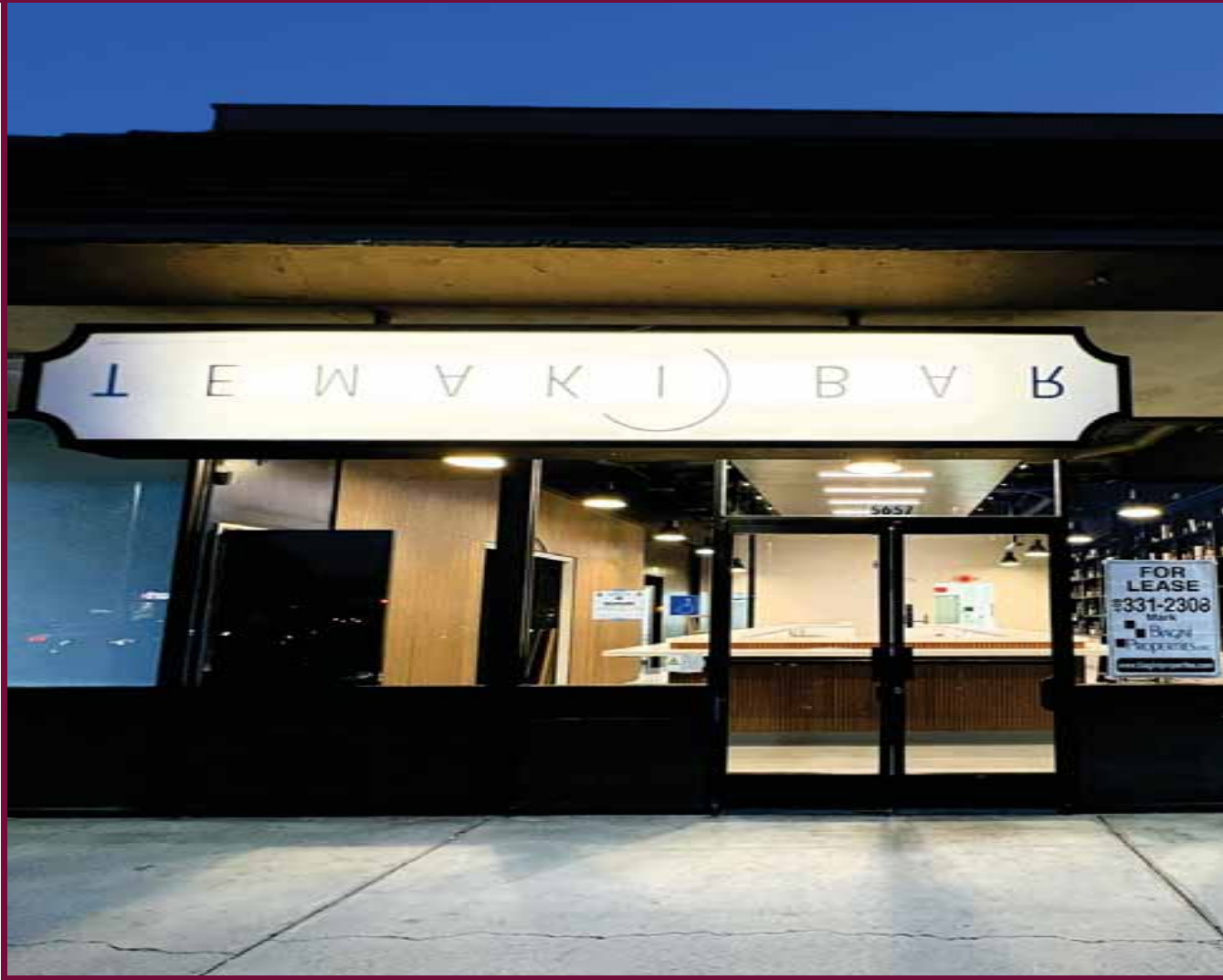


2nd Generation Restaurant For Lease



Bloom Plaza Shopping Center

5625-5681 Snell Avenue
San Jose, CA 95123



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

Rev. May 01, 2026

www.biaginiproperties.com

2nd Generation Restaurant For Lease



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Property Description

Introducing a remarkable leasing opportunity at this premier property in San Jose. Anchored by CVS Pharmacy and Pet Club, this center enjoys high visibility with building signage visible to over 127,000 daily commuters on Highway 85. Its prime location parallel to Highway 85 and Light Rail lines ensures exceptional exposure and convenient access for tenants and customers. This property offers an ideal space for businesses seeking a prominent and adaptable location in a bustling commercial hub. Welcome to a space designed to elevate your business presence and drive success.



Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	\$1.16 (Phase II) SF/month - 2026
Number Of Units:	29
Available SF:	2,400 SF
Lot Size:	56,192 Acres
Building Size:	29,522 SF

Property Highlights

- CVS Pharmacy and Pet Club Anchored Center
- Building Signage Visible to Highway 85 (121,700 Cars Per Day)
- High Visibility and Foot Traffic
- Parallel to Highway 85 and Light Rail Lines
- Ample Parking and Easy Access
- Fire Sprinklered
- Separately Metered for Electricity and Natural Gas
- Separate Electrical Panel
- Separate 100% HVAC



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2nd Generation Restaurant For Lease



Lease Information

Lease Type:	NNN
Total Space:	2,400 SF

Lease Term:	Negotiable
Lease Rate:	\$3.95 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5657 Snell Avenue	2,400 SF	NNN	\$3.95 SF/month	± 40' W x 60' D. 2nd Generation Restaurant (former Japanese restaurant). Full height storefront glass with double entrance doors, built-in sushi counter with stainless steel (SS) sinks, custom built shelf wall, dining room, Type I exhaust hood 11', in-ground grease interceptor, 2 & 3-compartment SS sinks, single & dual SS hand sinks, mop sink, 2-ADA compliant restrooms, drop t-bar ceiling 9' AFF with LED lighting, 2 hot water heaters, separate electrical panel (225 Amp; 3 PH; 4 W; 208/120V), separate HVAC, storage room, 1 office, rear exit/deliveries door, fire sprinklered. Availability: Now



