

**FOR LEASE**

# ±2,055 SF Retail Space

**1034 MONROE STREET**

Santa Clara, CA 95050

**PRESENTED BY:**

**ROBIN SANTIAGO, SIOR, CCIM**

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CalDRE #01754421



## PROPERTY SUMMARY



**LEASE RATE**

**CALL FOR RATE**

### OFFERING SUMMARY

AVAILABLE SF:	±2,055 SF
LEASE TYPE:	NNN
YEAR BUILT:	2019
ZONING:	Planned Development

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### PROPERTY OVERVIEW

Prime retail unit within a mixed-use development built in 2019 and conveniently located on Monroe and Benton Street. The unit is currently in shell condition with brand-new HVAC units installed. Perfect for medical/dental, or other general retail uses. Parking is located in the rear of the project and available to commercial tenants only.

### PROPERTY HIGHLIGHTS

- First-year promo rate!
- ±2,055 SF retail unit
- New construction (never been occupied)
- High ceilings and brand-new HVAC units installed
- General retail and medical/dental uses are permitted



SITE PLAN



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## AREA MAP



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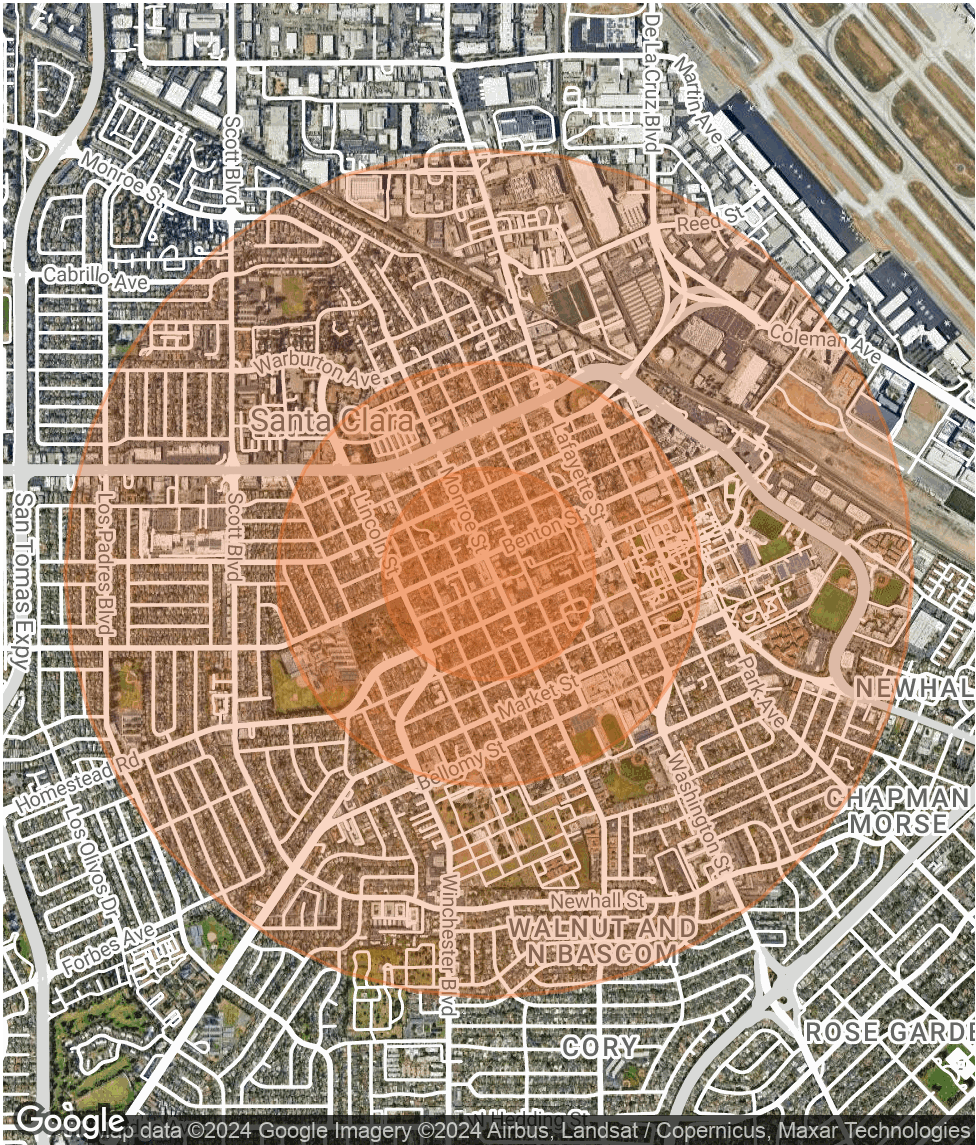


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,965	9,076	30,705
AVERAGE AGE	27.1	29.6	31.3
AVERAGE AGE (MALE)	24.2	27.5	30.8
AVERAGE AGE (FEMALE)	30.4	32.0	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	930	3,128	10,577
# OF PERSONS PER HH	3.2	2.9	2.9
AVERAGE HH INCOME	\$131,794	\$128,778	\$127,684
AVERAGE HOUSE VALUE	\$1,038,827	\$971,981	\$1,012,371

\* Demographic data derived from 2020 ACS - US Census



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