



De Anza 85 Shopping Center

1131-1183 S De Anza Blvd.
San Jose, CA 95129



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Explore the vibrant surroundings of De Anza 85 Shopping Center, nestled within the dynamic city of San Jose. This bustling area is known for its diverse blend of tech companies, affluent residential communities, and thriving business activity. Nearby attractions such as Westfield Valley Fair, Santana Row, and Cupertino Village offer an array of upscale shopping, dining, and entertainment options, attracting a steady flow of local and visiting patrons. With convenient access to major highways and public transit, this prime location ensures a constant stream of potential customers. As a Neighborhood Center tenant, you'll benefit from the dynamic energy and diverse opportunities that the surrounding area has to offer.



Offering Summary

Lease Rate:	\$5.50 SF/month
Estimated NNN Charges	\$1.28 SF/month 2024
Number Of Units:	22
Available SF:	3,831 SF
Lot Size:	4.44 Acres
Building Size:	62,365 SF

Property Highlights

- H Mart Supermarket Anchored Center
- Fire Sprinklered Building
- Close to Highway 85 & S. De Anza Blvd. Exits
- Signalized Intersection
- Ample Parking
- Monument & Building Signage



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Lease Information

Lease Type:	NNN \$1.28 SF/month - 2024
Total Space:	3,831 SF

Lease Term:	Negotiable
Lease Rate:	\$5.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1141 S. De Anza Blvd.	Available	3,831 SF	NNN	\$5.50 SF/month	Currently First Commercial Bank. Prime end cap space facing S. De Anza. Glass double entrance doors, drop t-bar ceiling 9'AFF (Above Finish Floor) & upgraded sheetrock ceiling, upgraded light fixtures, lobby & waiting area, night drop box/ATM-server room, teller counter w/3 stations, 2 manager's offices with picture window, bank vault, 2 ADA restrooms, lunch/breakroom, VIP conference room for 8, electrical/utility room, storage room, separate HVAC unit, separate electrical panel rated 200 Amp, 120/208V; 3 PH; 4W, rear exit door. Available January 1, 2025. Please do not disturb the occupant or its employees.



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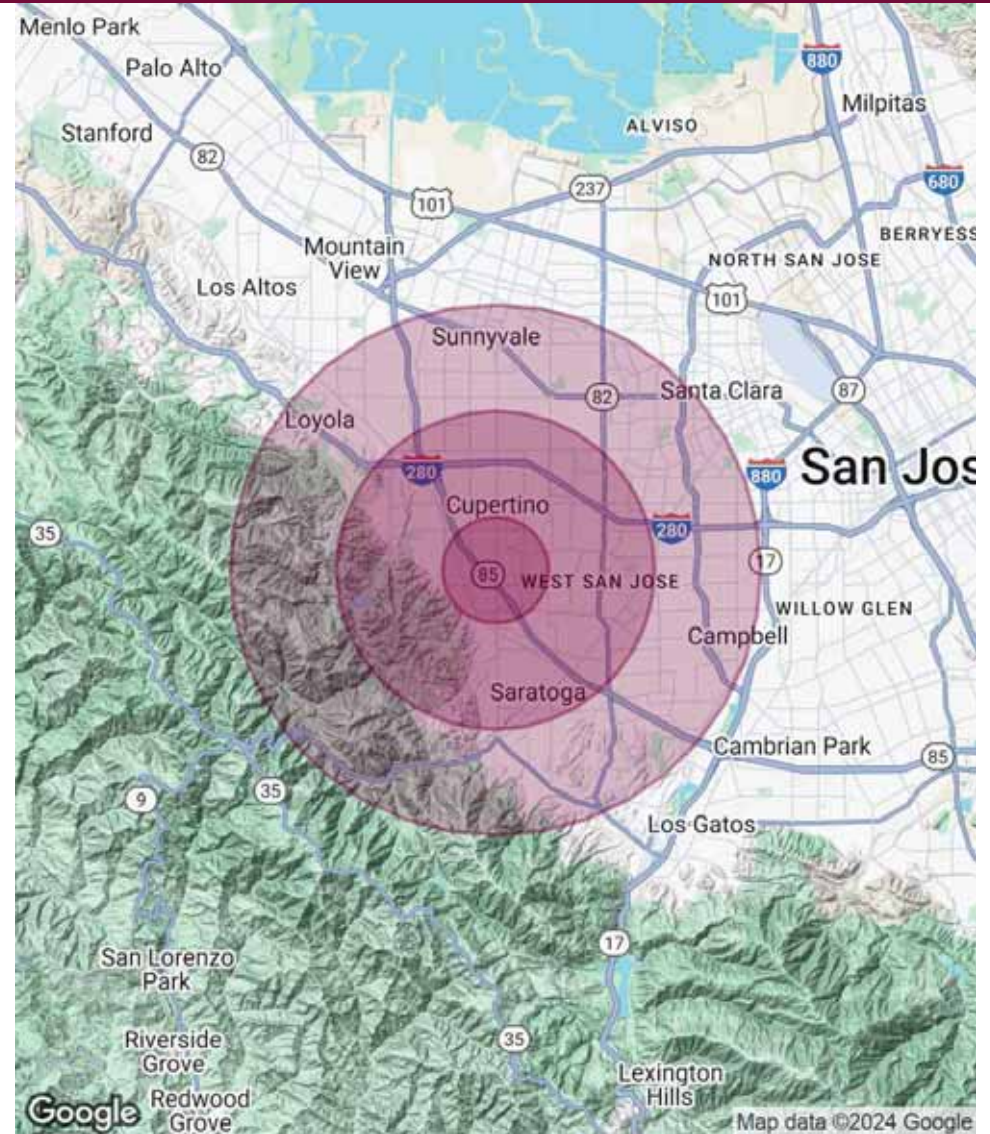
Population	1 Mile	3 Miles	5 Miles
Total Population	24,297	145,359	412,823
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,034	49,391	149,833
# of Persons per HH	3	2.9	2.8
Average HH Income	\$298,409	\$283,423	\$253,926
Average House Value	\$2,015,886	\$1,969,263	\$1,788,204