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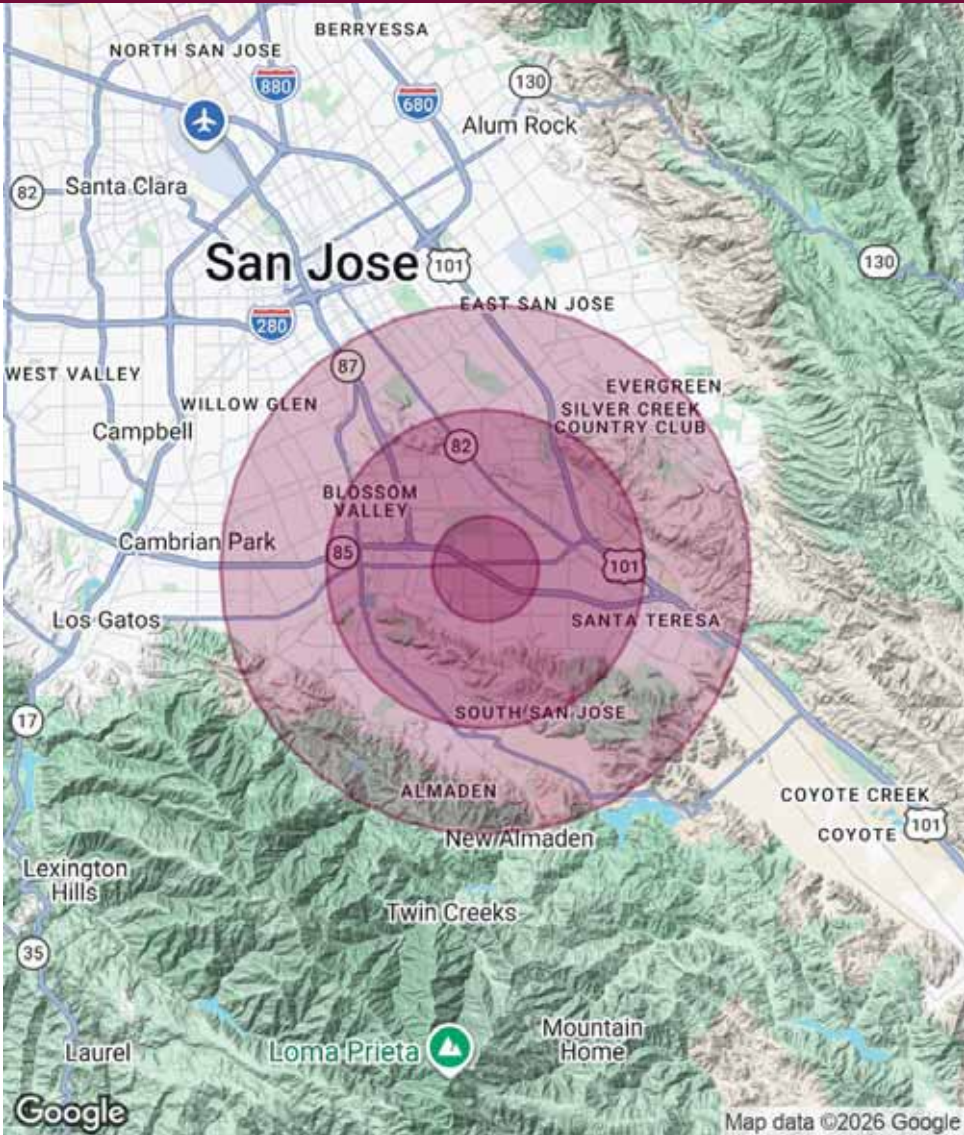
Population	1 Mile	3 Miles	5 Miles
Total Population	28,137	194,047	399,901
Average Age	36.6	38.7	40.0
Average Age (Male)	34.3	37.7	39.1
Average Age (Female)	39.0	39.9	40.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,045	63,338	129,215
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$177,197	\$178,829	\$196,454
Average House Value	\$1,064,948	\$1,159,600	\$1,296,192

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Snell Avenue at VTA Park	23,000
Blossom Hill Road at Keymar Drive	38,180
Blossom Hill Road at Snell Avenue	46,276
Highway 85 at Blossom Hill Road	127,000



