



Strawberry Park Shopping Center

603, 651-686 Saratoga Avenue
4302-4342 Moorpark Avenue
San Jose, CA 95129



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

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www.biaginiproperties.com

New Retail Pad Building For Lease



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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Property Description

NEW RETAIL PAD BUILDING! Strawberry Park Shopping Center, Asian-themed center anchored by Mitsuwa Marketplace, Paris Baguette, Daiso Japan and Japanese Restaurants (21 tenants).

Single story wood frame and stucco with full height storefront glass, separately metered utilities, separate HVAC, separate electrical and restrooms for each unit.

One of the most heavily traveled intersections in San Jose. Tenant turnover has been very low as the site is surrounded by a good mix of office buildings, apartments and single-family homes.

Location Description

Located at a prominent gateway signalized intersection of Saratoga Avenue at Moorpark Avenue near I-280 off-ramp. Great freeway access, huge monument signage, convenient storefront parking. Close to Stevens Creek Auto Row, blocks from Westfield Valley Fair, Santana Row and major commute route.



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Property Highlights

- NEW RETAIL PAD BUILDING
- Asian Themed Shopping Center Anchored by Mitsuwa Marketplace, Paris Baguette and Daiso Japan
- One of the Busiest Signalized Intersections in San Jose!
- High Traffic
- Freeway Off Ramp Location
- Ample Parking
- Building Signage Available on Both Sides of New Pad Building

Offering Summary

Lease Rate:	\$70 SF/yr
Estimated NNN Charges	\$1.33 SF/month - 2026
Available SF:	2,620 SF
Lot Size:	304,920 Acres
Building Size:	92,820 SF

Co-Tenants

Mitsuwa Marketplace, Daiso, Paris Baguette, Shabuway Restaurant, Teaspoon Specialty Tea Cafe, Curry Life Restaurant, Ramen Zero Restaurant, Tomisushi Japanese Restaurant, N7 Tea & Coffee, Club Pilates, Fugetsu Japanese Food Market, Coffee Water Lab, Von's Chicken Restaurant, 2nd Street USA



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Lease Information

Lease Type:	NNN
Total Space:	2,620 SF

Lease Term:	Negotiable
Lease Rate:	\$70 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 603-#50 Saratoga Avenue	Available	2,620 SF	NNN	\$70.00 SF/yr	- o Prime Pad Building - o Interiors in Cold Shell Condition - o Interior Improvements Negotiable - o NO RESTAURANTS OR FOOD SERVICE Available Now.



