

For Lease: Three Retail Storefronts from 1,300± SF To 3,300± SF

\$1.99 PSF Plus NNN

427, 429 & 447 S Bascom Ave, San Jose CA



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MEACHAM/OPPENHEIMER, INC.
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PROPERTY OVERVIEW



- Three Available Storefront Units for Lease
- **Unit 427 & Unit 429** Space currently configured as one contiguous space with no demising wall, Totaling 3,300± SF
- Leasing Options: One combined space - 3,300± SF or Two individual suites - **Unit 427** (2,000± SF) & **Unit 429** (1,300± SF)
- **Unit 447**: 1,700± SF
- **First -Year Promotional Rate: \$1.99 PSF Plus NNN, Including 3 Months Free Rent for All Tenants**
- Store Front Located in the Burbank Area
- Prominent Storefront Signage
- Parking Available at the Rear, Middle & Side of Building
- Highly Visible Location with Heavy Vehicle Travel
- Easy Access to W San Carlos Street/Stevens Creek, I-880 & I-280

UNIT 427: 2,000± SF



UNIT 429 : 1,300± SF



Total: 3,300± SF

Unit 427: 2,000± SF

Unit 429: 1,300± SF



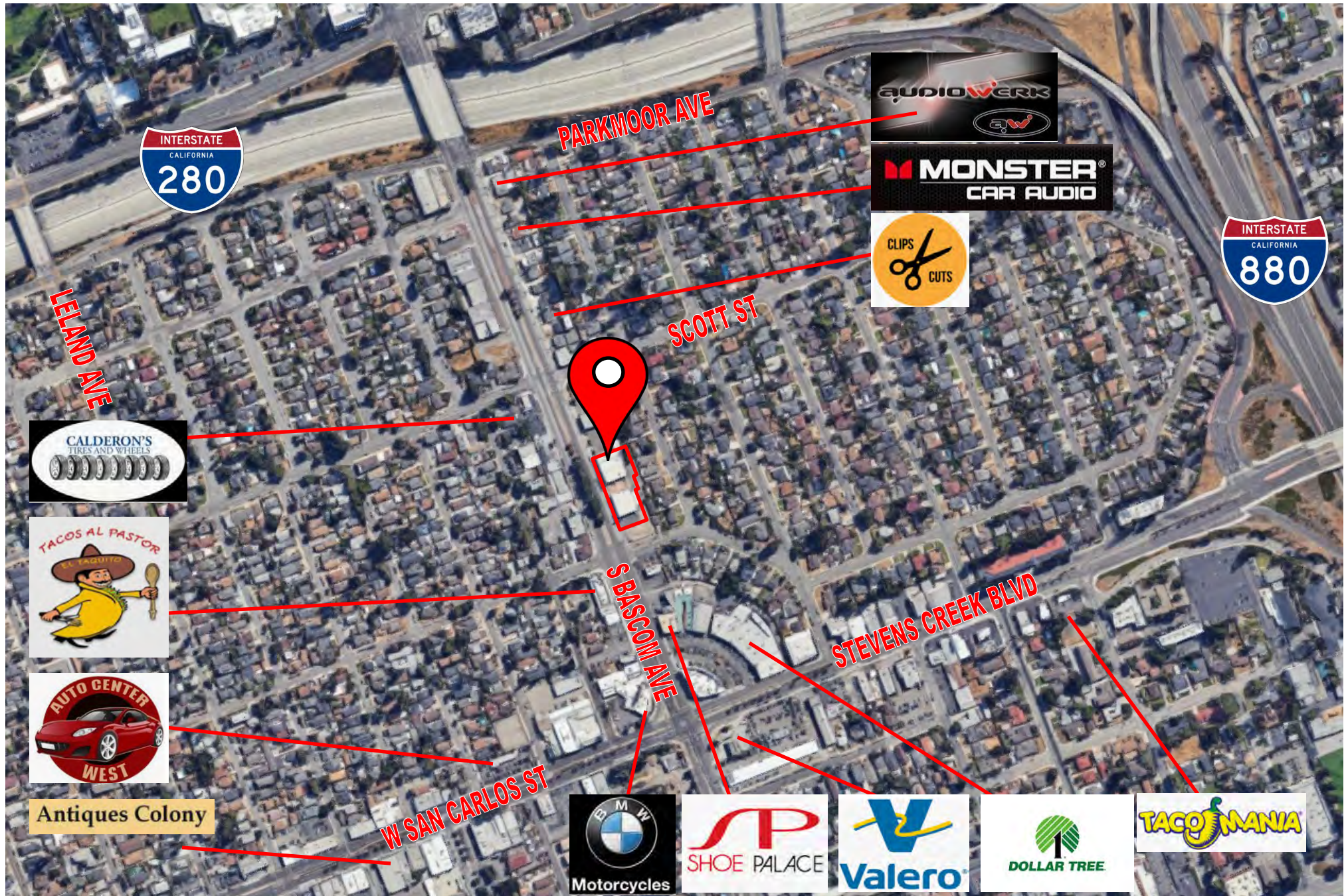
UNIT 447: 1,700± SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



LOCATION MAP



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	27,167	262,427	629,751
Households	10,558	103,807	231,118
Average Household Income	\$186,778	\$191,548	\$207,238
Median Household Income	\$131,125	\$135,335	\$149,337
Median Age	38.8	37.7	38.1
Owner Occupied Housing Units	3,896	38,502	102,487
Renter Occupied Housing Units	6,662	65,305	128,631

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