

FOR LEASE - LYNHAVEN

New Mixed-Use Development | 7,961 SF Divisible to +1,284 SF |
Restaurant Tenant Improvement Allowance Will Be Considered

919 S. Winchester Blvd., San Jose, CA



Exclusive Listing Agents:

BRUCE FRAZER

Senior Vice President

408.216.2315 | bruce.frazer@srsre.com

CA Lic: 00576968

BOB QUIGLEY

Senior Vice President

408.216.2317 | bob.quigley@srsre.com

CA Lic: 00589140



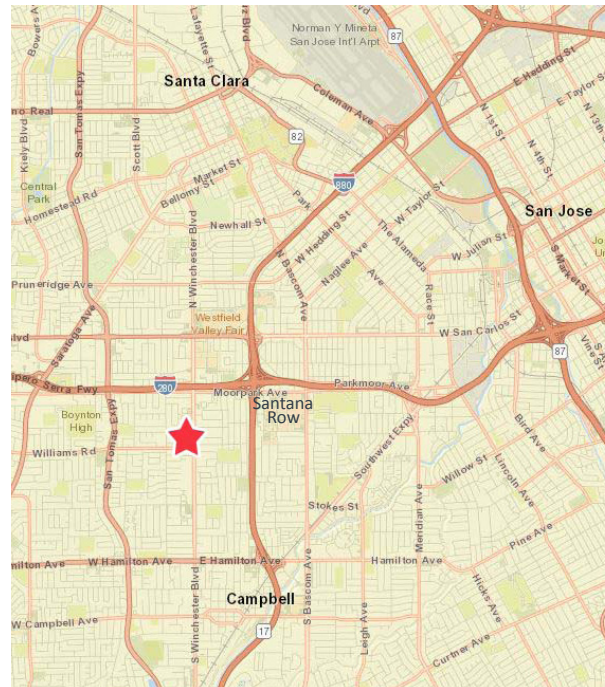
SRS Real Estate Partners
901 Campisi Way, Suite 245
Campbell, CA 95008

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Location Description

This new mixed-use development is located on Winchester Boulevard at Williams Road. There is a dense residential population and a large number of tech companies nearby. The retail is located at a new signalized intersection allowing full access to the retail units. There will be 636 apartment units in this well-designed project. Close proximity to Santana Row and Westfield Valley Fair Mall and easy access from Interstate 280.



- Excellent location for restaurants and service retail.
- Easy access.
- Strong daytime and employee population.
- Excellent street visibility.
- Full glass storefronts.
- Excellent signage.
- Convenient parking.

