

FOR LEASE

337 S. Monroe Street - San Jose, CA

± 2,400 SF AVAILABLE
Entire Ground Floor
Commercial Kitchen and Office Space



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Marcus & Millichap

PROPERTY HIGHLIGHTS

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Fully Built-Out Commercial Kitchen Approved for Take Out

- » 14-Foot Type 1 Hood
- » Six-Burner Range and Oven
- » Two Double-Burner Stock Pot Ranges
- » Large Wok Burner
- » Two Boilerless Steamers
- » Walk-In Refrigerator and Freezer
- » Three-Compartment Sink and Two Prep Sinks
- » Prep Tables and Storage Racks
- » 1,000-Gallon Grease Interceptor



Ideal for a Ghost Kitchen or Catering Company



12 On-Site Parking Spaces



Located Across from Westfield Valley Fair and Blocks from Santana Row



Easy Access from Interstate 880 and Interstate 280

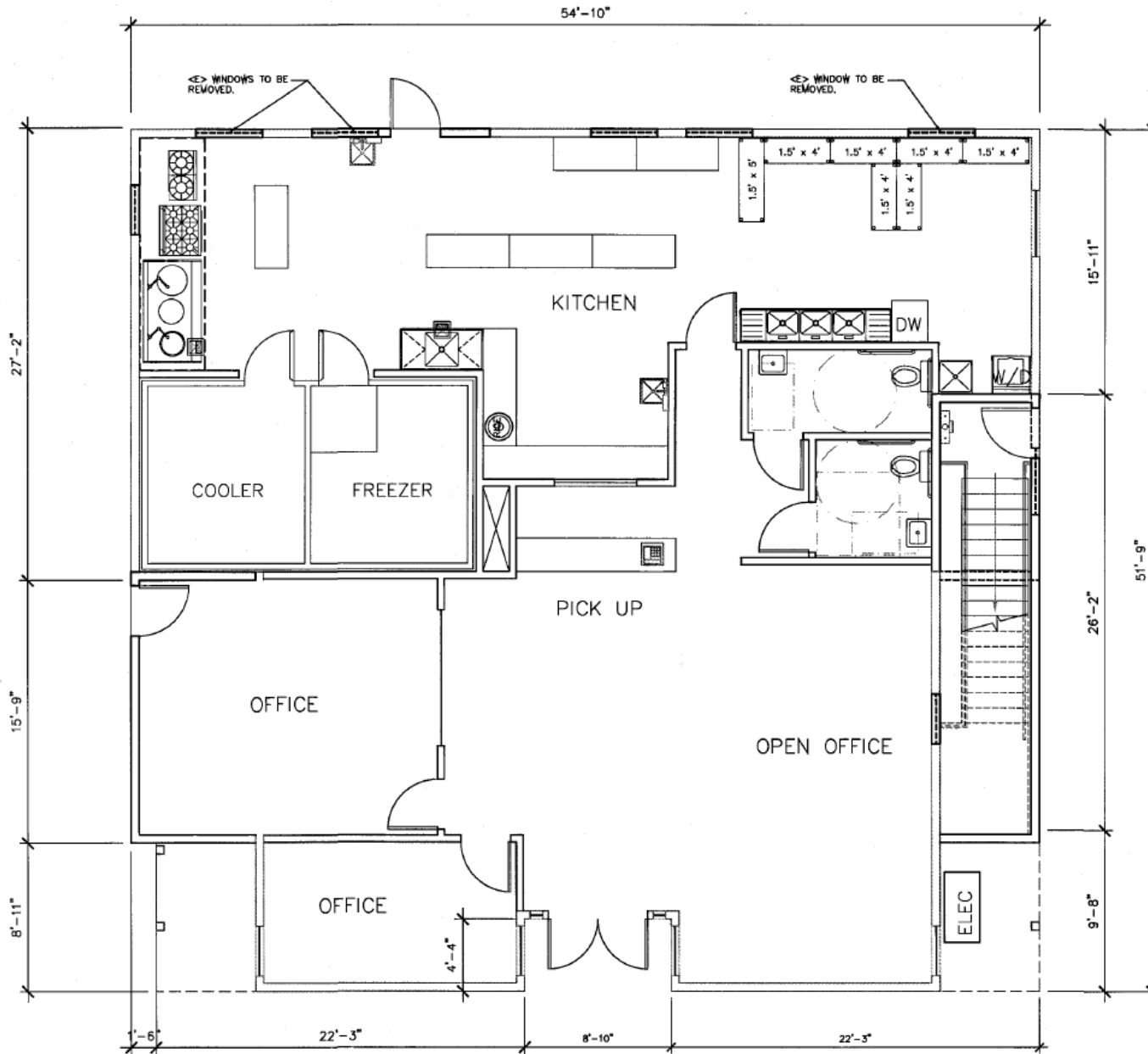
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	22,739	249,871	590,760
Daytime Population	29,380	297,138	739,373
Average Household Income	\$179,262	\$175,202	\$180,951



