

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



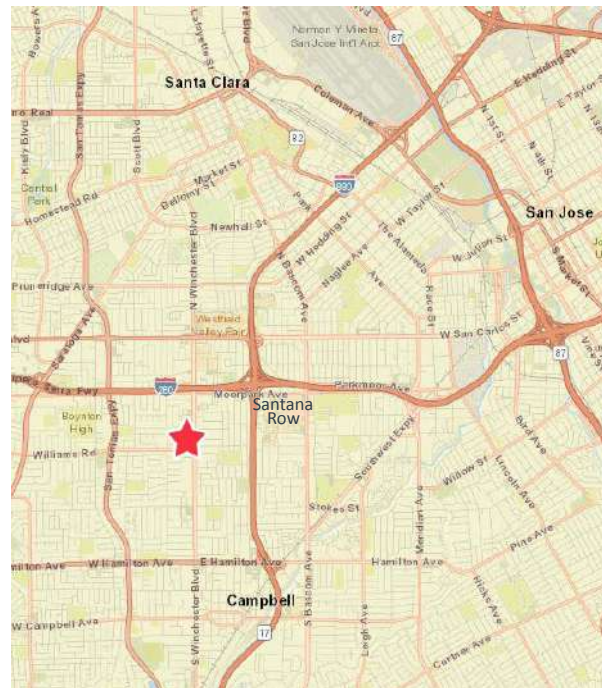
SRS Real Estate Partners
901 Campisi Way, Suite 245
Campbell, CA 95008

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

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

Exclusive Listing Agents:

Bruce Frazer

Senior Vice President
bruce.frazer@srsre.com
408.216.2315
CA Lic: 00576968

Bob Quigley

Senior Vice President
bob.quigley@srsre.com
408.216.2317
CA Lic: 00589140



FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

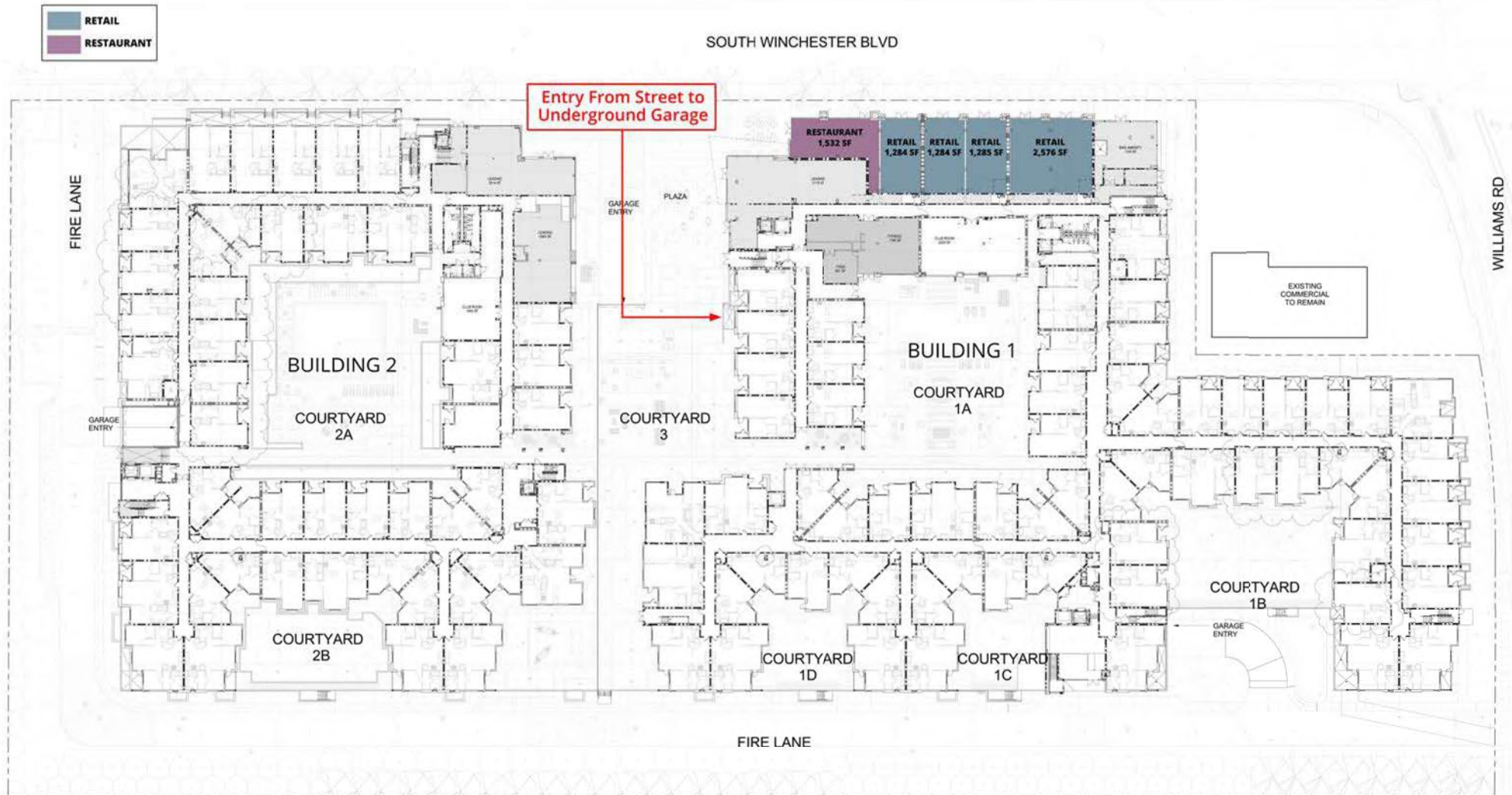
SRSRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