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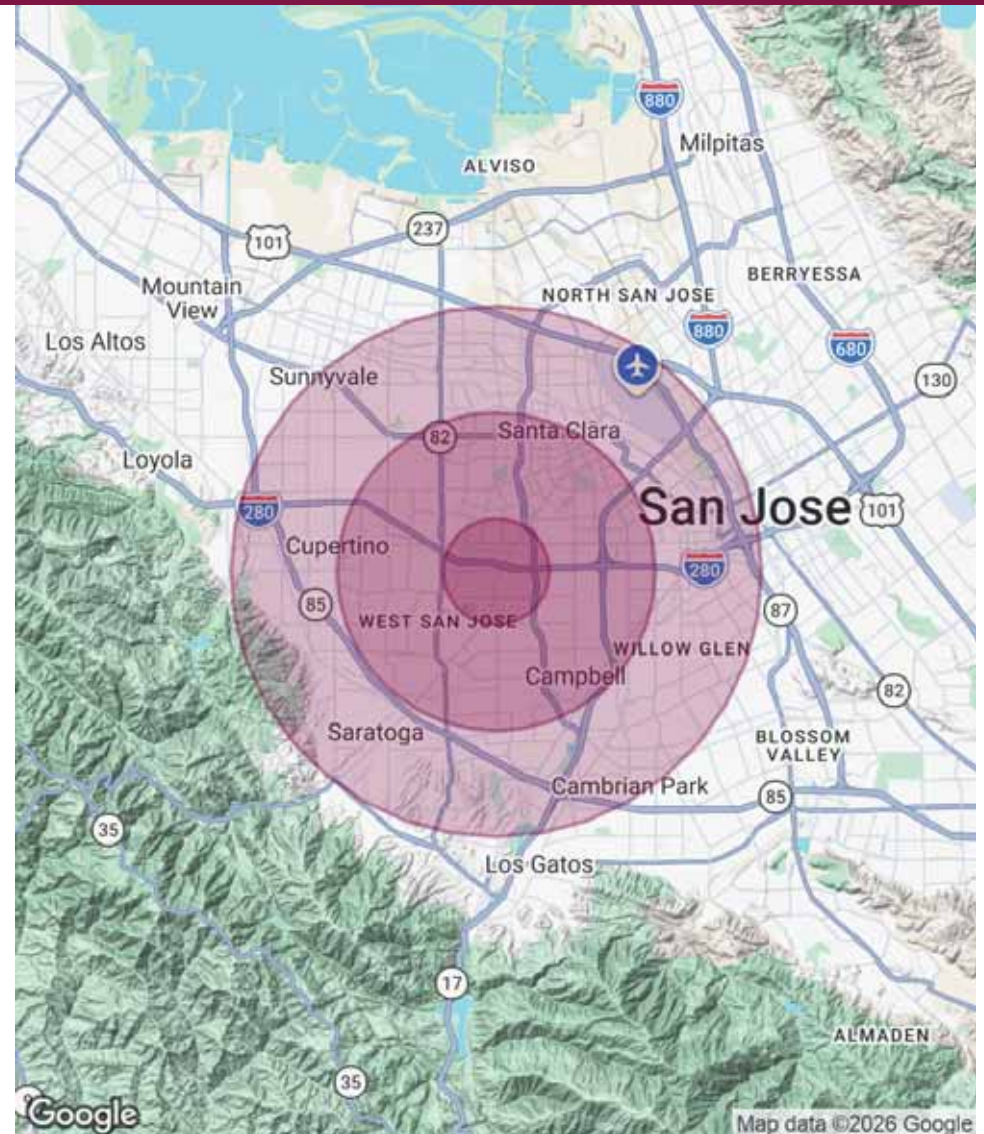
Population	1 Mile	3 Miles	5 Miles
Total Population	34,130	246,960	550,078
Average Age	37.0	39.5	39.4
Average Age (Male)	35.7	38.7	38.9
Average Age (Female)	39.5	40.3	40.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	12,737	93,408	208,392
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$175,411	\$217,094	\$230,263
Average House Value	\$1,608,914	\$1,712,138	\$1,806,044

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Saratoga Avenue at Moorpark Avenue NE	42,263
Saratoga Avenue at Moorpark Avenue S	55,000
Saratoga Avenue at Kiely Blvd.	49,430
Saratoga Avenue at Belvedere Drive	41,949
Saratoga Avenue at 280	201,400



