

For Sale

Freestanding Building

281 Washington St., Santa Clara, CA 95050

KWP
REAL ESTATE



Available

Size: 3,200 SF (0.07 Acre)
Sale Price: \$2,800,000
APN: 269-48-061
Zoning: Retail; Buyer to verify zoning

Features

- ▶ Freestanding building on signalized hard corner of Washington Street and Poplar Street
- ▶ Former convenience store
- ▶ Premises is vacant
- ▶ Great signage opportunity
- ▶ Adjacent to the University of Santa Clara campus

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2026 Estimated Population	8,866	26,918	86,157
2031 Projected Population	8,762	27,233	87,548
2020 Census Population	8,734	25,708	82,443
2010 Census Population	8,296	24,218	77,515
Projected Annual Growth 2026 to 2031	-0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2026	0.4%	0.7%	0.7%
2026 Median Age	28.6	33.3	36.1
Households			
2026 Estimated Households	2,804	9,770	33,825
2031 Projected Households	2,795	9,959	34,574
2020 Census Households	2,819	9,218	31,714
2010 Census Households	2,808	8,901	29,553
Projected Annual Growth 2026 to 2031	-	0.4%	0.4%
Historical Annual Growth 2010 to 2026	-	0.6%	0.9%
Race & Ethnicity			
2026 Estimated White	44.0%	41.7%	36.5%
2026 Estimated Black or African American	3.6%	3.3%	3.4%
2026 Estimated Asian or Pacific Islander	31.9%	33.0%	36.6%
2026 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%
2026 Estimated Other Races	19.6%	21.3%	22.6%
2026 Estimated Hispanic	21.5%	22.8%	24.7%
Income			
2026 Estimated Average Household Income	\$191,109	\$224,016	\$225,850
2026 Estimated Median Household Income	\$137,272	\$157,730	\$170,831
2026 Estimated Per Capita Income	\$62,436	\$82,518	\$89,184
Education			
2026 Estimated High School Graduate	10.6%	10.9%	12.5%
2026 Estimated Some College	15.7%	16.9%	14.0%
2026 Estimated Associates Degree Only	4.3%	5.6%	5.7%
2026 Estimated Bachelors Degree Only	35.1%	32.0%	32.1%
2026 Estimated Graduate Degree	31.5%	29.5%	27.0%
Business			
2026 Estimated Total Businesses	262	1,100	5,319
2026 Estimated Total Employees	4,315	12,391	64,323
2026 Estimated Employee Population per Business	16.5	11.3	12.1
2026 Estimated Residential Population per Business	33.9	24.5	16.2