

Avalon at Cahill Park

754 The Alameda
San Jose, CA 95126

FULLY LEASED



AvalonBay
COMMUNITIES

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 the econic company®

Highlights



±3,501 SF of 2nd Generation restaurant space



Excellent Signage and Storefront Visibility along The Alameda



Convenient Surface Parking behind the retail stores



Tremendous residential and daytime demographics



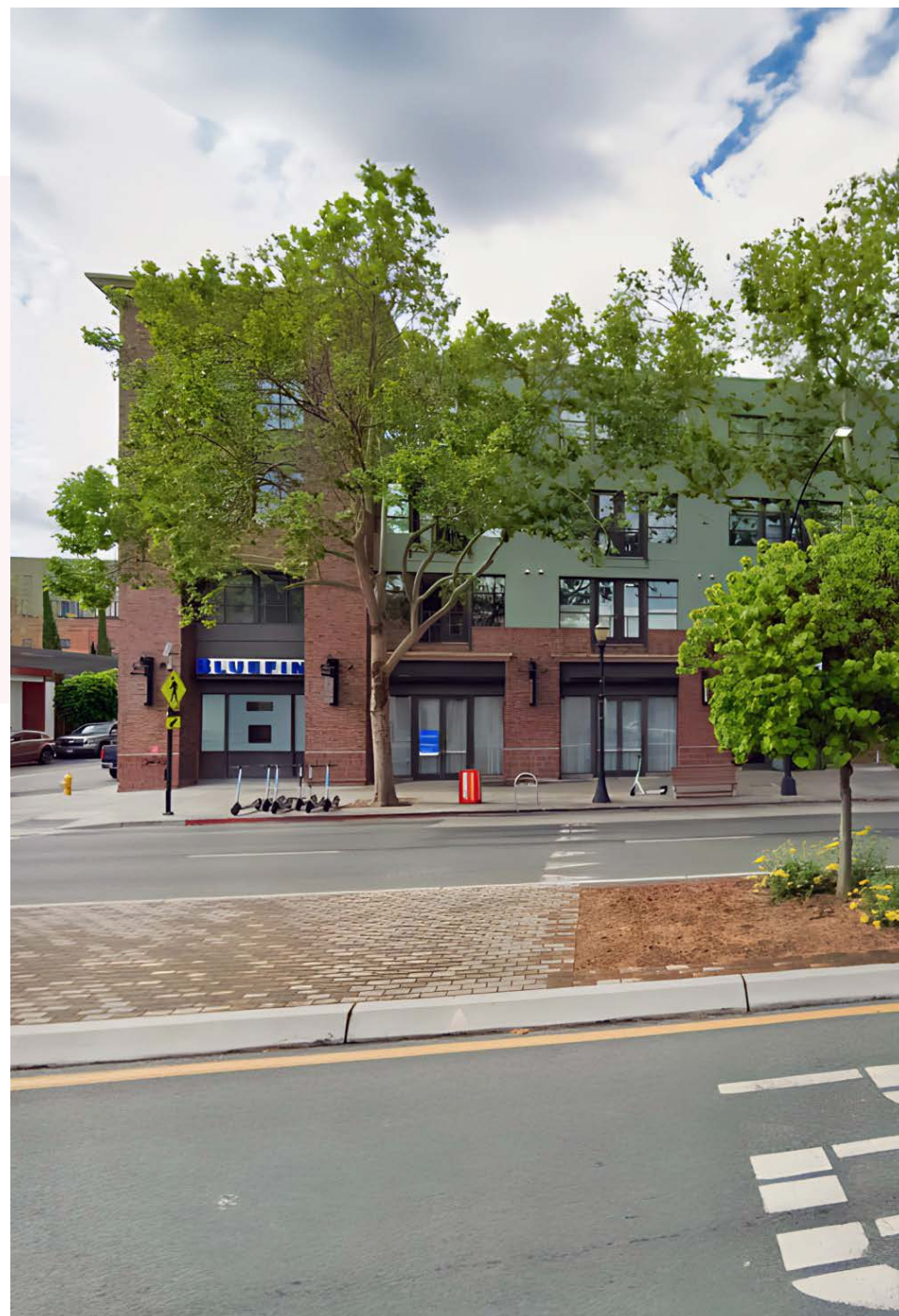
Whole Foods Supermarket directly across the street with proximity to SAP Pavilion and Downtown San Jose