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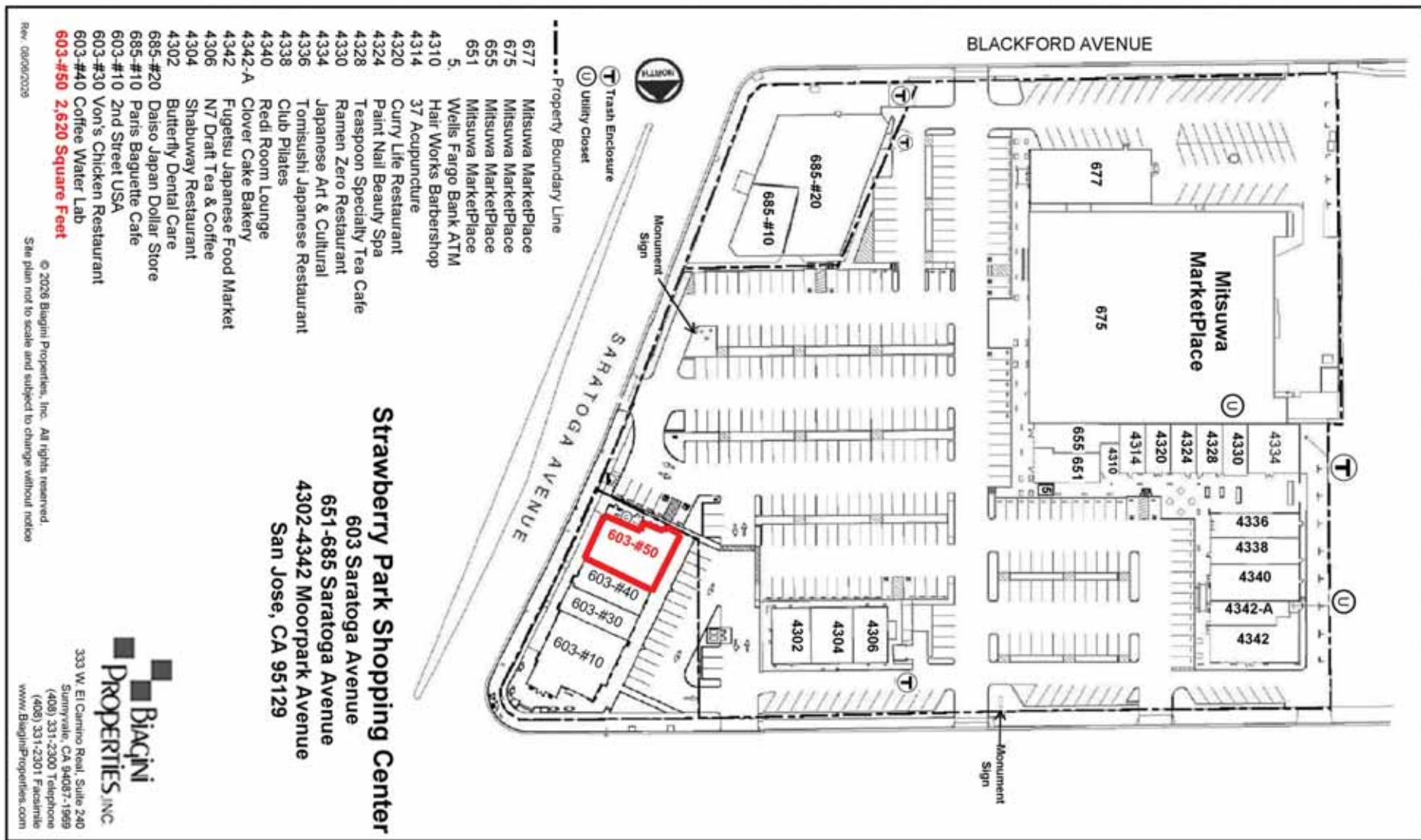
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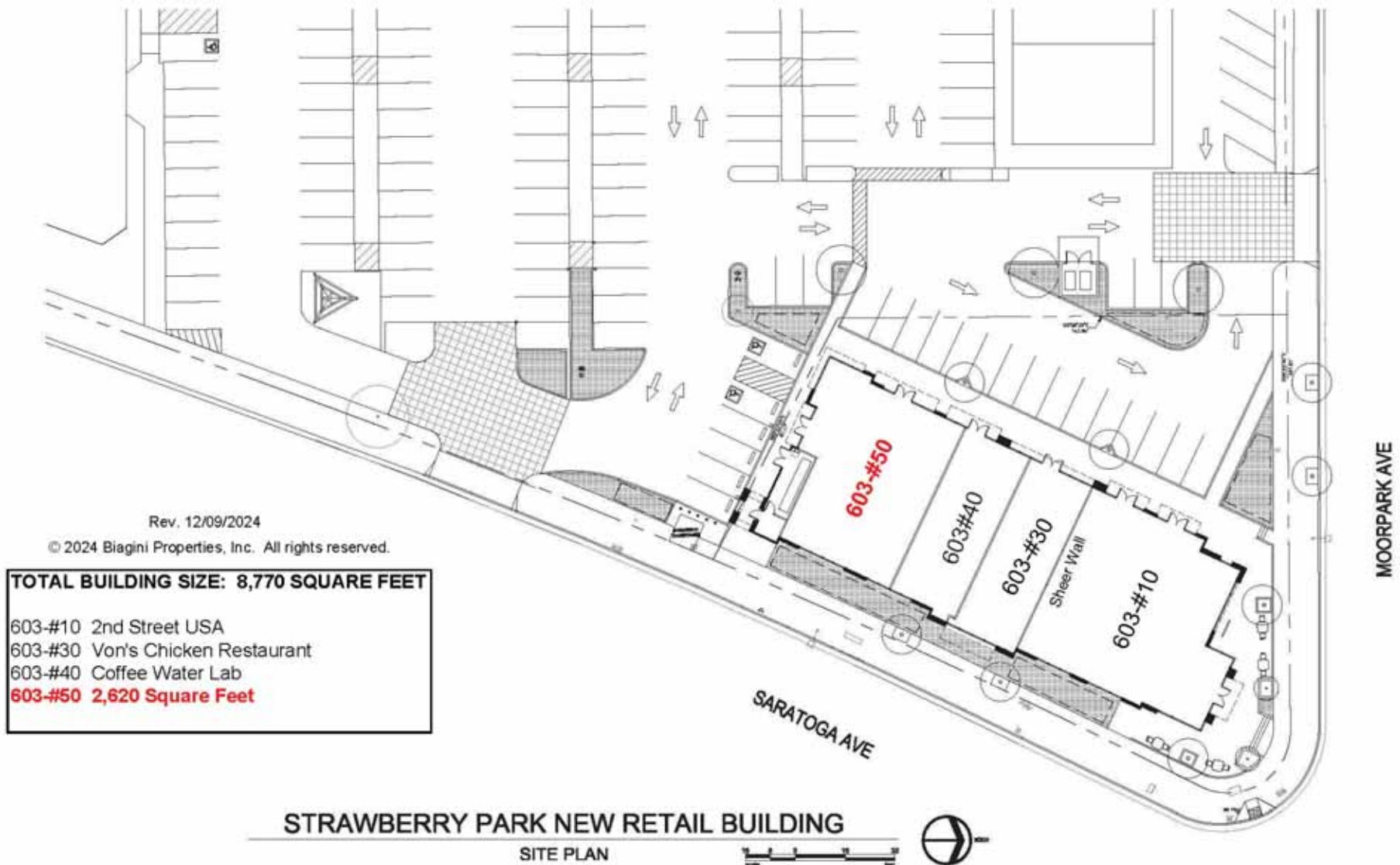