FLOOR PLAN

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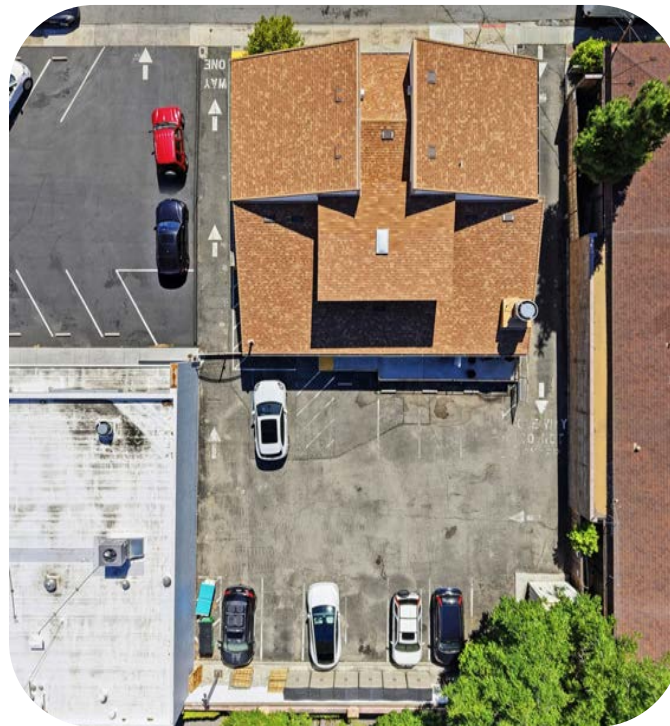
KITCHEN PHOTOS

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EXTERIOR PHOTOS

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LOCAL AERIAL

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YETI

TUM

TESLA



Crate Barrel

The Container Store



THE NORTH FACE



Dior



Cartier

GUCCI

SEPHORA

HERMÈS

bloomingdale's

TIFFANY & Co.

ANTHROPOLOGIE



WILLIAMS-SONOMA

BVLGARI

LOUIS VUITTON

NORDSTROM

★ macy's

POTTERY BARN

Stevens Creek Boulevard

Monroe Street

LOCAL MAP

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Valley Fair Mall | 290+ Retailers

bloomingdales PRADA BVLGARI Cartier POTTERY macy's BARN WILLIAMS-SONOMA ANTHROPOLOGIE NORDSTROM SEPHORA HERMÈS GUCCI Dior LOUIS VUITTON TISSOT TISSOT TISSOT THE NORTH FACE Apple

Pruneridge Golf Club

INTERSTATE 880



O'CONNOR HOSPITAL



Stevens Creek Boulevard

★
Subject Site

SAN JOSE CITY COLLEGE

INTERSTATE 280

INTERSTATE 280

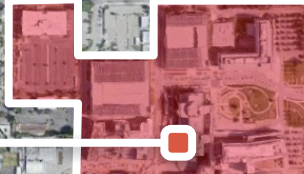
San Thomas Expressway

Santana Row

BEST BUY TESLA YETI TUMI NIKE Crate & Barrel The Container Store

INTERSTATE 880

SANTA CLARA VALLEY MEDICAL CENTER
Hospital & Clinics



DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	23,216	253,934	600,478
2025 Estimate	22,739	249,871	590,760
Growth 2025 - 2030	2.10%	1.63%	1.64%
2010 Census	21,533	229,767	547,621
2020 Census	22,448	251,240	593,599
Growth 2010 - 2020	4.25%	9.35%	8.40%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	35.56%	34.25%	37.40%
\$150,000 - \$199,999	14.11%	13.69%	12.73%
\$100,000 - \$149,999	15.39%	15.18%	14.49%
\$75,000 - \$99,999	8.82%	9.82%	8.68%
\$50,000 - \$74,999	9.40%	8.99%	8.77%
\$35,000 - \$49,999	4.70%	5.27%	5.06%
\$25,000 - \$34,999	3.18%	3.74%	3.79%
\$15,000 - \$24,999	3.52%	3.31%	3.46%
\$10,000 - \$14,999	2.68%	2.18%	2.12%
Under \$9,999	2.65%	3.59%	3.50%
Average Household Income	\$179,262	\$175,202	\$180,951
Median Household Income	\$152,351	\$147,895	\$156,350
Estimated Per Capita Income	\$74,859	\$69,846	\$68,810

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
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2020 Census	22,448	251,240	593,599
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HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 Owner Occupied (Est.)	41.51%	37.61%	43.30%
2030 Renter Occupied (Est.)	47.63%	56.15%	51.01%
2030 Vacant (Est.)	10.86%	6.24%	5.69%
2025 Owner Occupied	41.38%	37.59%	43.33%
2025 Renter Occupied	47.91%	56.21%	51.02%
2025 Vacant	10.71%	6.20%	5.65%
2020 Owner Occupied	41.02%	37.37%	43.23%
2020 Renter Occupied	48.58%	56.53%	51.23%
2020 Vacant	10.40%	6.10%	5.54%
2010 Owner Occupied	46.10%	41.31%	47.44%
2010 Renter Occupied	47.72%	53.34%	47.64%
2010 Vacant	6.18%	5.34%	4.92%

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