

THE BENTON

±2,322 & ±3,146 SF

Retail and Restaurant
Space for Lease

📍 545 Benton St, Santa Clara, CA 95050



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the econic company®



PROPERTY HIGHLIGHTS



±2,322 & ±3,146 SF Retail, Fitness and Restaurant Space for Lease



Existing Tenants include 1oz Coffee, Sola Salons, and AFC Urgent Care



±355 Luxury Apartments



±109 On-Site Retail Parking Stalls Provide Convenient Customer Access



Proximity to Key Demand Drivers Including Santa Clara University, Santa Clara Caltrain, etc.

DEMOGRAPHICS

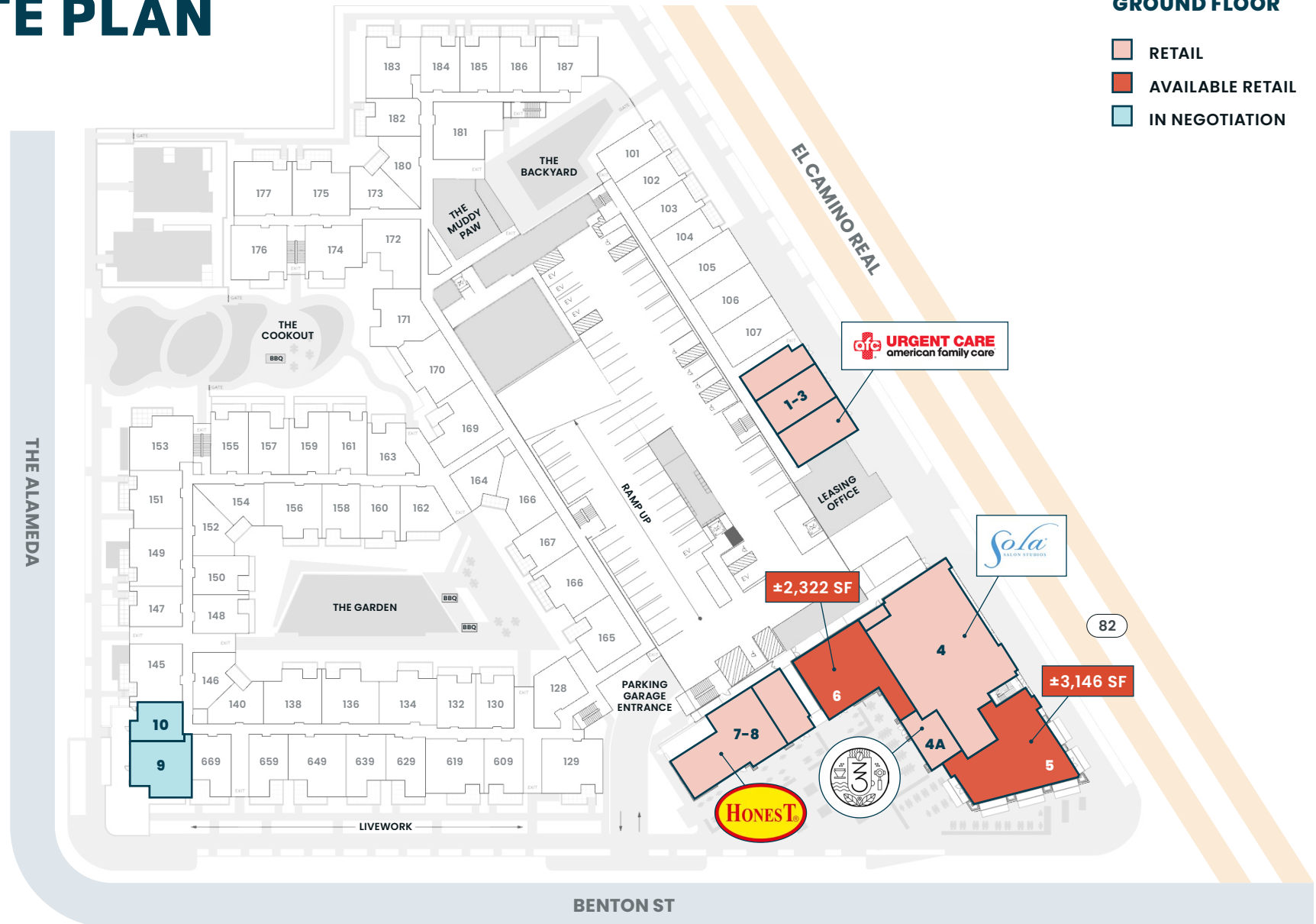
	1 MILE	3 MILES	5 MILES
Population	20,456	186,660	646,033
Average Household Income	\$177,232	\$198,234	\$208,751
Daytime Population	31,039	324,368	824,095

TRAFFIC COUNTS

Source: 2025 Esri.