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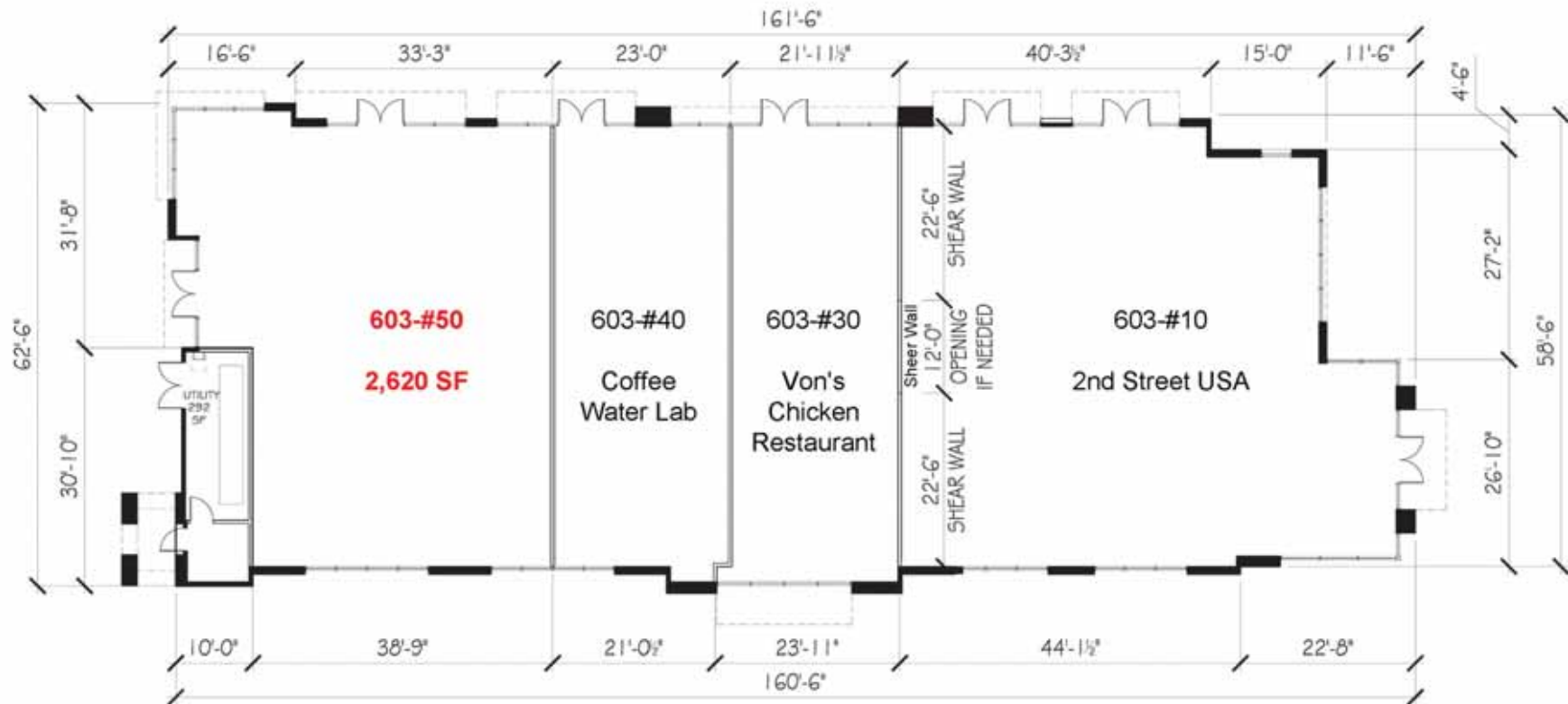
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TOTAL BUILDING SIZE: 8,770 SQUARE FEET