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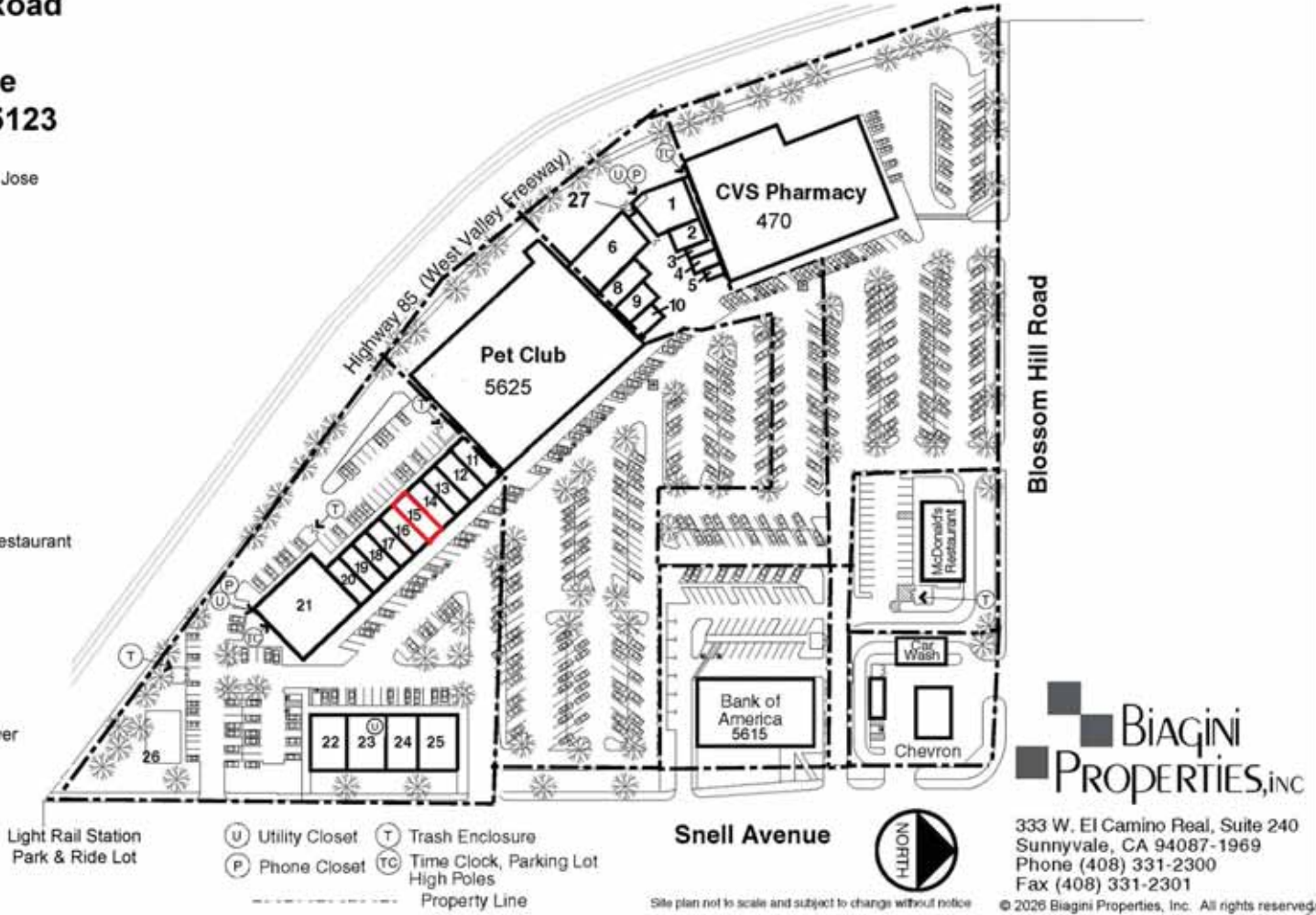
Bloom Plaza Shopping Center
470-488 Blossom Hill Road
5625 Snell Avenue
5647-5681 Snell Avenue
San Jose, California 95123

Phase 1

- 1. 480-A DDR Jiu-Jitsu Academy of San Jose
- 2. 478 Doggie Stylezz
- 3. 476 Five Star Income Tax Services
- 4. 474 Latin Office Multiservices
- 5. 472 Blossom Hill Smoke & Vapor
- 6. 480 El Bumangues Restaurant
- 8. 484 Mimi's Kitchen Restaurant
- 9. 486 Kitchen Nail Bar
- 10. 488 Courtside Cleaners
- 27. T-Mobile Cell Tower-Roof Top Antenna

Phase 2

- 11. 5647 PetVet Care Centers
- 12. 5651 San Jose Dental Spa
- 13. 5653 The Golden Oak Tattoo Parlor
- 14. 5655 Imagine Hair Salon
- 15. 5657 **2,400 Square Feet**
- 16. 5661 Vienna Nails & Lashes
- 17. 5663 TukTuk Thai Chicken & Rice Restaurant
- 18. 5665 Cali Pizza
- 19. 5667 Alex's Barbershop
- 20. 5669 The UPS Store
- 21. 5675 Application Support Center
- 22. 5681 RT Training
- 23. 5681-#1 4Kids Tea House
- 24. 5679 Aquil's Cal-Mex Restaurant
- 25. 5677 Togo's Eatery
- 26. Sprint Spectrum Cell Tower-Cellular Tower