El Camino Real	23,600 ADT
Coleman Avenue	31,230 ADT
Benton Street	8,220 ADT

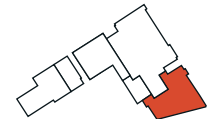
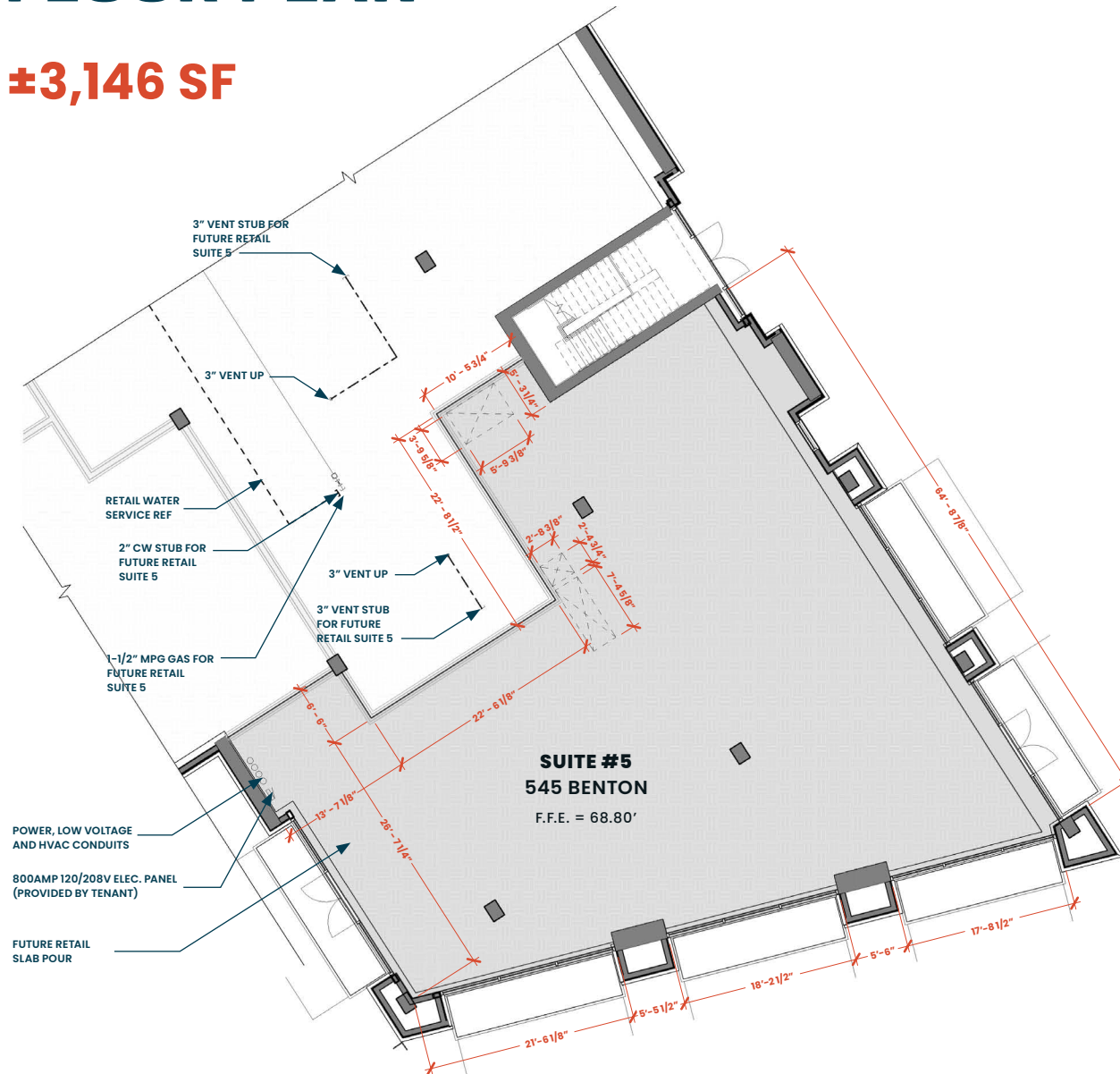
PROPERTY SITE PLAN



