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**ACUPUNCTURE**

# Nicholson Plaza

3730 & 3720 N. FIRST STREET, SAN JOSE



# Nicholson Plaza Highlights



Located within the Golden Triangle between 101, 880 & Highway 237 surrounded by Millions SF of office developments



Extremely dense daytime population



Nearby Related's City Place development; featuring over 5.4M SF of office space, 1M SF of retail space, 1,280 apartments, 200 "extended-stay" apartments, & a 440-room hotel



Visible to 20,000 cars per day on North 1st st

## TRAFFIC COUNTS

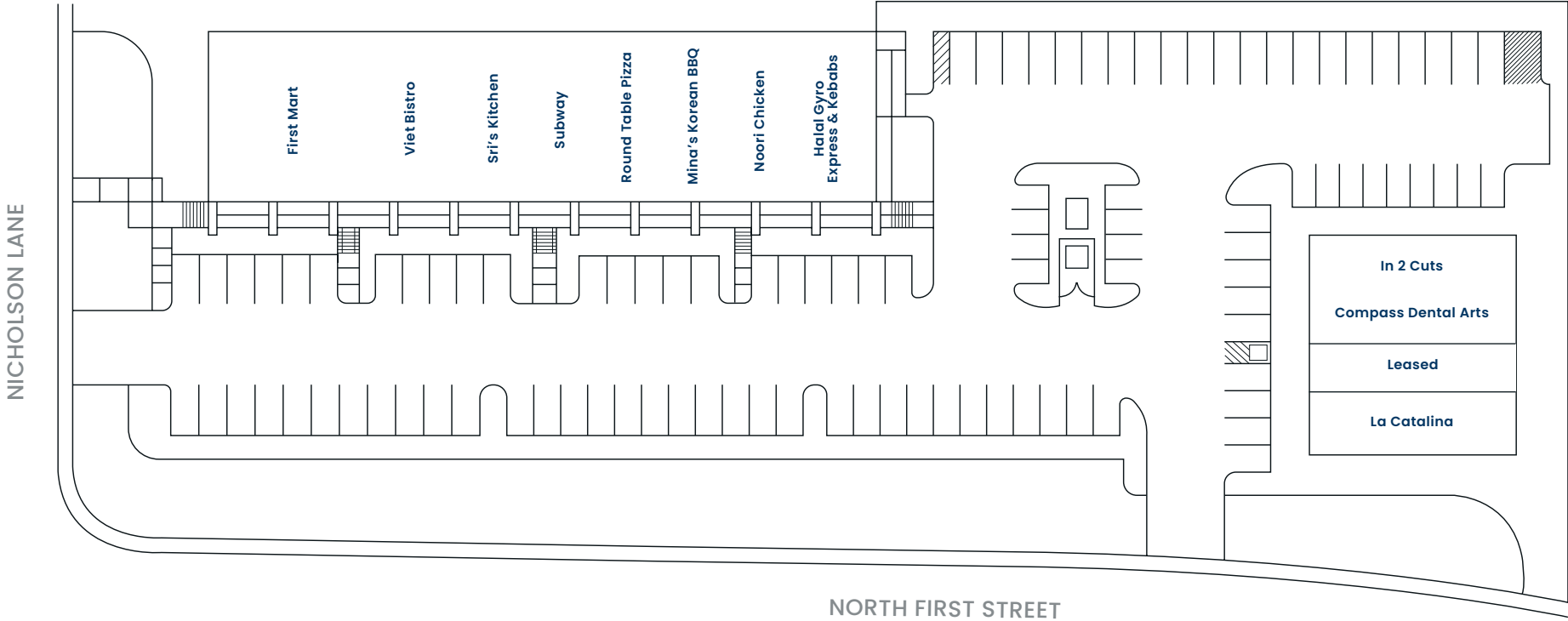
|                 |            |
|-----------------|------------|
| N. 1st Street   | 25,000 ADT |
| W. Tasman Drive | 15,329 ADT |