SITE PLAN



Building 2: To Be Completed End of 2020

Building 1: Complete & Currently Leasing

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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

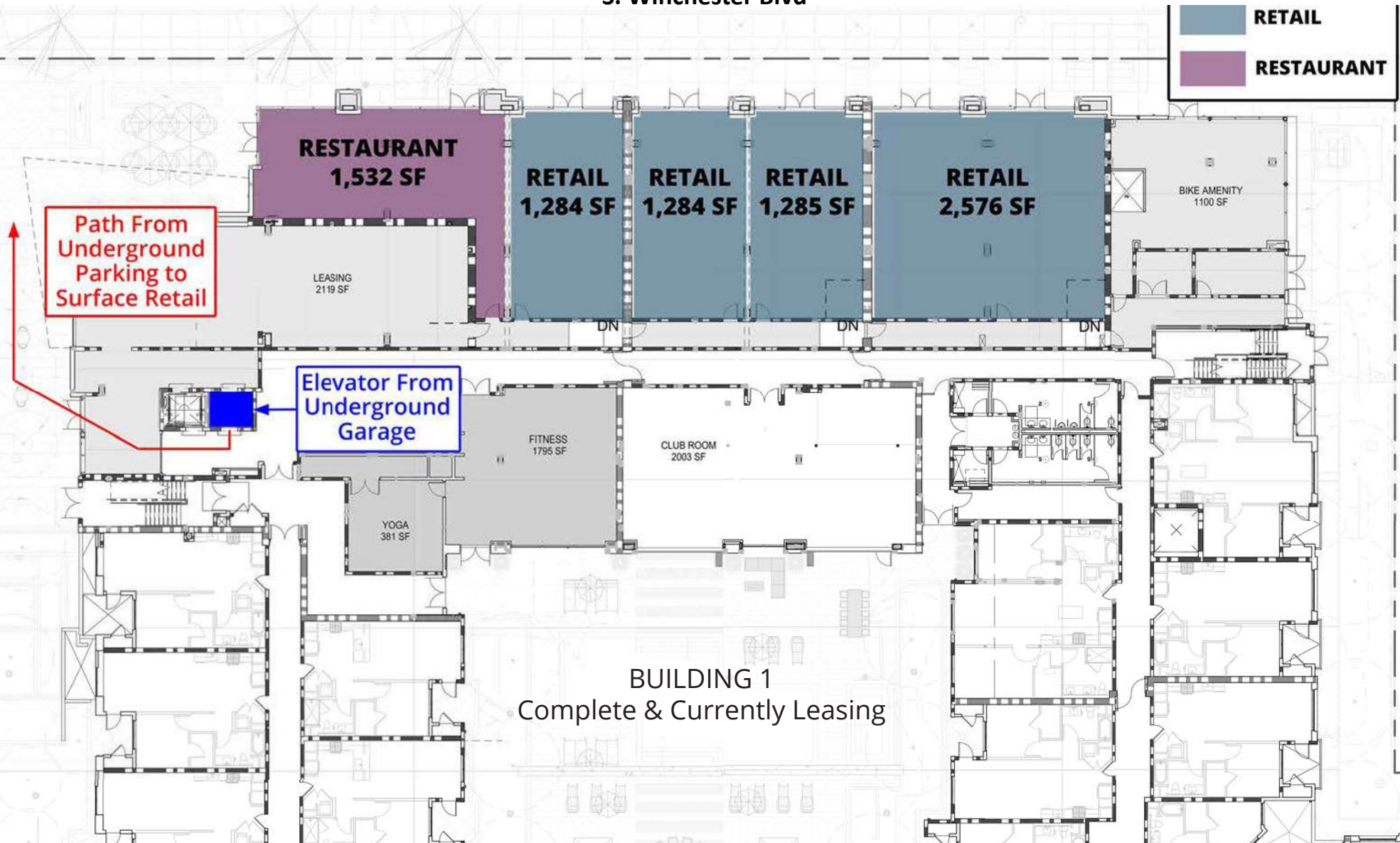
FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



