenancy
- Dense Daytime Population
- Regional Position off of Hwy 237
- LED Pylon Signage
- Under 2 miles away from Related's City Place development; featuring over 5.4M SF of office, 1M SF of retail, 1,280 apartments, 400 "extended stay" apartments, and a 440 room hotel.

AVAILABLE SPACE

- ±1,200 SF End Cap
- ±4,219 SF End Cap

DEMOGRAPHICS

	<i>1-mile</i>	<i>3-mile</i>	<i>5-mile</i>
Population	16,067	44,524	83,529
Daytime Pop.	28,584	67,174	155,907
Median HHI	\$81,700	\$111,230	\$103,642

TRAFFIC COUNTS

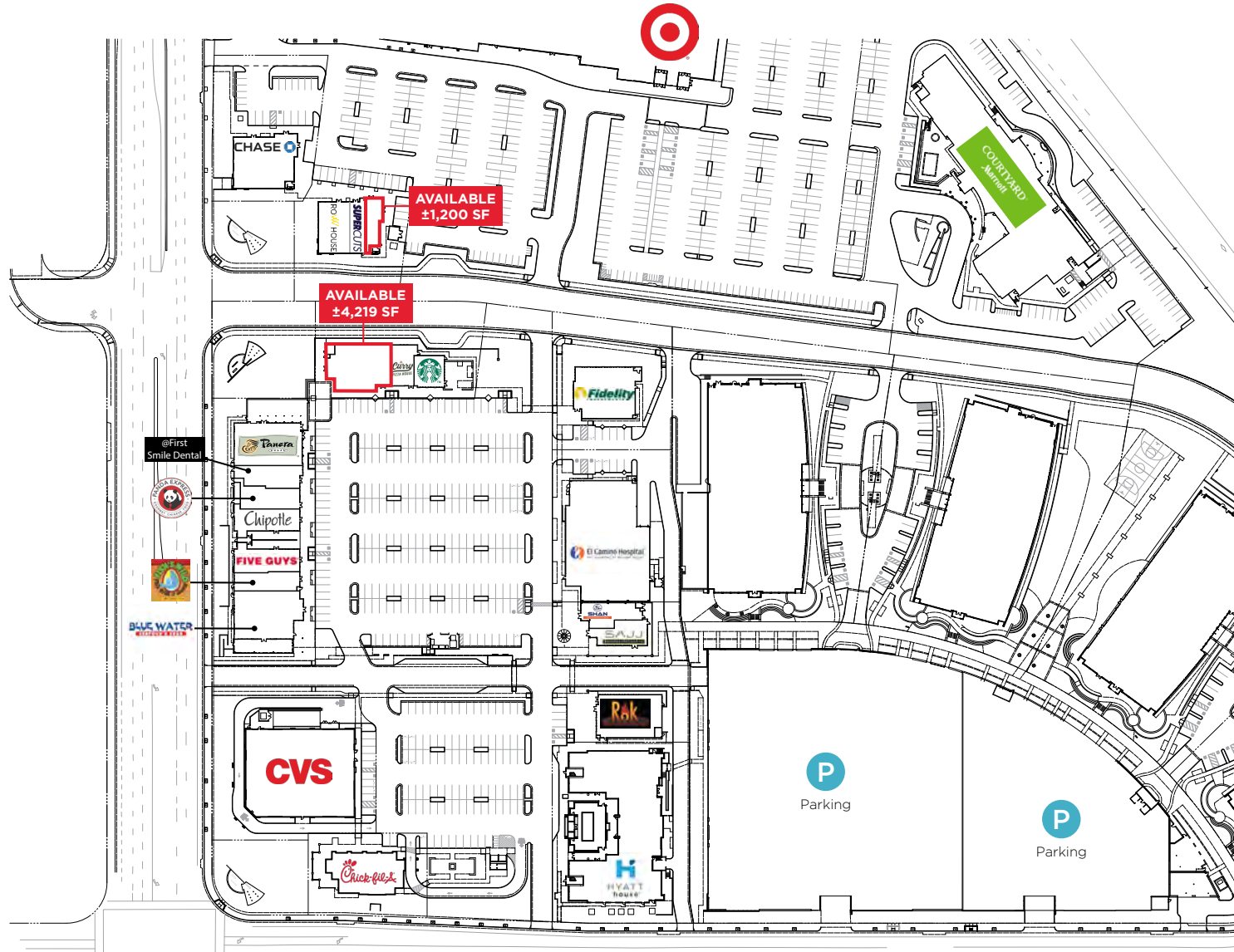
North 1st Street: 18,000 ADT

Holger Way: 6,943 ADT

Highway 237: 122,000 ADT



SITE PLAN



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