



# Stevens Creek Central

San Jose, CA

San Jose-Sunnyvale-Santa Clara (CA)



**Chrystelle Shanks**

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
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AERIAL



GROSS LEASABLE AREA (GLA)

210,666 SF

PARKING SPACES

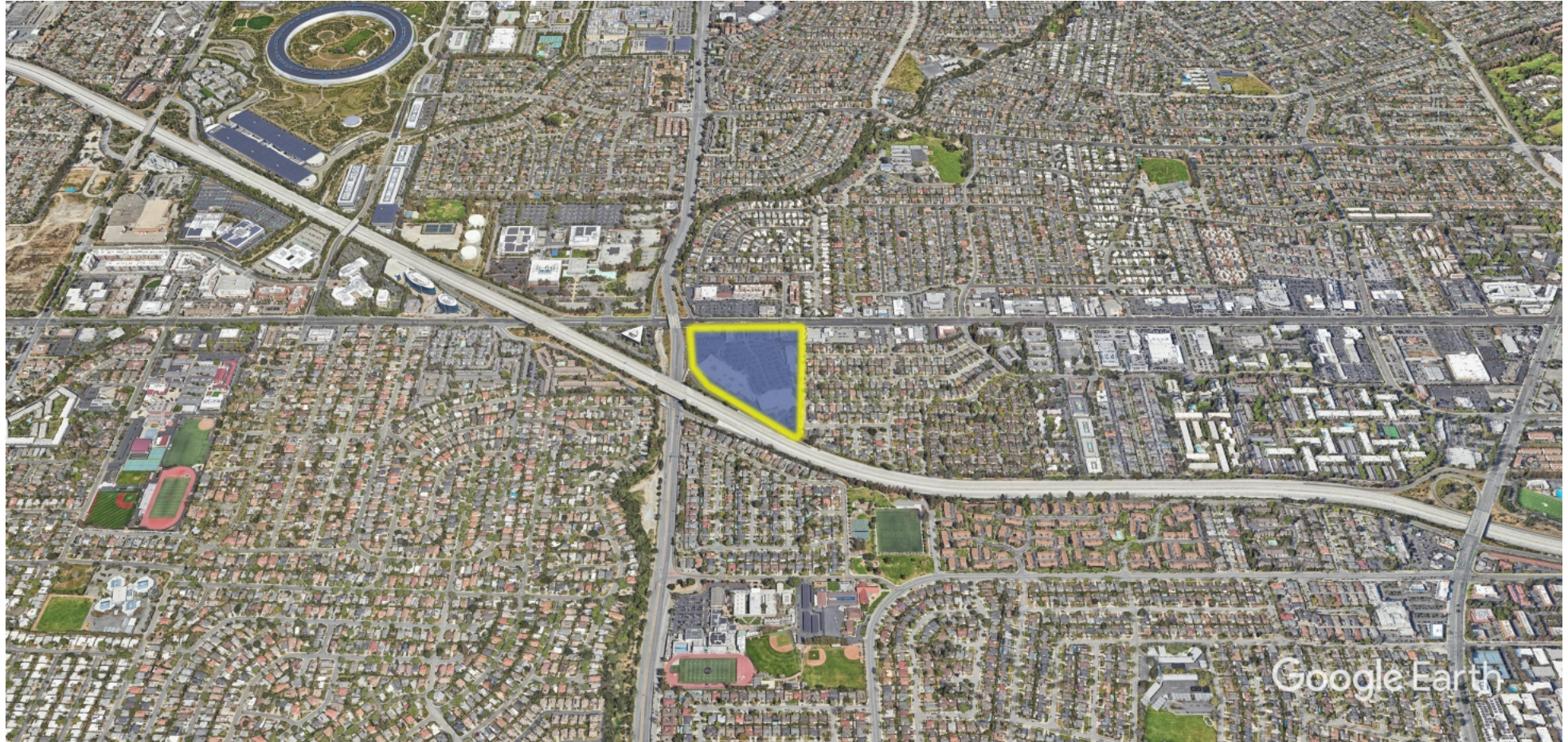
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DENSITY AERIAL



## Property Overview

Stevens Creek Central is a dominant, grocery-anchored community center located in San Jose, CA. Located in the heart of Silicon Valley and situated approximately 1.5 miles from Apple's new campus. The shopping center serves an impressive trade area with a high-density, affluent population. The shopping center is positioned on Stevens Creek Blvd and Lawrence Expressway with highway visibility from 280.