RETAIL PLAN

S. Winchester Blvd



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

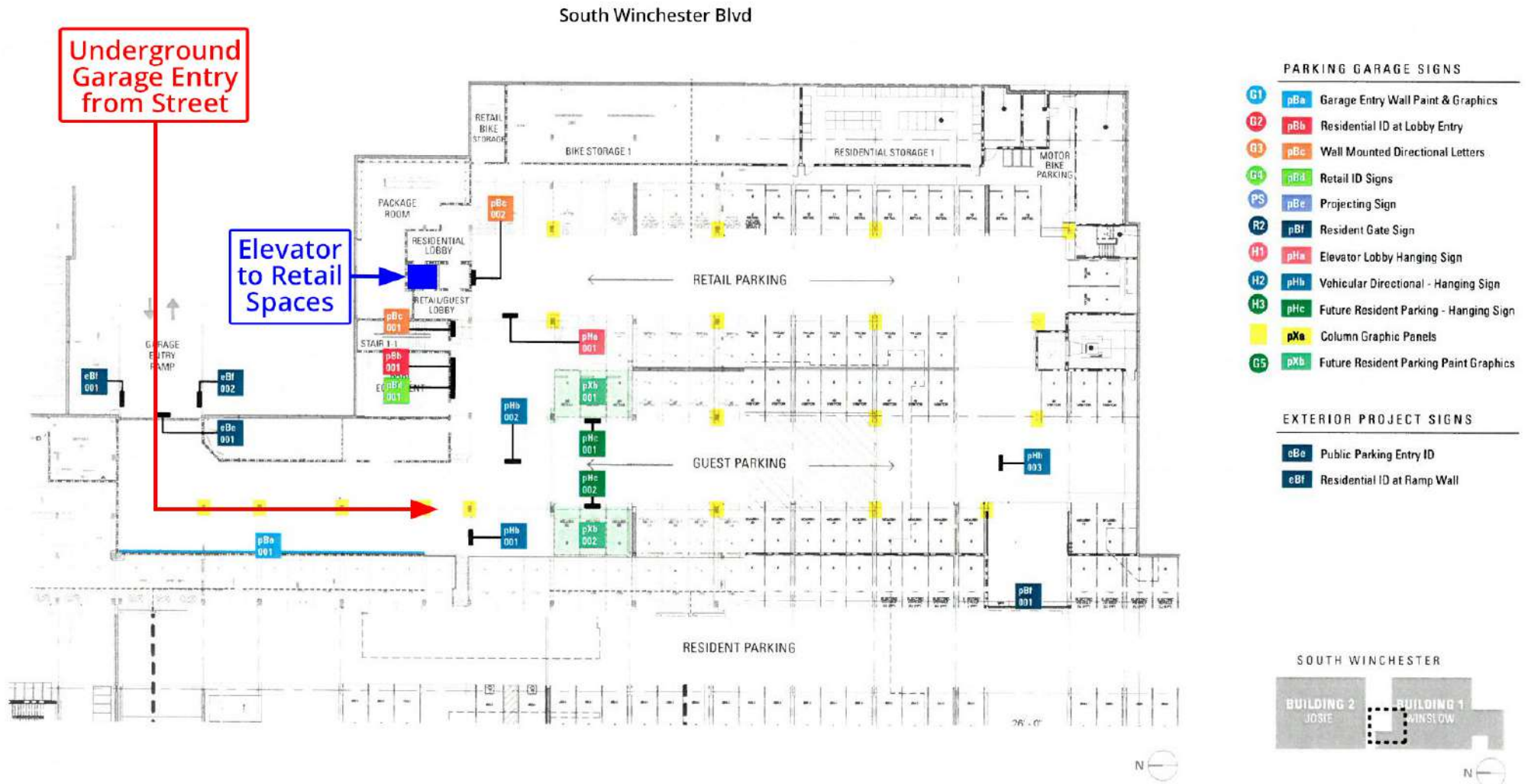
SRSRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



