

1,108± SF 2nd Generation Cafe For Lease in CROPLEY CENTER

2671 Cropley Ave, San Jose CA 95132

Available

CROPLEY PURE WATER

Little Saigon **BE**

NO PARKING
VENDING MACHINES
OPEN TO BUSINESS
ON
TOWNSHIP AT YOUR EXPENSE
(408) 354-4838

2671

OPEN

*we're
Yes Open*

*Mitchell's Ice Cream
& OTHER
ICE CREAM BARS
SOLD HERE*

trane

*tisr
trane*

Ryan Warner
Lic. #01397580
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(408) 477-2505

MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408.378.5900
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PROPERTY SUMMARY



- Space Available: 1,108± SF
- Asking Rent: \$3.75 PSF Plus NNN
- Corner of Cropley Ave & N Capitol Ave
- Traffic Count:
Cropley Ave - 31,000± ADT
N. Capitol Ave - 36,000± ADT
- Close proximity to VTA Light Rail Station
- Co-Tenants include: Baskin Robbins, The Kicking Crab & KAI Lagree Studio
- High Visibility Corner Location

2026 ESTIMATED DEMOGRAPHICS

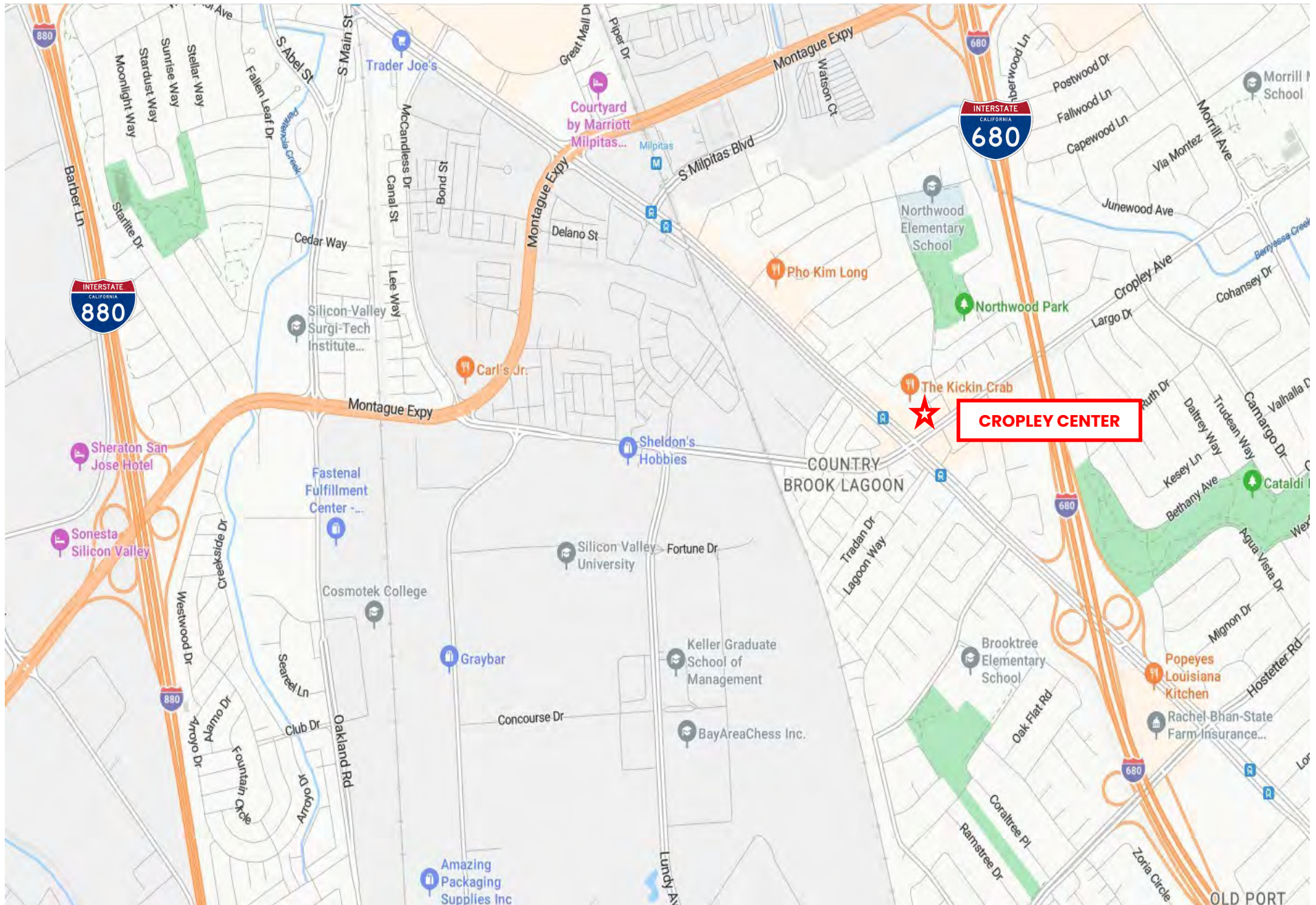
	1 Mile	3 Miles	5 Miles
Population	28,214	179,655	414,721
Avg. HH Income	\$238,549	\$219,535	\$195,022

INTERIOR PHOTOS





AREA MAP



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