333 W. El Camino Real, Suite 240
 Sunnyvale, CA 94087-1969
 Phone (408) 331-2300
 Fax (408) 331-2301

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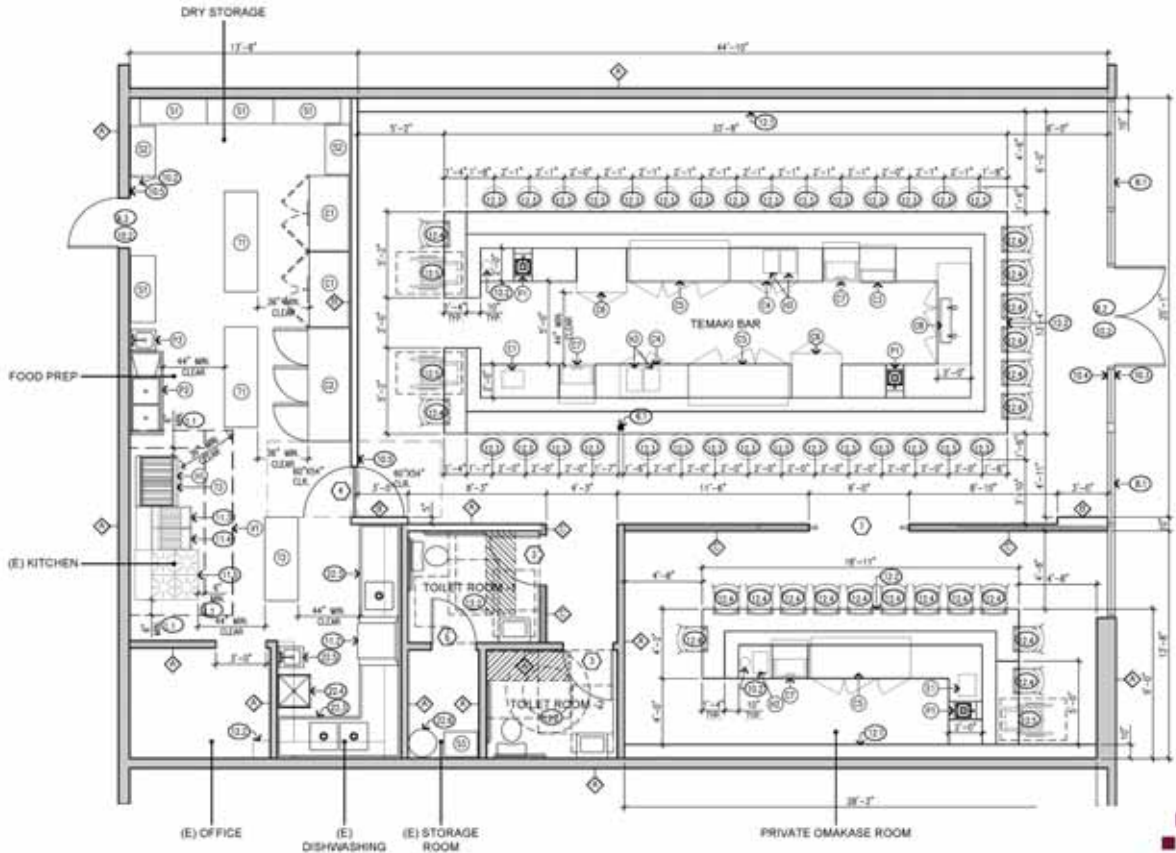
Mark Biagini DRE#00847403

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Mark@BiaginiProperties.com

408.331.2308

BLOOM PLAZA II
5657 Snell Avenue | San Jose, CA 95123
± 2,400 SF (± 40' W x 60' D) – 2nd Generation Restaurant



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 Sunnyvale, CA 94087-1969
 (408) 331-2300 Telephone
 (408) 331-2301 Facsimile
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ITEM	DESCRIPTION	SUPPLIER/MAKE/MODEL	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
1	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
2	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
3	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
4	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
5	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
6	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
7	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
8	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
9	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
10	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
11	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
12	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
13	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
14	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
15	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
16	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
17	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
18	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
19	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	
20	STAINLESS STEEL SINK	FRIGIDAIRE	1	EA	150	150	