PARKING



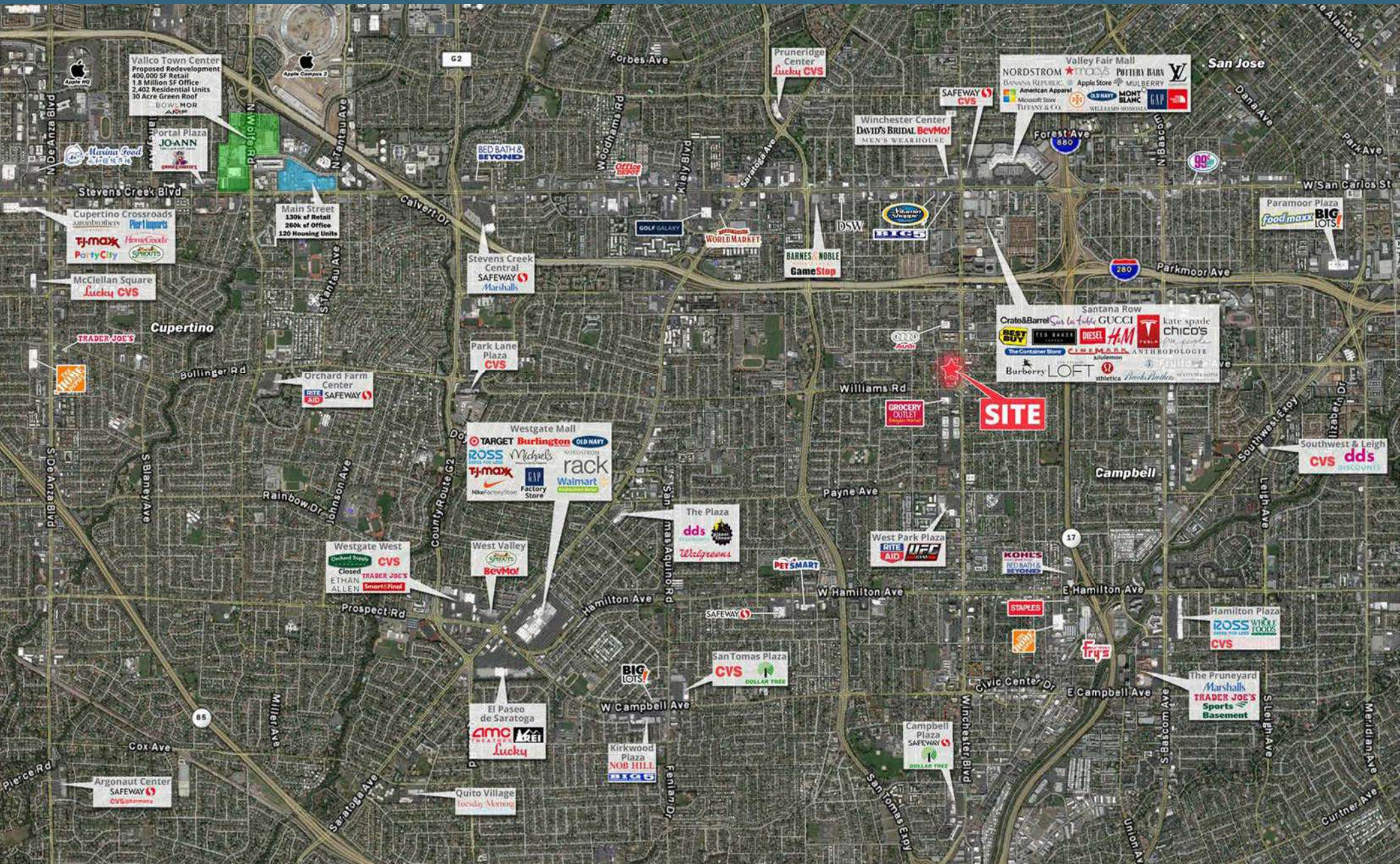
SRS Real Estate Partners | 901 Campisi Way, Suite 245 | Campbell, CA 95008

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



BUILDING 1 - RETAIL CORNER



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](https://www.srsre.com)

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



BUILDING 1 RETAIL - SIDEWALK VIEW



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



BUILDING 1 - VIEW FROM S. WINCHESTER BLVD.



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](https://www.srsre.com)

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



PLAZA VIEW



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

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](https://www.srsre.com)

FOR LEASE - LYNHAVEN

919 S. Winchester Blvd., San Jose, CA



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

LYNHAVEN - SAN JOSE, CA



Exclusive Listing Agents:

Bruce Frazer

Senior Vice President
bruce.frazer@srsre.com
408.216.2315
CA Lic: 00576968

Bob Quigley

Senior Vice President
bob.quigley@srsre.com
408.216.2317
CA Lic: 00589140



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