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,326	232,838	671,023
Avg. HH Income	\$200,607	\$161,391	\$164,447
Daytime Population	38,536	194,713	393,458

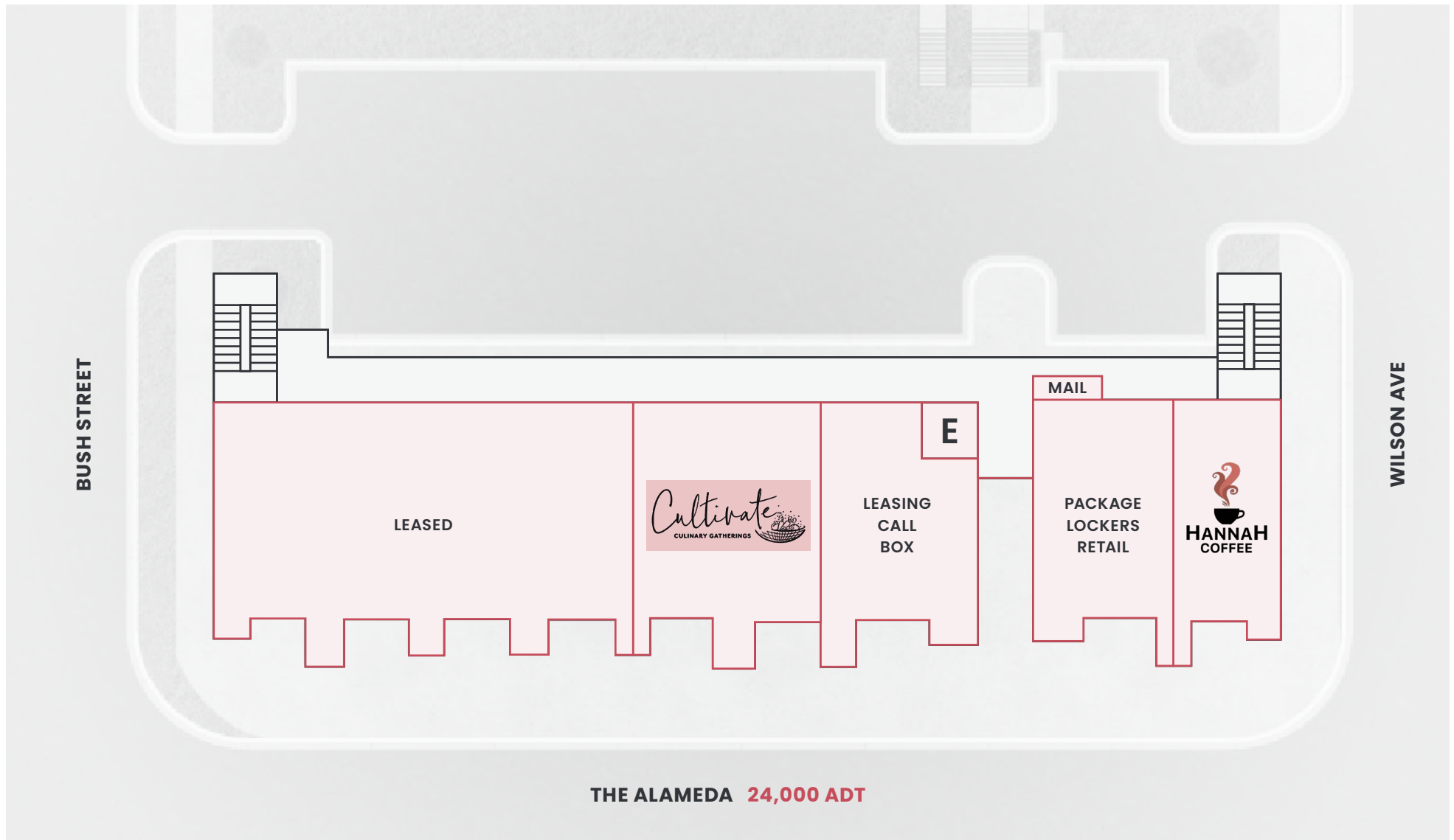
TRAFFIC COUNTS

The Alameda	24,000 ADT
S Montgomery St	12,000 ADT
W Julian St	13,000 ADT
Race St	14,446 ADT