Equipment Schedule ⑦

Floor Plan ⑤

Equipment Notes ⑩

Storage Shelving Chart ④

Sheet Notes ③

Wall Legend ②

Legend

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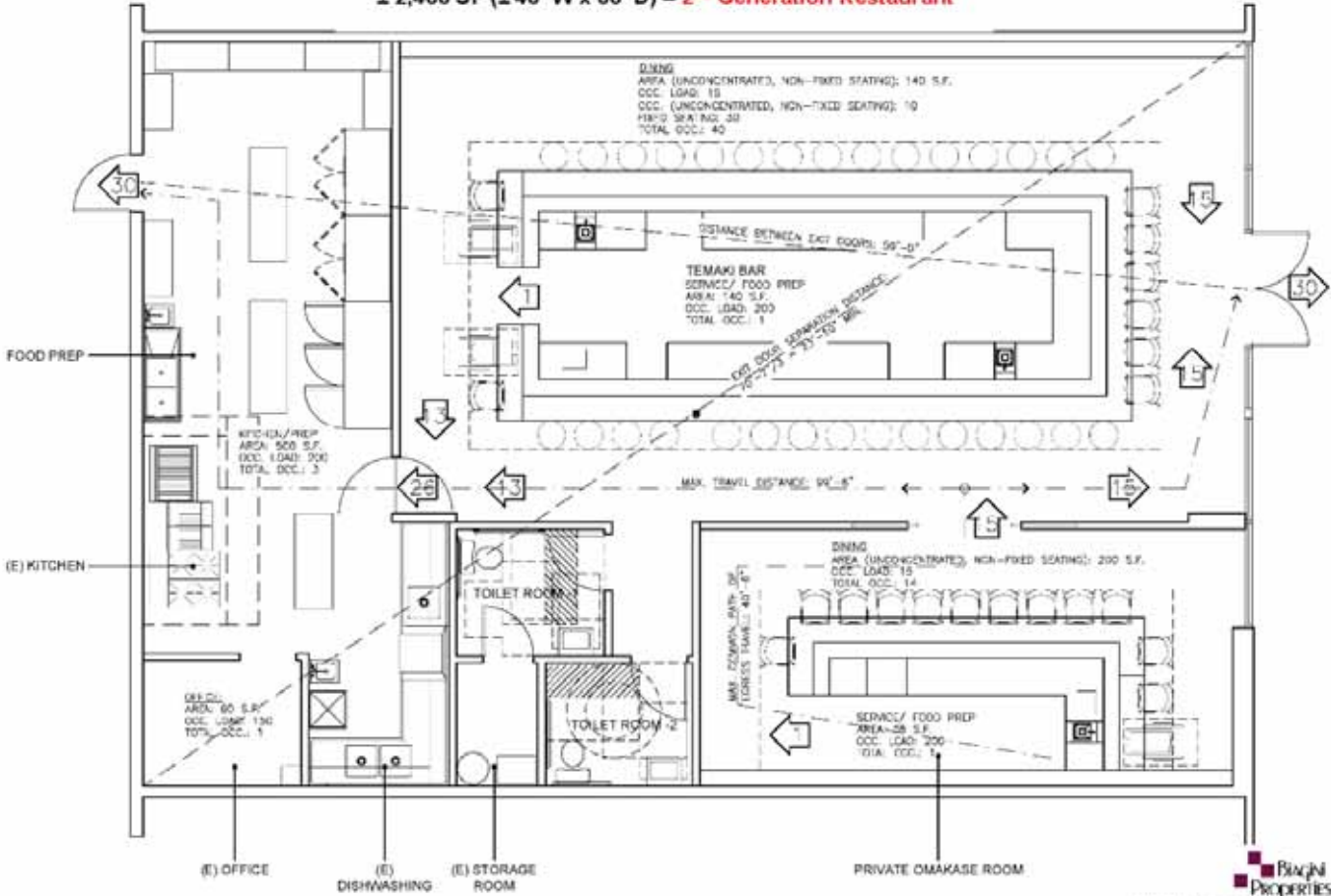
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Vice President

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Biagini Properties, Inc.
 333 W. El Camino Real, Suite 340
 Sunnyvale, CA 94087-1969
 (408) 331-2300 Telephone
 (408) 331-2301 Facsimile
 www.BiaginiProperties.com



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Built-In Sushi Counter



Custom Built Shelf Wall



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Type I Exhaust Hood 11'