## DEMOGRAPHICS

|                    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------|-----------|-----------|-----------|
| Population         | 31,266    | 98,550    | 352,864   |
| Average HH Income  | \$203,736 | \$197,818 | \$186,328 |
| Daytime Population | 25,747    | 173,880   | 357,626   |

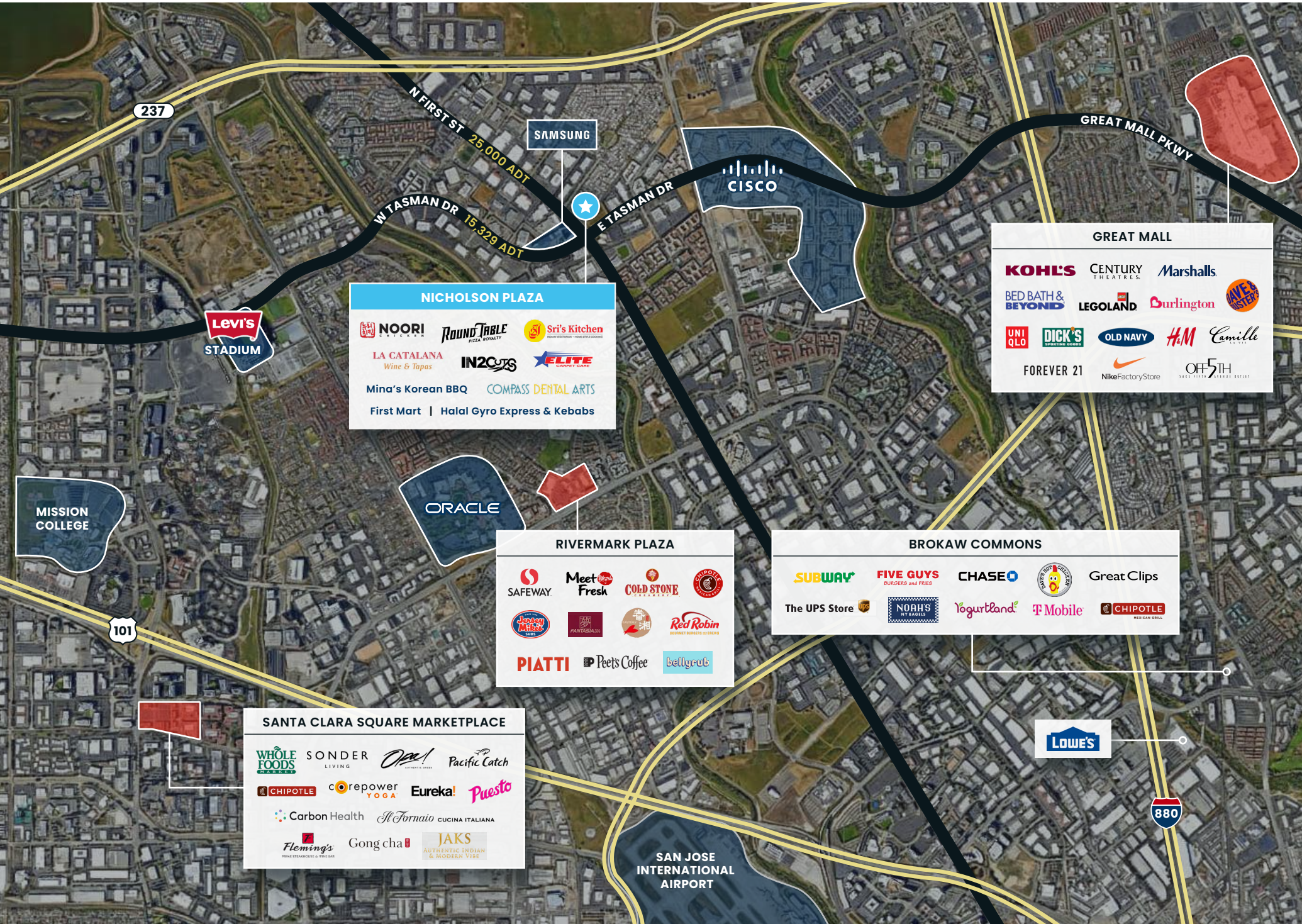
Source: 2022 Esri.











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