Traffic Counts

On S Winchester Blvd at Williams Rd S:
32,550 VPD

Source: CoStar | Traffic Metrix | 2018

Demographics

Population

Median HH Income

Daytime Population

1 MILE

33,308

\$84,182

29,818

3 MILE

263,206

\$89,287

258,707

5 MILE

608,146

\$96,964

674,060

Source: ESRI | 2018

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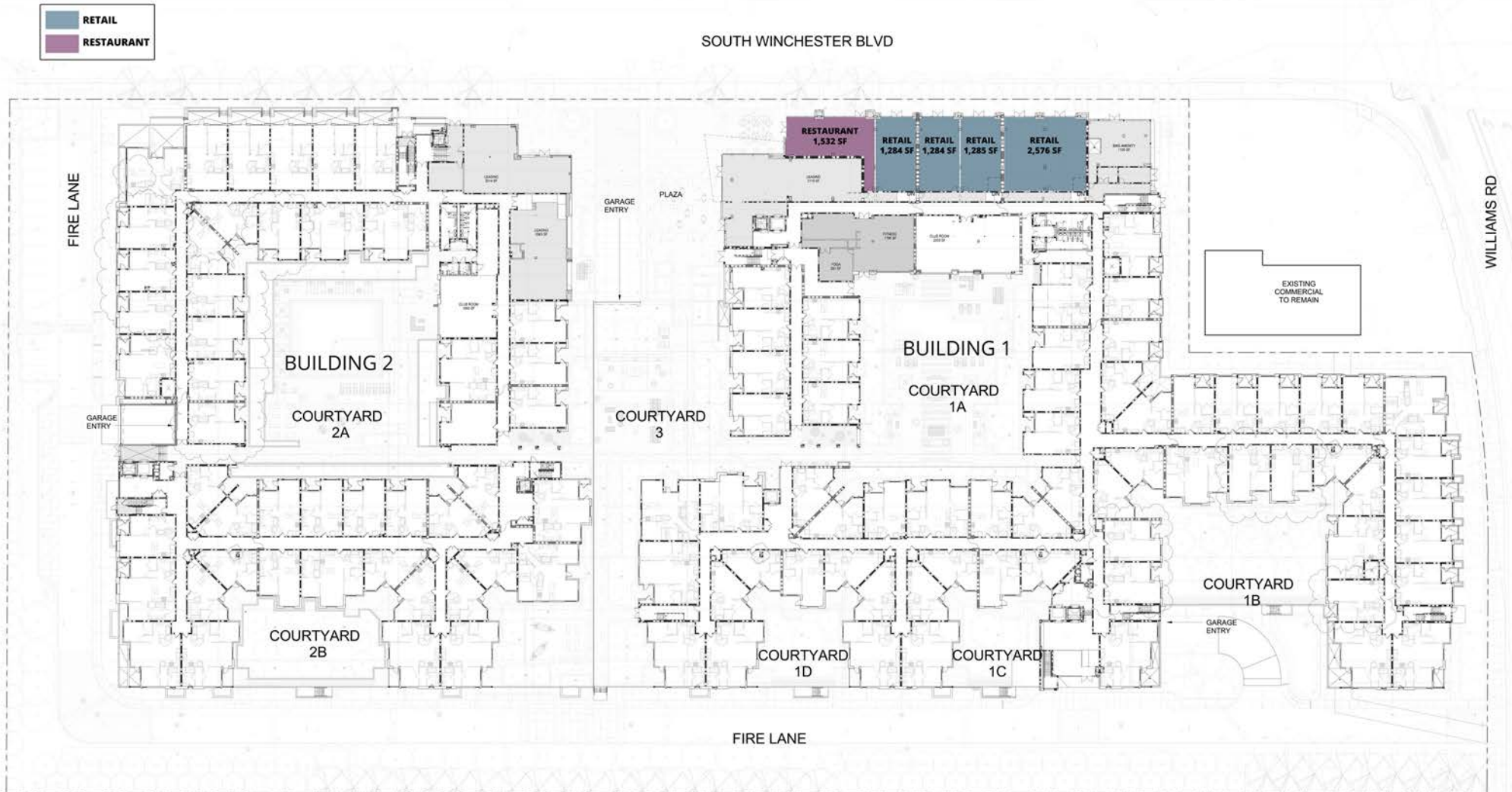
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SITE PLAN



