

**2152 Monterey Hwy
San Jose**

13,250± SF FREESTANDING RETAIL FOR LEASE
MONTEREY HWY. at CURTNER AVE



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- 13,250± SF Former WSS Shoe Store
- Building is in Almost New Condition
- 1.16± Acre Lot, Abundant Parking
- Monument Signage
- Across The Street From The Plant Shopping Center
- Monterey Hwy. Traffic: 34,274± ADT
- Ground Lease Possible (Contact Agent)
- Rent: Contact Listing Agent













DEMOGRAPHICS

2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	13,839	273,639	691,990
Households	4,638	88,799	226,403
Average Household Size	2.83	2.98	2.98
Owner Occupied Housing Units	1,973	41,364	113,699
Renter Occupied Housing Units	2,665	47,435	112,704
Median Age	39.8	37.4	38.3
Median Household Income	\$78,196	\$116,751	\$128,856
Average Household Income	\$129,380	\$171,525	\$180,490

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