Demographics data derived from AlphaMap

Traffic Counts - 24 Hour ADT 2018

S. De Anza Blvd. at Clarendon Street N.	32,096
W. Valley Freeway at S. De Anza Blvd. NW	33,720
W. Valley Freeway at S. De Anza Blvd. W. Valley	34,330
S. De Anza Blvd. at Rainbow Drive N.W.	35,040
S. De Anza Blvd. at Bollinger Road S.	41,400
Highway 85 at S. De Anza Blvd.	114,500
W. Valley Freeway at S. De Anza Blvd. SE	116,600



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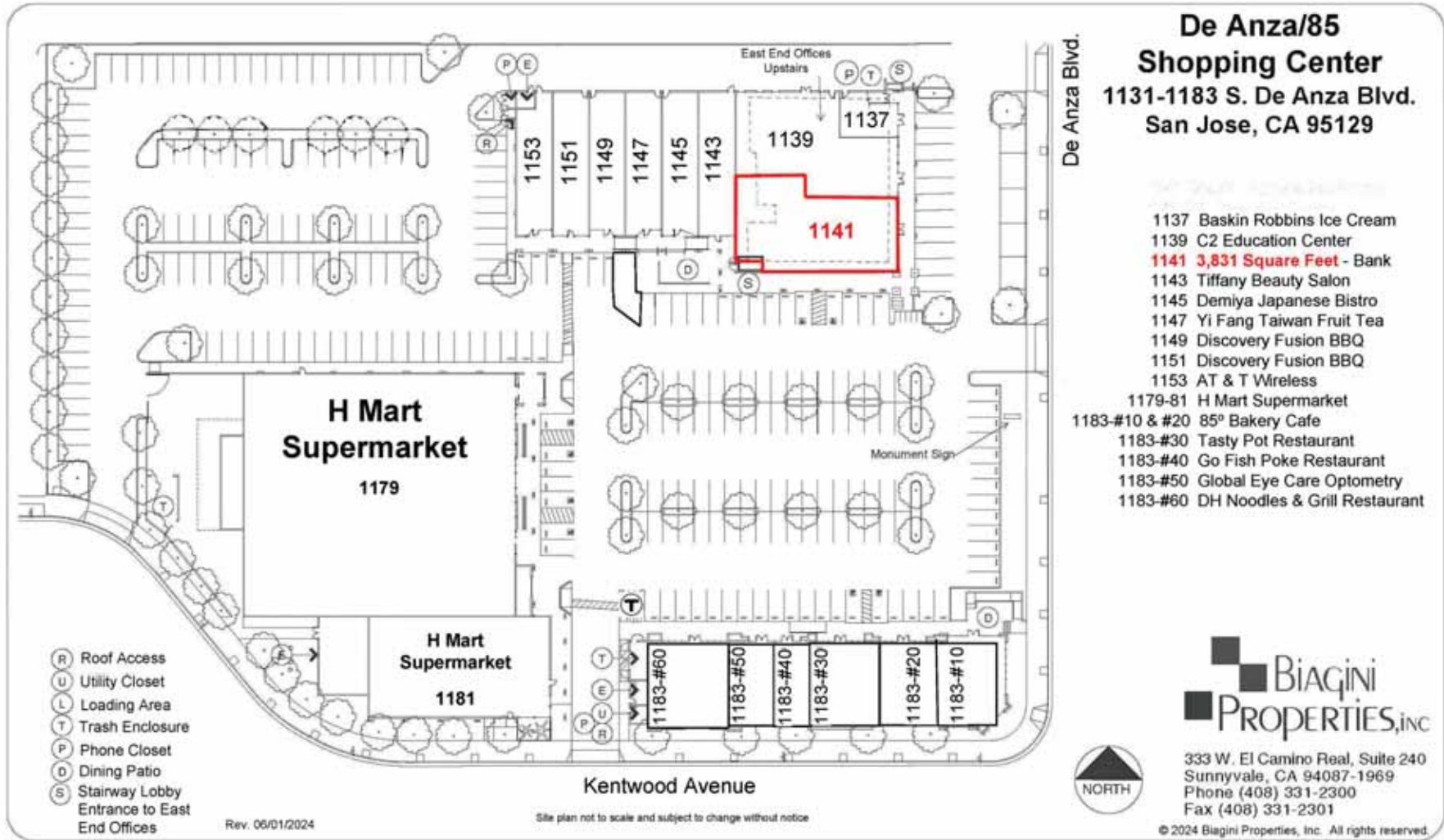
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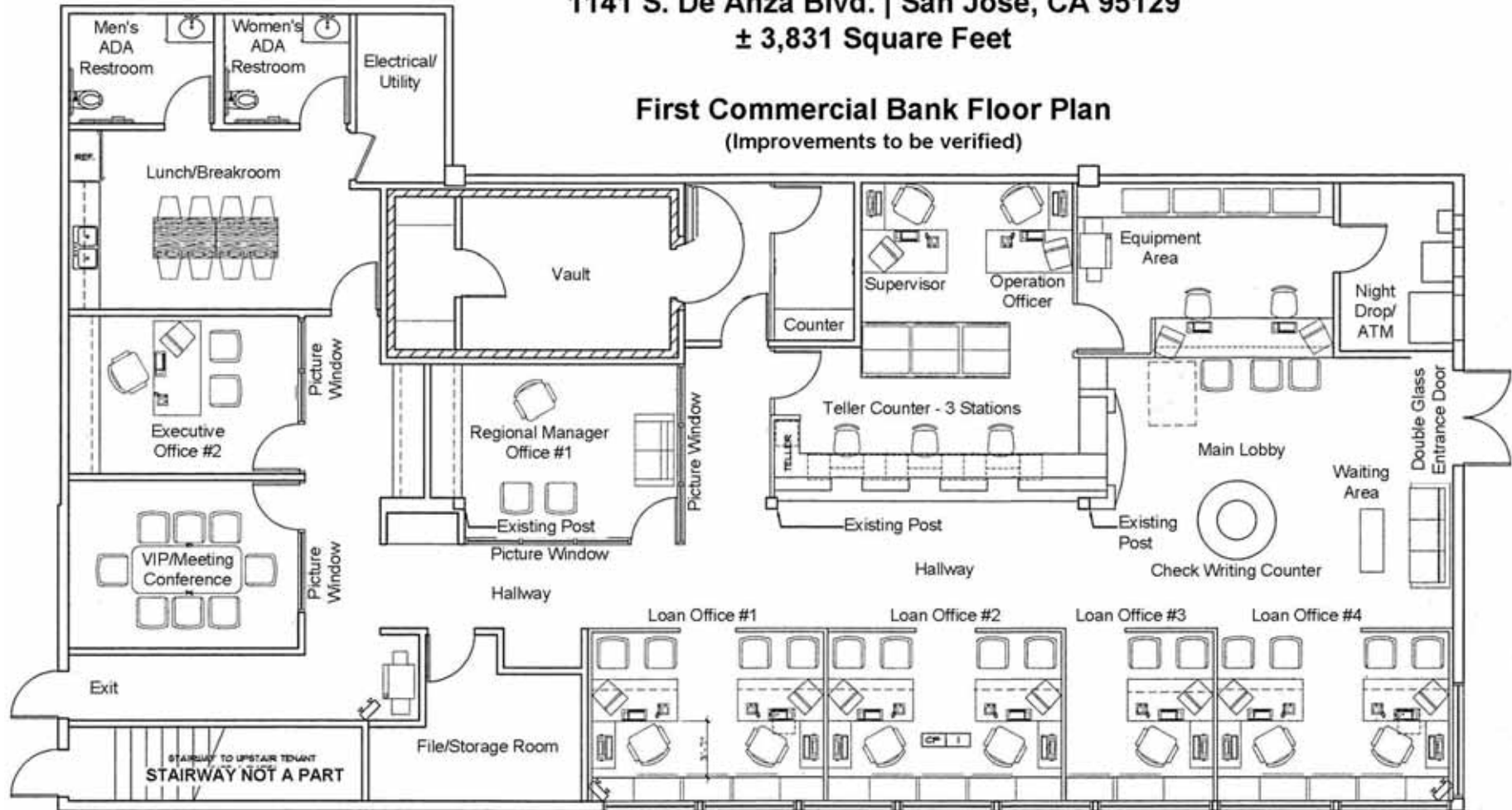
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DE ANZA 85 SHOPPING CENTER
1141 S. De Anza Blvd. | San Jose, CA 95129
± 3,831 Square Feet

First Commercial Bank Floor Plan
(Improvements to be verified)



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