Building 2: To Be Completed End of 2020

Building 1: Complete & Currently Leasing

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RETAIL PLAN

S. Winchester Blvd

RETAIL

RESTAURANT

RESTAURANT
1,532 SF

RETAIL
1,284 SF

RETAIL
1,284 SF

RETAIL
1,285 SF

RETAIL
2,576 SF

BIKE AMENITY
1100 SF

LEASING
2119 SF

YOGA
381 SF

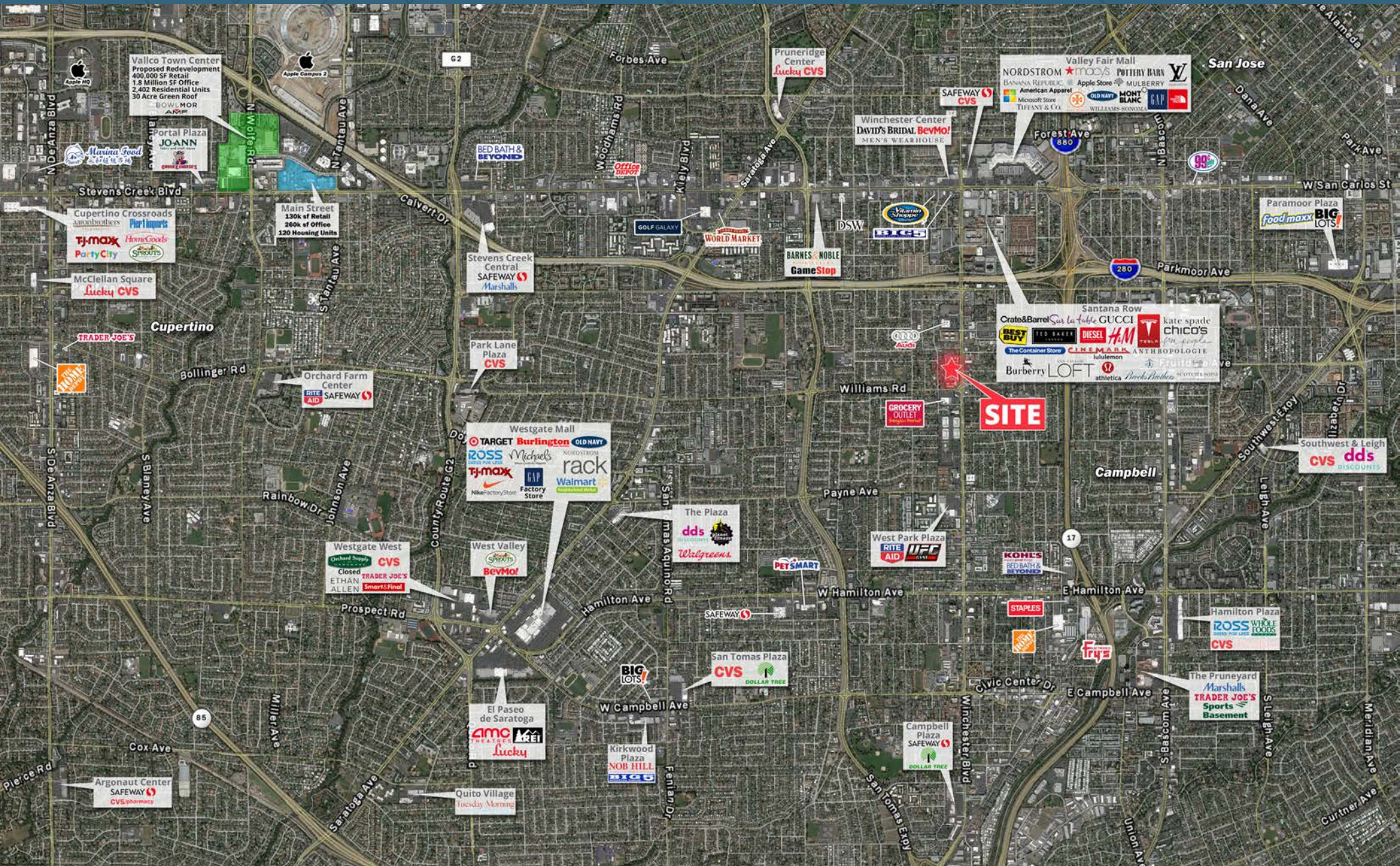
FITNESS
1795 SF

CLUB ROOM
2003 SF

BUILDING 1
Complete & Currently Leasing

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FACING EAST



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PARKING



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BUILDING 1 - RETAIL CORNER



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BUILDING 1 RETAIL - SIDEWALK VIEW



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BUILDING 1 - VIEW FROM S. WINCHESTER BLVD.



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PLAZA VIEW



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DEMOGRAPICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2020 Population	31,352	258,017	595,412
2025 Projected Growth	33,056	265,240	615,919
Annual Growth: 2020-2025	1.06%	0.55%	0.68%
Median Age	36.5	37.5	37.8
HOUSEHOLDS			
2020 Households	11,653	99,959	221,158
2025 Estimated Households	12,365	102,580	228,643
Projected Household Growth: 2020-2025	1.19%	0.52%	0.67%
EDUCATION: Bachelor's / Graduate / Professional Degree			
	48.0%	56.0%	56.6%
INCOME: Median Household			
	\$148,427	\$153,002	\$162,973
DAYTIME POPULATION			
Workers	13,126	131,270	327,585
Residents	15,902	127,333	301,938
RACE			
White	49.5%	50.4%	47.0%
Hispanic	31.3%	23.9%	23.4%
Black	4.8%	3.6%	2.9%
Asian	23.4%	28.4%	33.0%

Source: Esri, Esri and InfoGroup, U.S. Census

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