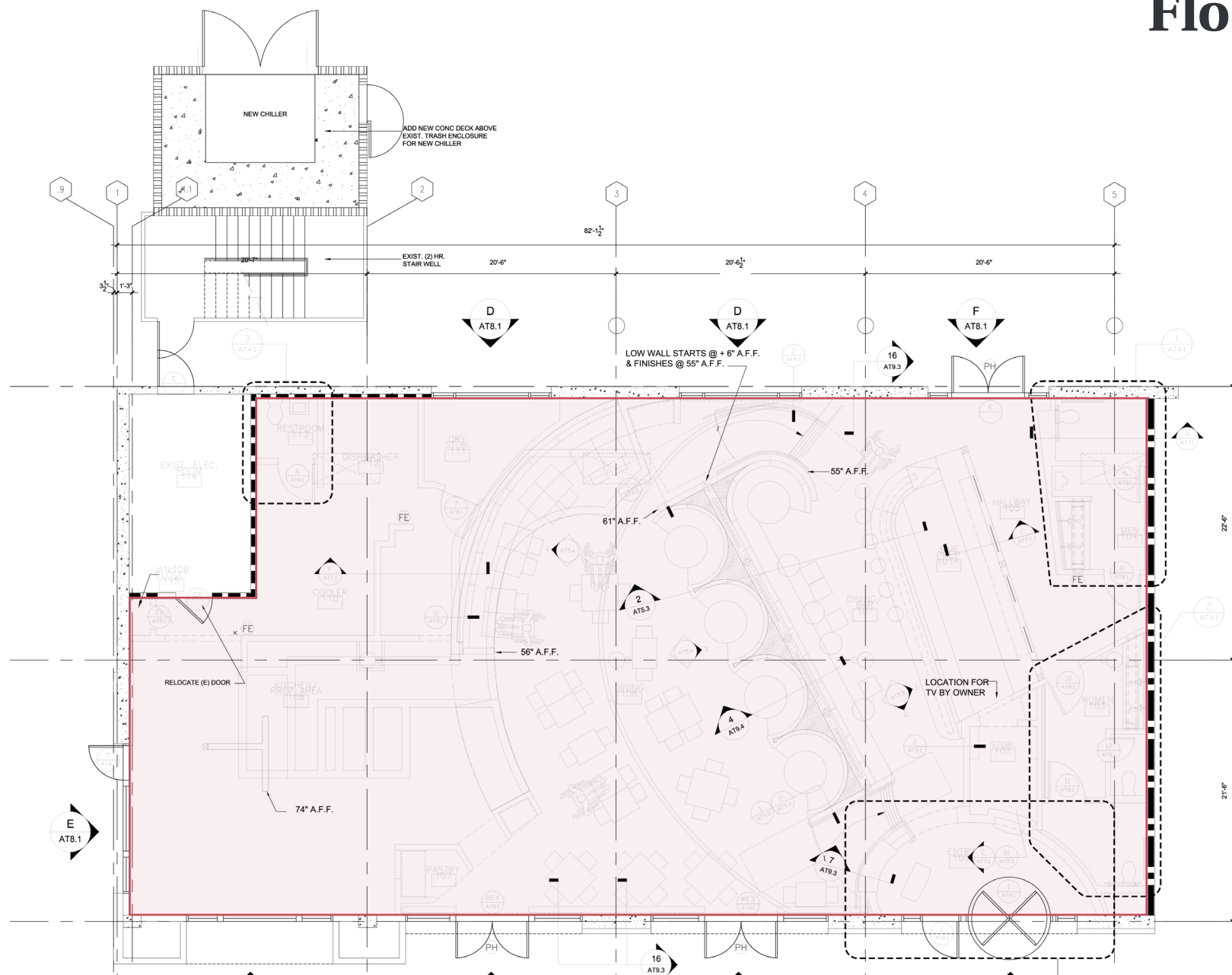
Source: 2020 Esri.