SUITE #5

FLOOR PLAN

±3,146 SF

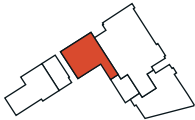
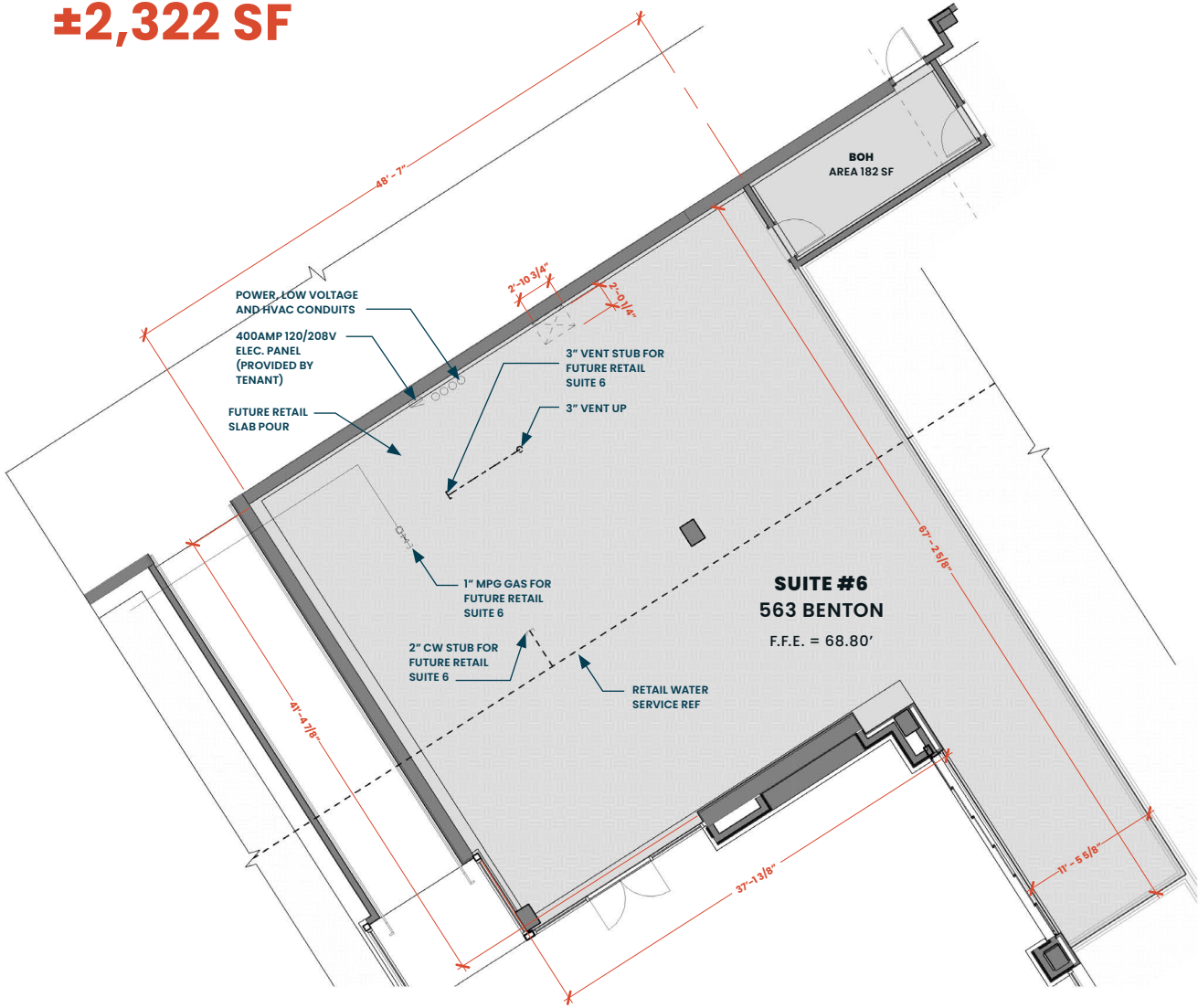


SPECIFICATIONS

FLOOR TO SLAB HEIGHT	18'-0"
GAS METER	2 PSI
MAX. CONNECTED LOAD	2,910 CFH
MAX. DEVELOPED LENGTH	300'

SUITE #6
FLOOR PLAN

±2,322 SF



SPECIFICATIONS

FLOOR TO SLAB HEIGHT	17'-6"
GAS METER	2 PSI
MAX. CONNECTED LOAD	1,530 CFH
MAX. DEVELOPED LENGTH	125'