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Available Potentially Available



	TENANT	SQ FT
1	T-Mobile	2,584
2	Red Wing Shoes	1,464
3	Kai Japanese Foods	1,420
4	Russian School of Mathematics	3,135
5	Panda Express	2,706
6	AT&T Mobility	3,954
7	Removery	1,564
8	Round Table Pizza	1,425
9	McDonald's	2,927
10	AAA of Northern California, Ne	6,200
11	Bills Cafe	3,518
12	GOLFTEC	2,895
13	The Best Sandwiches	1,376
14	The Little Gym	3,289
15	Lu Construction	3,207
16	OneMain Financial	1,709
17	Wingstop	1,728
18	Nail Salon	1,330
19	Available	1,330
20	Available	4,465
21	Safeway	59,139
22	Pet Food Express	7,172
23	Available	13,626
24	Marshalls	36,139
25	World Market	16,711
26	Total Wine & More	25,653

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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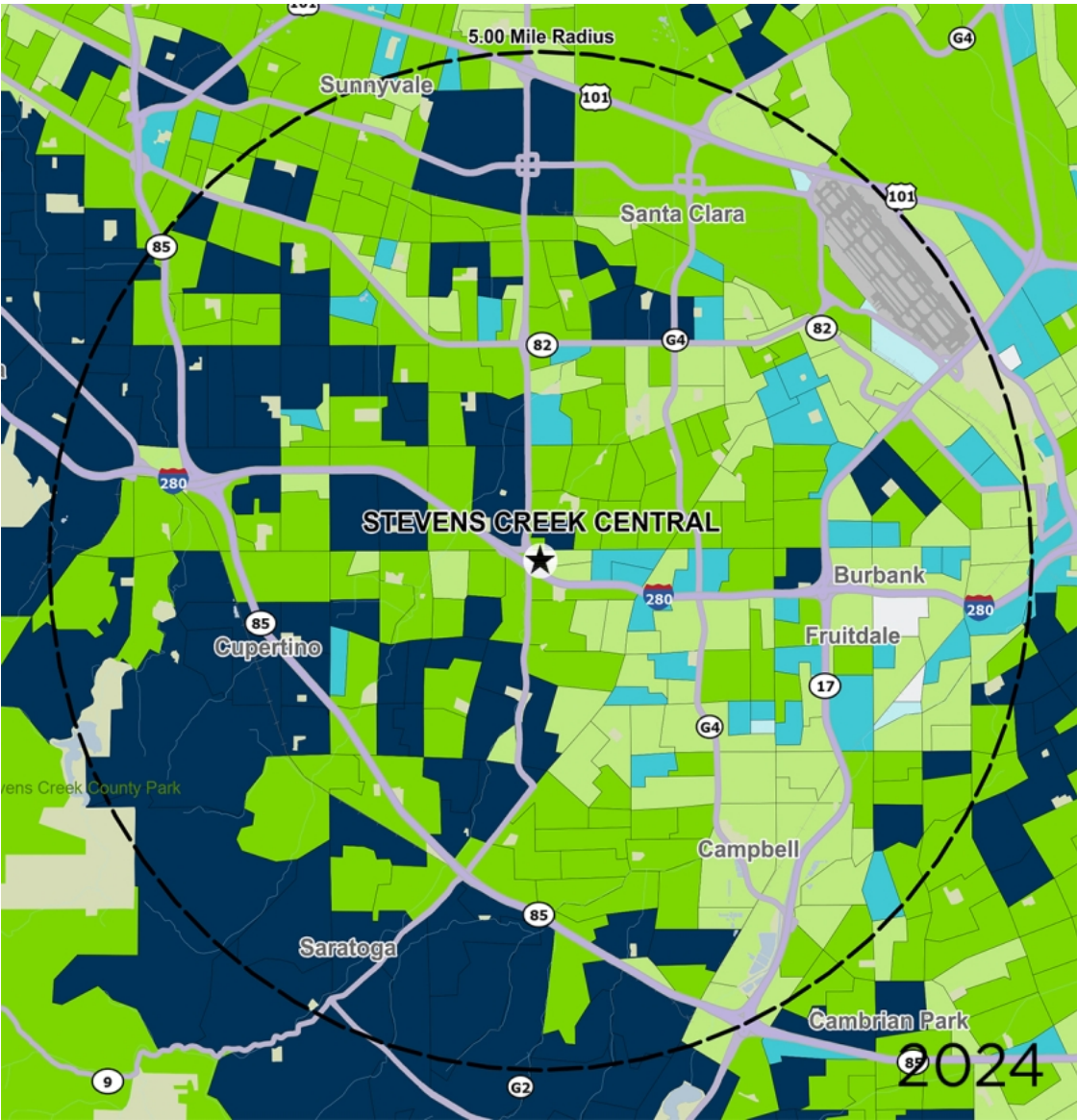
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COMPETITION MAP





by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	29,436	258,639	545,517
Daytime Pop	26,774	267,799	706,684
Households	10,016	93,107	201,757
Average HH Income	\$238,921	\$233,633	\$232,945
Median HH Income	\$176,609	\$170,219	\$166,232
Per Capita Income	\$81,459	\$84,471	\$86,924

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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Stevens Creek Blvd. & LawrenceExpy, San Jose, CA



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