



**CUSHMAN &
WAKEFIELD**

6059 Cahalan Avenue

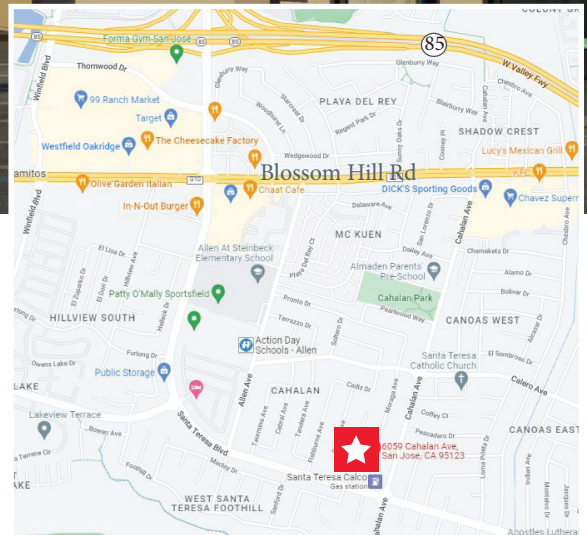
San Jose, CA

RETAIL - MEDICAL - DENTAL OFFICE SPACE
AVAILABLE FOR LEASE



±1,005 SF AVAILABLE NOW!

SUITE 70 ±1,005 SF



**TRAFFIC COUNT: Cahalan Ave. 6,550 ADT
Santa Teresa Blvd. 30,000 ADT**

PROPERTY HIGHLIGHTS:

- Close to Hwy-85, Hwy-87 and Almaden Expressway
- Coming Soon – New Monument Signage
- Prime Commercial Area
- Anchored by 7-Eleven and Domino's Pizza
- High Traffic Location
- Retail, Medical and Dental Uses Permitted
- ADA Restrooms in Place - 14' Ceilings
- \$2.50/SF NNN + NNN's
- Estimated 2024 NNN's of \$0.78/SF per month

Kevin Sweatt

Senior Director

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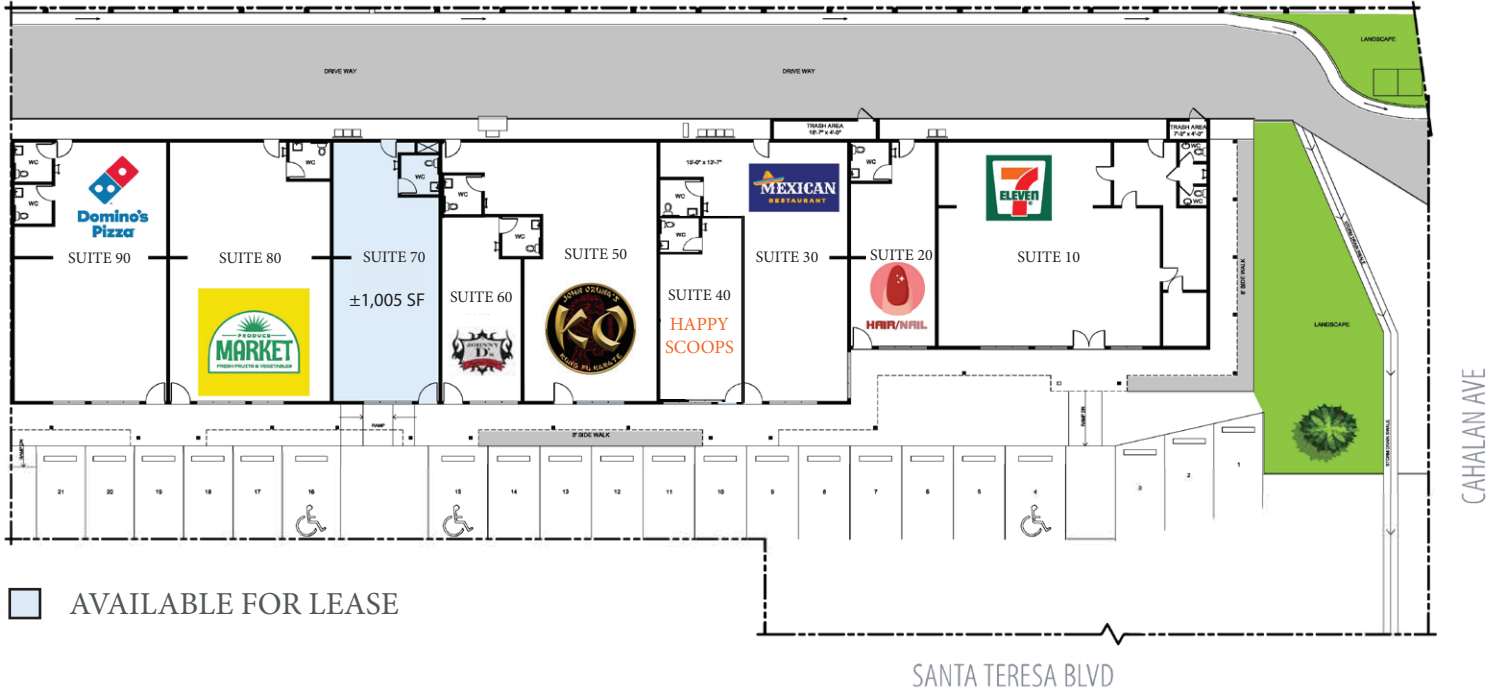
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Site Plan



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2021	21,120	188,757	375,984
AVG Household Income	\$184,469	\$191,037	\$189,072
Daytime Population	16,275	149,255	310,809

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