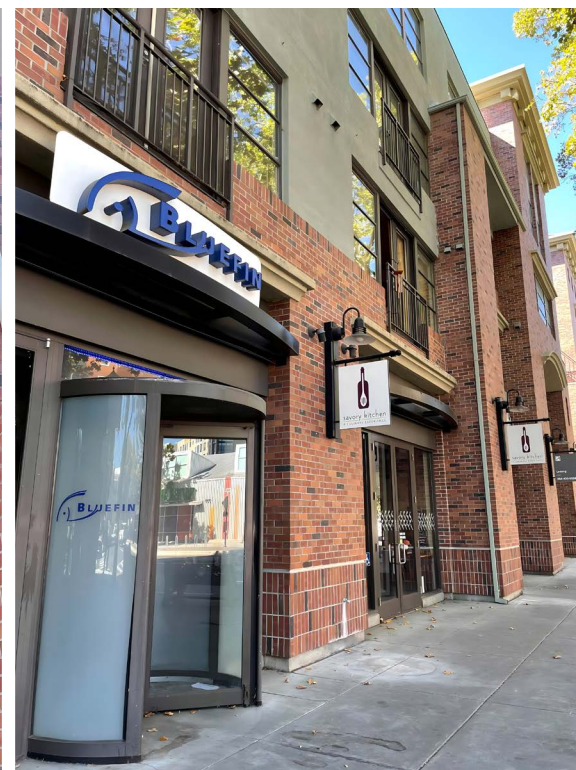
Site Plan



Floor Plan



Gallery

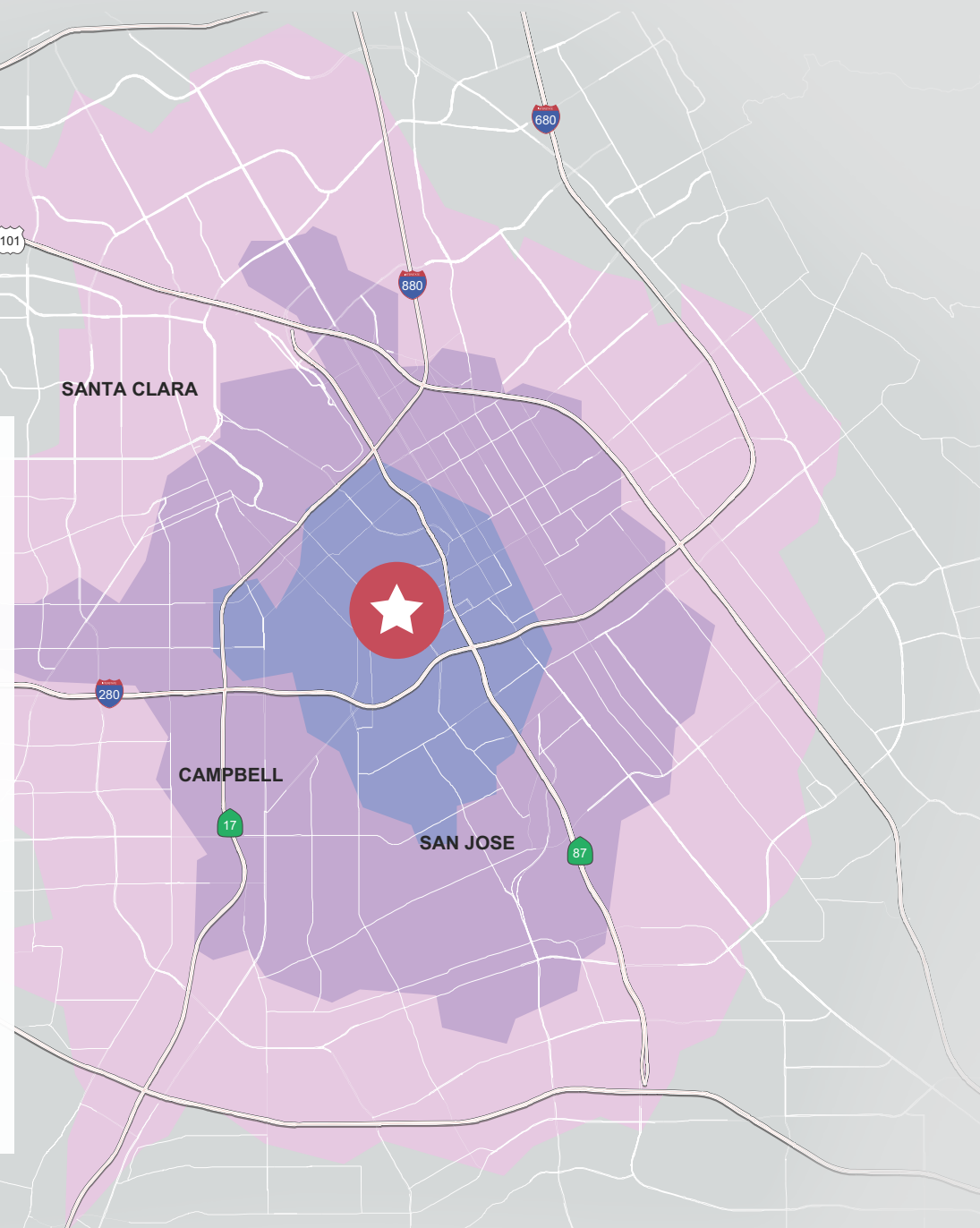




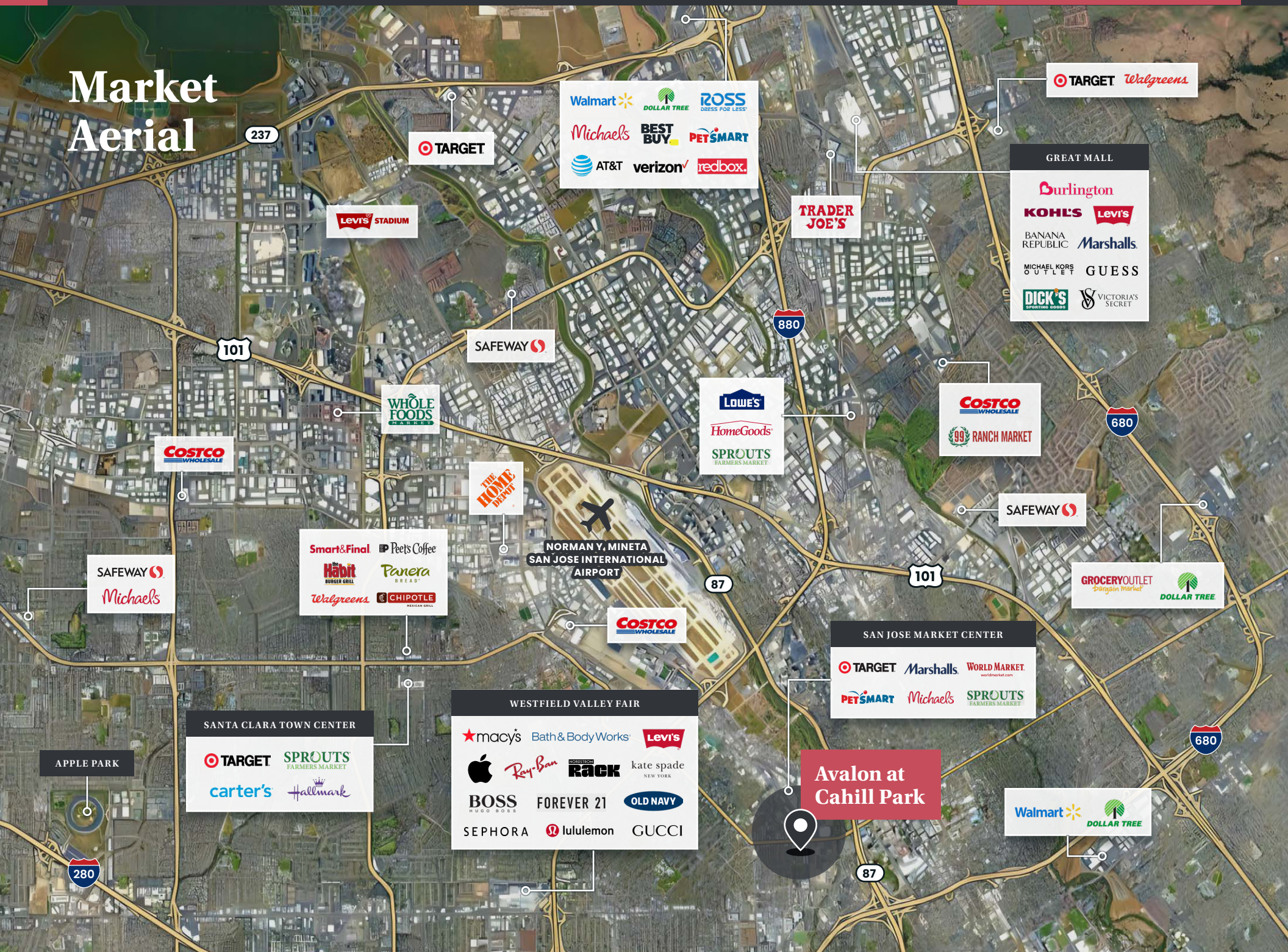
Demographics

DEMOGRAPHICS (2022)

	5 MINS	10 MINS	15 MINS
2021 Total Population	57,339	254,813	708,311
2026 Projected Total Population	58,586	253,975	703,347
Median Age	34.5	34.9	36.1
Total Households	24,379	100,988	256,664
Total % Owner Occupied Housing Units	31.4%	37.4%	45.5%
Total % Renter Occupied Housing Units	68.6%	62.6%	54.5%
Average Household Income	\$160,507	\$147,060	\$159,210
Per Capita Income	\$79,281	\$80,127	\$76,725
Population 25 yrs +	41,508	178,728	498,313