DRIVE TIME

DEMOGRAPHICS

DEMOGRAPHICS (2025)	5 MIN	10 MIN	15 MIN
2030 Total Population (Estimated)	31,512	185,258	881,997
2025 Total Population	31,241	181,273	869,437
Total Daytime Population	42,352	313,579	1,033,527
Median Age	36.5	37.1	37.9
Total Households	11,031	68,606	321,335
Total Housing Units	11,823	73,735	343,932
Total % Owner Occupied Housing Units	35.1%	39.3%	40.3%
Total % Renter Occupied Housing Units	64.9%	60.7%	59.8%
Average Household Income	\$184,373	\$203,235	\$216,349
Median Household Income	\$129,887	\$154,261	\$159,287
Per Capita Income	\$65,859	\$77,690	\$79,926
Population 25+ yrs	19,468	130,435	623,142
% Population 25+ yrs & Bachelor's Degree	31.4%	33.0%	30.5%
% White Collar Occupations	75.2%	75.8%	75.8%
% Blue Collar Occupations	9.4%	10.9%	11.3%
Average Household Size	2.46	2.53	2.64

Source: 2025 Esri.



MARKET AERIAL







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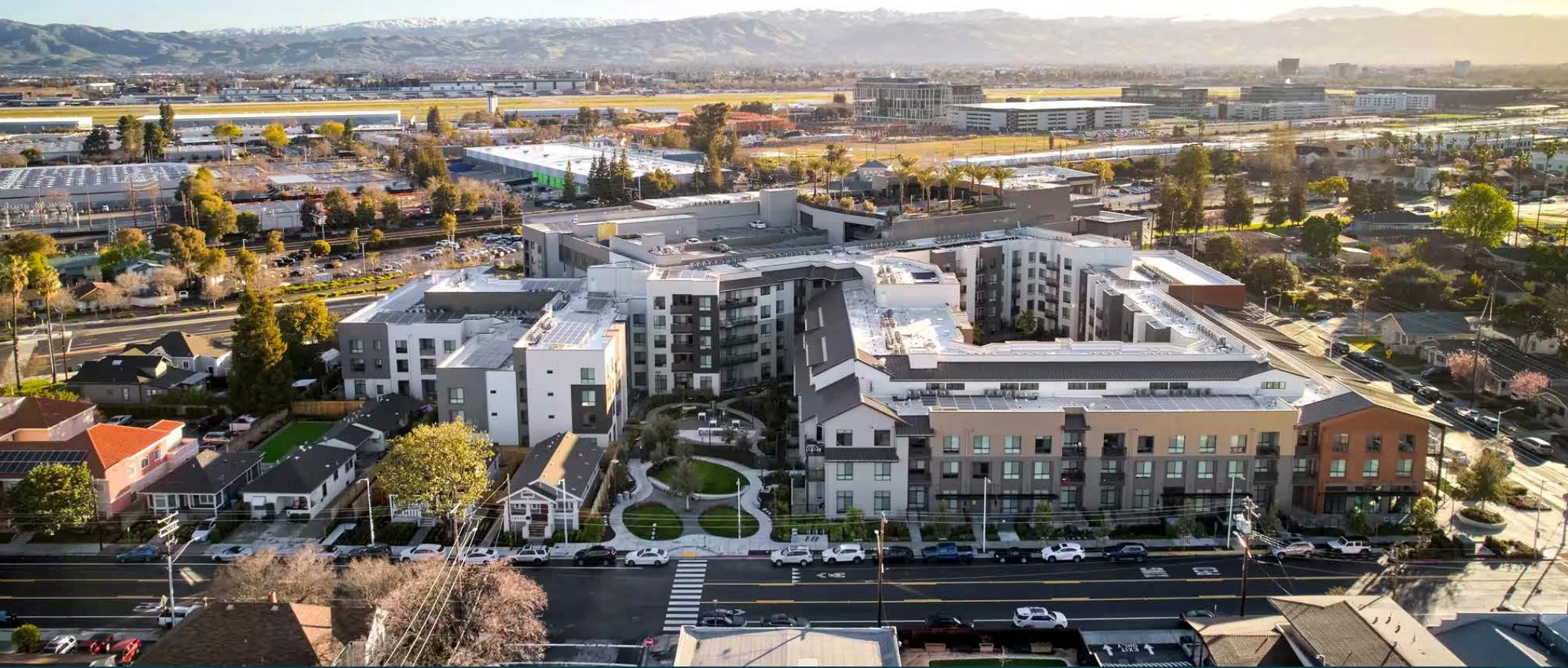
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