603-#10 2nd Street USA
603-#30 Von's Chicken Restaurant
603-#40 Coffee Water Lab
603-#50 2,620 Square Feet

STRAWBERRY PARK NEW RETAIL BUILDING

LEASING PLAN



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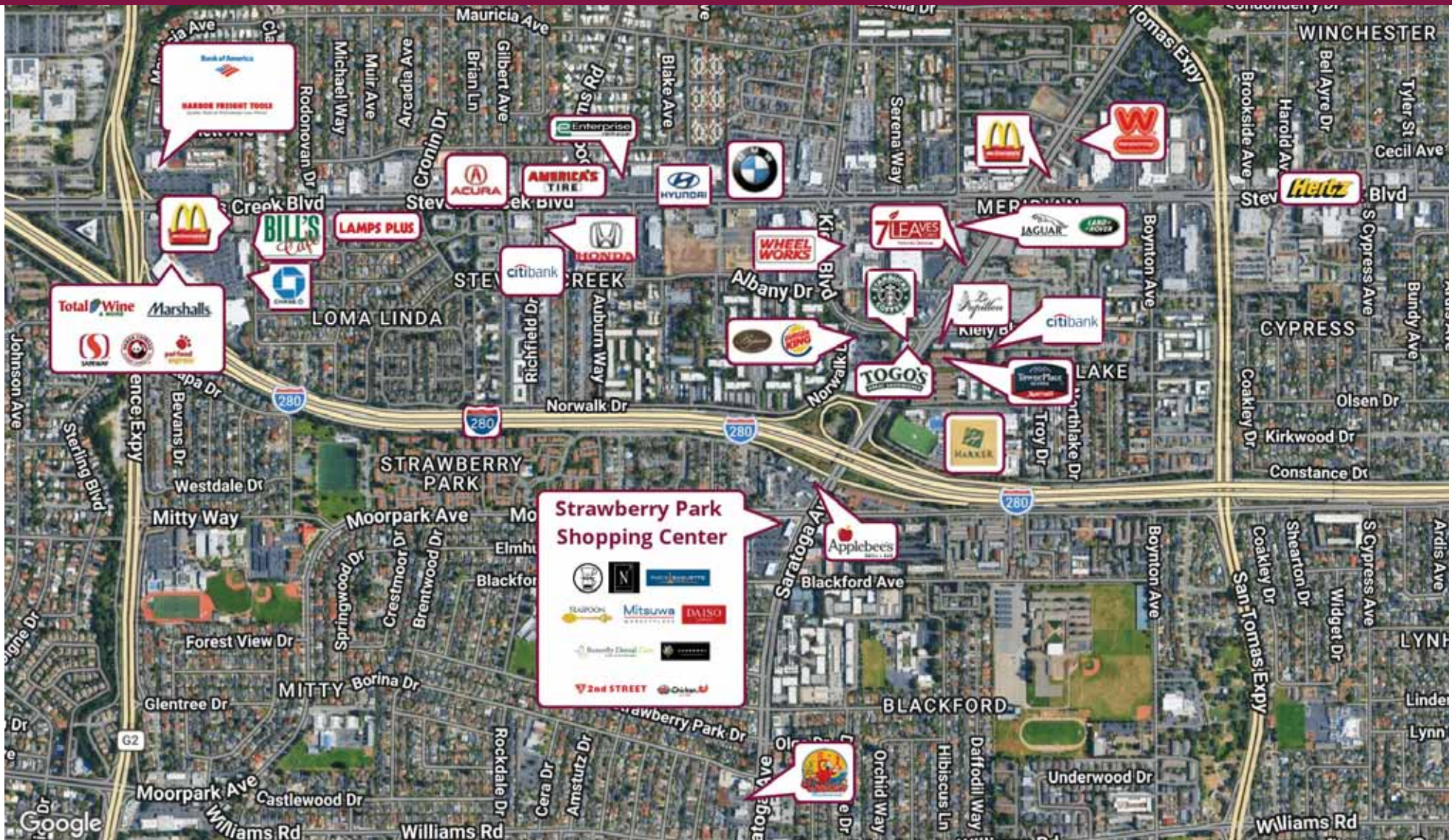
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