% White Collar Occupations	71.6	69.8	69.2
% Blue Collar Occupations	28.4	30.2	30.8
Average Household Size	2.92	2.75	2.63



Market Aerial



TARGET

Walmart
DOLLAR TREE
ROSS
MICHAELS
BEST BUY
PETS MARY
AT&T
verizon
redbox.

TARGET Walgreens

Levi's STADIUM

TRADER JOE'S

GREAT MALL
Burlington
KOHLS
Levi's
BANANA REPUBLIC
Marshall's
MICHAEL KORS OUTLET
GUESS
DICK'S SPORTING GOODS
VICTORIA'S SECRET

101

SAFWAY

880

WHOLE FOODS
MARKET

LOWE'S
HomeGoods
SPROUTS
FARMERS MARKET

COSTCO
WHOLESALE
99 CENTS
RANCH MARKET

680

COSTCO
WHOLESALE

THE HOME DEPOT

SAFWAY

**NORMAN Y. MINETA
SAN JOSE INTERNATIONAL
AIRPORT**

87

101

SAFWAY
MICHAELS

Smart & Final
Peet's Coffee
Habit
Panera
Walgreens
CHIPOTLE

GROCERY OUTLET
Bangor Market
DOLLAR TREE

COSTCO
WHOLESALE

SAN JOSE MARKET CENTER
TARGET
Marshall's
WORLD MARKET
PETS MARY
MICHAELS
SPROUTS
FARMERS MARKET

680

WESTFIELD VALLEY FAIR

MACY'S
Bath & Body Works
Levi's
Apple
Ray-Ban
RACK
kate spade
BOSS
FOREVER 21
OLD NAVY
SEPHORA
lululemon
GUCCI

SANTA CLARA TOWN CENTER

TARGET
SPROUTS
FARMERS MARKET
carter's
Hallmark

**Avalon at
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Walmart
DOLLAR TREE

87

280

APPLE PARK

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