

SAFEWAY CENTER - ALMADEN EXPRESSWAY

4950 ALMADEN EXPWY

SAN JOSE, CALIFORNIA 95118

LOCATION: Northwest corner of Almaden Expressway and Cherry Ave. The center is situated in a densely populated residential area of San Jose one block off Highway 85 on Almaden Expressway.

SPACE AVAILABLE: Vacant Jo-Ann Store
23,563 SF-space has loading dock, 70 tons HVAC, 800 amps
Pylon sign

SITE AREA PARKING: Approximately 14 acres with adequate parking - 4.5 car/1,000 sf

BUILDING AREA: Approximately 155,000 square feet of retail space anchored by Safeway, Savers, and McDonalds. Center recently remodeled with new facia for anchor tenants.

EXISTING RETAIL MARKET: The Blossom Hill Corridor is considered to be one of the three most desirable retail areas in Santa Clara County. Existing within the trade area are over 15 million square feet of retail space, encompassing neighborhood, community and regional shopping centers. Almaden Ranch anchored by Bass Pro-Shop across Cherry Ave.

TRAFFIC COUNTS: Almaden Expressway: ± 75,000
Highway 85: ± 200,000

DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	± 195,000	± 463,000
Average HH Income:	\$112,679	\$108,575

For leasing information, please contact:

EXCLUSIVE AGENT:

Jim Fletcher

Jim Fletcher Company, Inc.

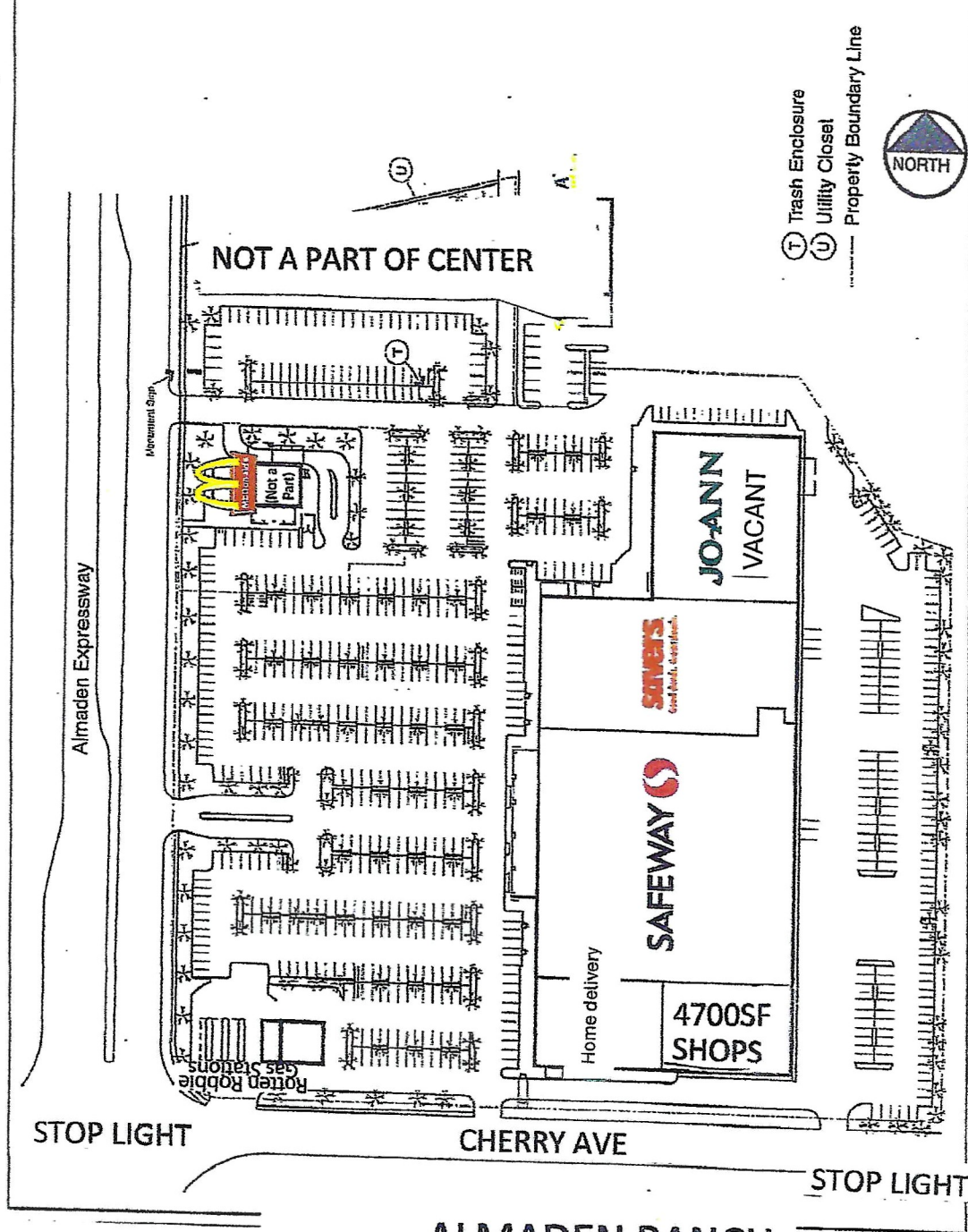
Lic. #00875924

** 415-389-7900 **

Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

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ALMADEN RANCH

BASS PRO SHOP

CITY SPORTS

WINE STORE N MORE

ULTA

COMPETITION AERIAL

