

# 4902 STEVENS CREEK BLVD

📍 SAN JOSE, CALIFORNIA

±10,599 SF  
FOR LEASE



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## PROPERTY HIGHLIGHTS



Freestanding ±10,599 SF building on a ±0.59 acre lot with direct Stevens Creek Boulevard frontage



Monument signage available on Stevens Creek visible to 30,000 ADT.



Median household income of \$198,868 within one mile, among the strongest income bases in Santa Clara County



631,456 daytime population within five miles, including 371,842 daytime workers

### DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 30,615    | 264,731   | 565,188   |
| Avg. HH Income     | \$262,956 | \$259,818 | \$261,703 |
| Daytime Population | 25,941    | 244,361   | 631,456   |

### TRAFFIC COUNTS

Source: Esri 2026

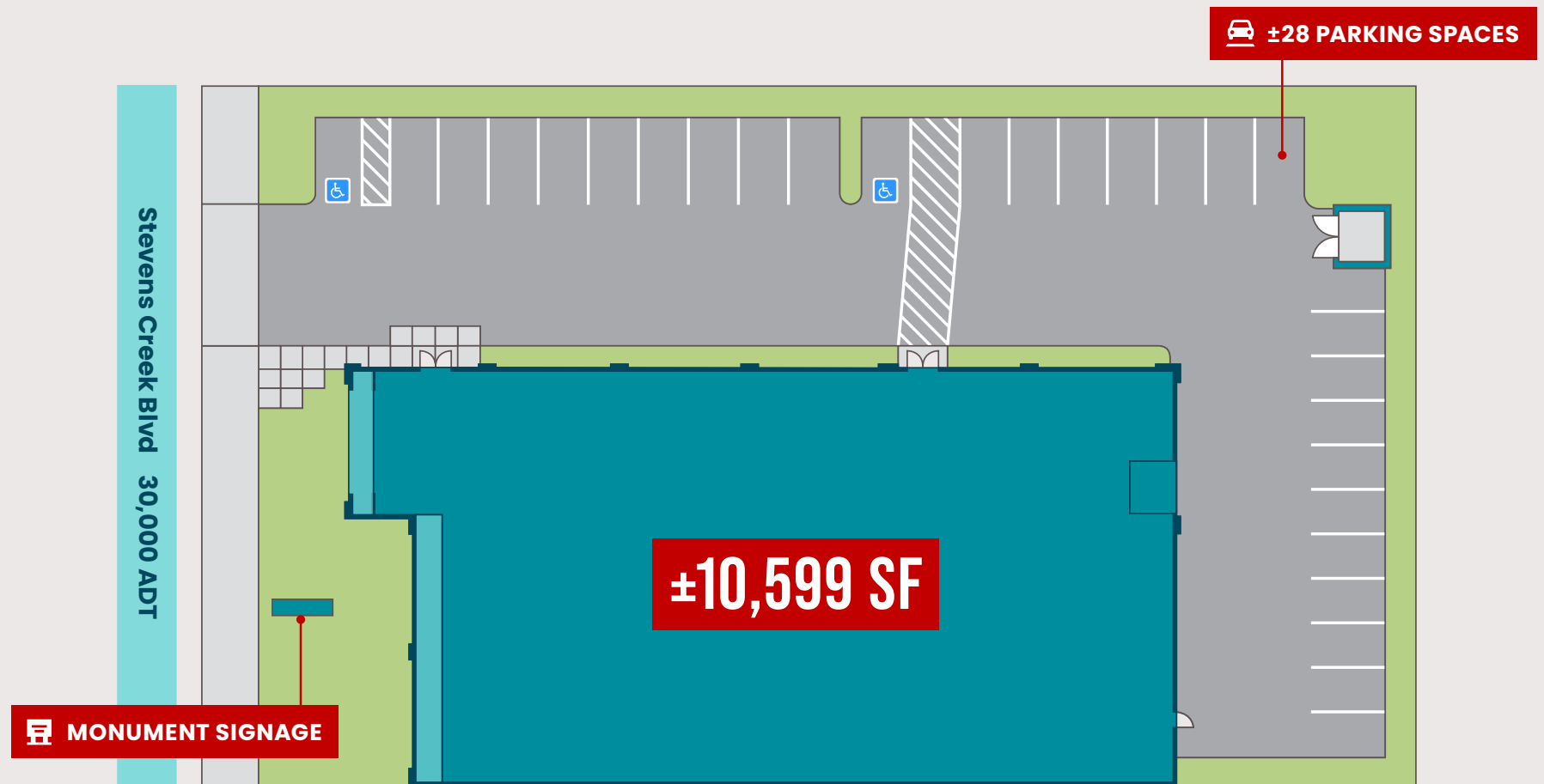
|                    |            |
|--------------------|------------|
| Stevens Creek Blvd | 30,000 ADT |
| Lawrence Expy      | 39,660 ADT |
| Hwy 280            | 44,050 ADT |







# PROPERTY SITE PLAN





# MARKET AERIAL



Mineta San Jose  
International Airport



**GROCERY OUTLET**  
Porgain Market

**savers**  
SHOP. REUSE. REIMAGINE.

**MARIPOSA SHOPPING CENTER**

SAFEWAY ANYTIME FITNESS Starbucks

ROSS DRESS FOR LESS SALLY BEAUTY CVS

**SANTA CLARA TOWN CENTER**

TARGET BR badliu tobiko ME Massage Envy. Ix

Starbucks carter's SPROUTS FARMERS MARKET

**PRUNERIDGE CENTER**

Lucky Starbucks Carls Jr.

**WESTFIELD VALLEY FAIR**

macy's LUCKY X STRIKE Levi's ALAMO THEATERS DRIVE IN sleep number.

Apple NORDSTROM OLD NAVY lululemon ASIA LIVE HEYTEA

STICK & WOK SEPHORA purple LOVESAC blammingdales

**HARBOR FREIGHT**  
Quality Tools at Discountary Low Prices

**4902**  
STEVENS CREEK BLVD

Walmart GOLF GALAXY

**MAIN ST CUPERTINO**

Haidilao Hot Pot mian MINISO

ALEXANDER'S STEAKHOUSE HEYTEA KOI PALACE CATERING

Orangetheory FITNESS RONBOW

**STEVENS CREEK CENTRAL**

SAFEWAY Total Wine & MORE

pet food express SUPERCUTS SHUT

**DOLLAR TREE**

**SANTANA ROW**

MAKERS market Casper FIAL RAVEN CINEMARK

Tommy Bahama FOGO DE CHAO CB2 Cartier DUMPLING TIME

**ORCHARD FARMS SHOPPING CENTER**

SAFEWAY IHOP ZENSHI CHASE

CVS Mitsuya MARKETPLACE BOOKS Kinokuniya



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