In-Ground Grease Interceptor



Stainless Steel Compartment Sinks and Mop Sink



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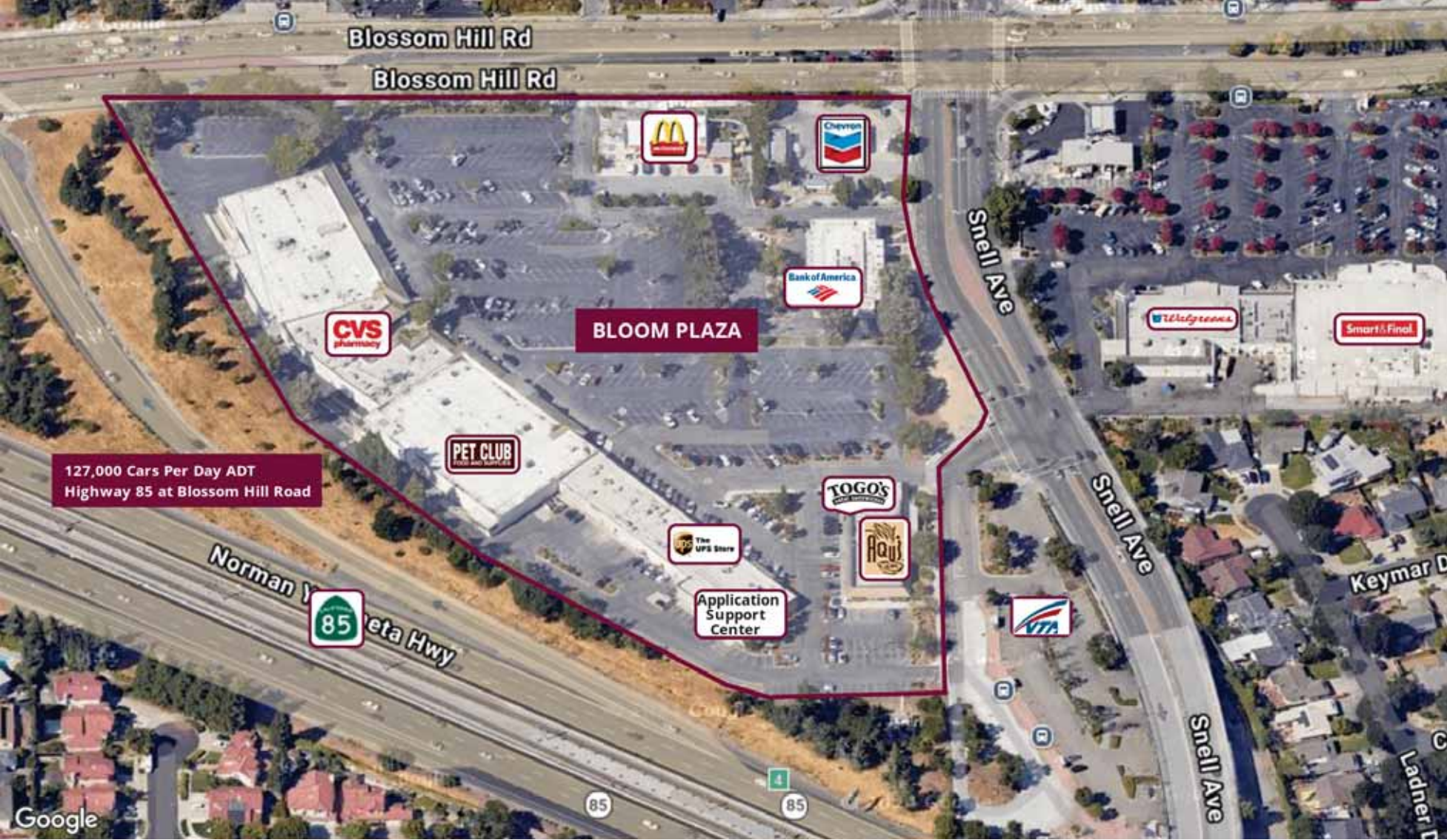
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