



Almaden Via Valiente Plaza Office

6962-6966 Almaden Expressway
San Jose, CA 95120



For Additional information, contact Exclusive Agent:

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Rev. March 13, 2026

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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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Second Floor - 6962 Almaden Expressway



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Property Description

Introducing a captivating opportunity for your business at the distinguished two-story office building on the corner of Almaden Expressway. Encompassing 90,000 square feet, this CVS Pharmacy-anchored center boasts 17 tenants, delivering valuable foot traffic and unparalleled visibility. With prime placement along Almaden Expressway and Via Valiente, the property offers exceptional signage potential, including rare illuminated building signage visible from the expressway. Your clients and employees will appreciate the convenience of abundant parking, with 350 standard and 13 handicap park stalls, as well as the array of on-site retail and restaurant services. This compelling space provides the perfect canvas for your business to thrive.

Property Highlights

- **Two Story Office Building on Corner of Almaden Expressway**
- No Elevator and No Fire Sprinklers.
- CVS Pharmacy Anchored Center
- Affluent Neighborhood \$236,943 Average Household Income in 1 Mile.
- Rare Illuminated Building Signage Visible to Almaden Expressway
- Excellent Visibility at Almaden Expressway at Via Valiente.
- Abundant Parking (363 parking stalls)
- Retail and Restaurant Services On-Site
- Near Bret Harte Middle School, Leland High School, Almaden Country Club, Almaden Swim & Racquet Club, Almaden Quicksilver County Park.



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Location Description

Drug Store anchored center in a very high income residential neighborhood of Santa Clara County. Signalized intersection. Limited competition in the immediate trade area. High Barriers to entry.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	Ground Floor is NNN: .62 SF/month - 2026
Number Of Units:	25
Available SF:	1,641 - 2,198 SF
Lot Size:	261,360 Acres
Building Size:	75,000 SF

Second Floor is Modified Gross:

Landlord pays taxes, insurance and CAM. Tenant pays interior janitorial, telephone, internet and its pro rata share of electrical and gas shared with adjacent tenant and its pro rata share of water.

Water:

- Tenants pay its pro rata share:
- Unit 6962 (37%)
- Unit 6966 (13%)
- Unit 6964 Ground Floor Tenant (50%)



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6964 Almaden Expressway - Ground Floor



6962 Almaden Expressway - Second Floor

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 6962 Almaden Expressway	1,641 SF	Modified Gross	Negotiable	Second Floor. Newly renovated corner office suite with lots of natural light. Open floor plan, new paint, new upgraded t-bar ceiling, new carpet, full height glass windows throughout, large open area, separate HVAC units, separate electrical panel (225 Amps; 120/208V; 1 PH; 3 Wire; 42 Circuits), rear door access to common hallway & restrooms. Available Now.
■ 6964 Almaden Expressway	2,198 SF	NNN	Negotiable	Ground Floor Ideal corner location. ± 70' W x 35' D. Former HS2 Academy. Reception area, large open area with hardwood flooring, 5 offices with picture windows and carpeting, 2 private restrooms, storage room, 100% drop t-bar ceiling, 2' x 4' drop-in fluorescent lights, separate thermostatic controls, no fire sprinklers, electrical, gas and water on shared meter. Available Now.

Ground Floor is NNN: 2026 Estimated NNN charges add .62 cents per SF per month to the Base Rent.



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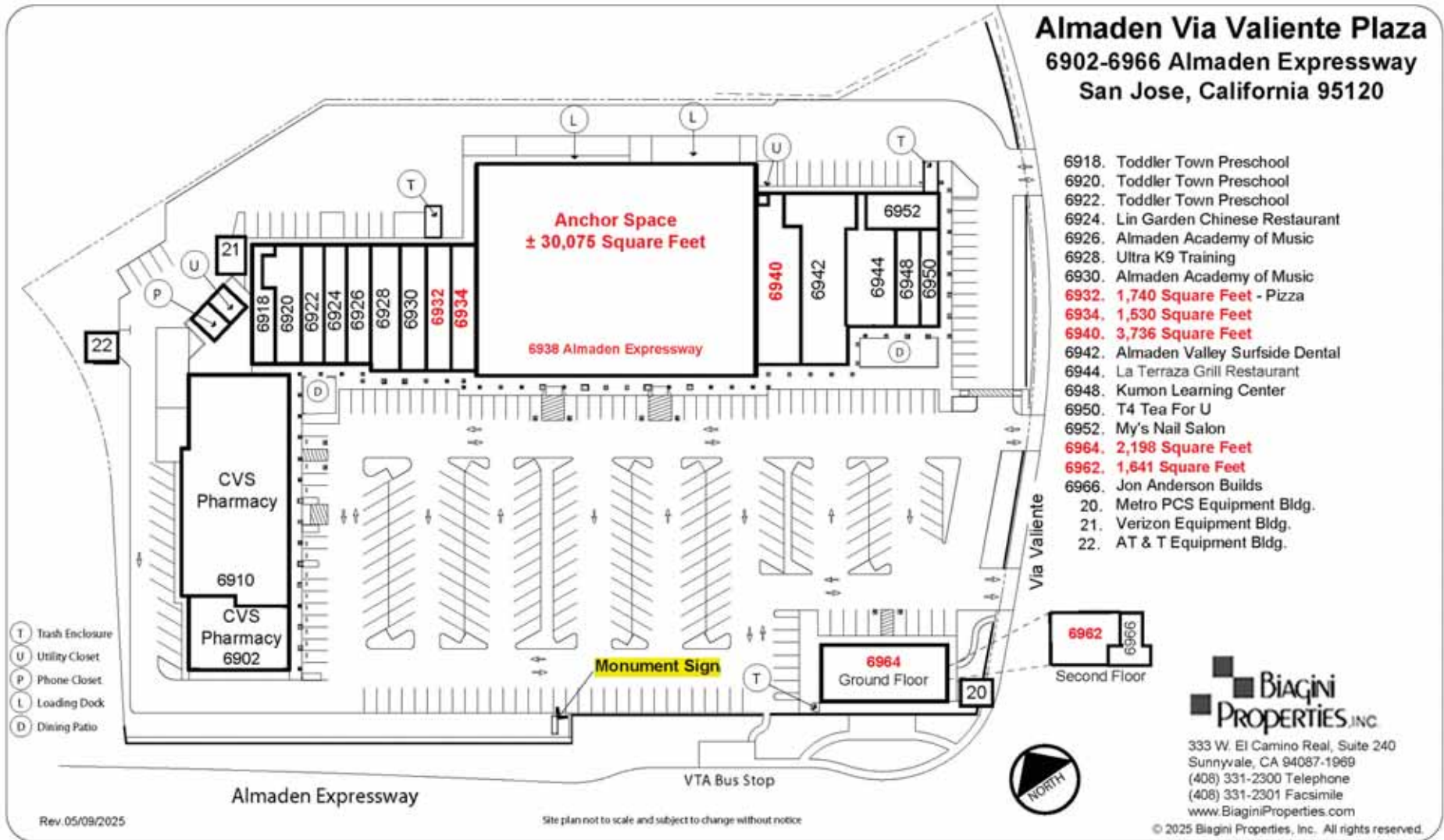
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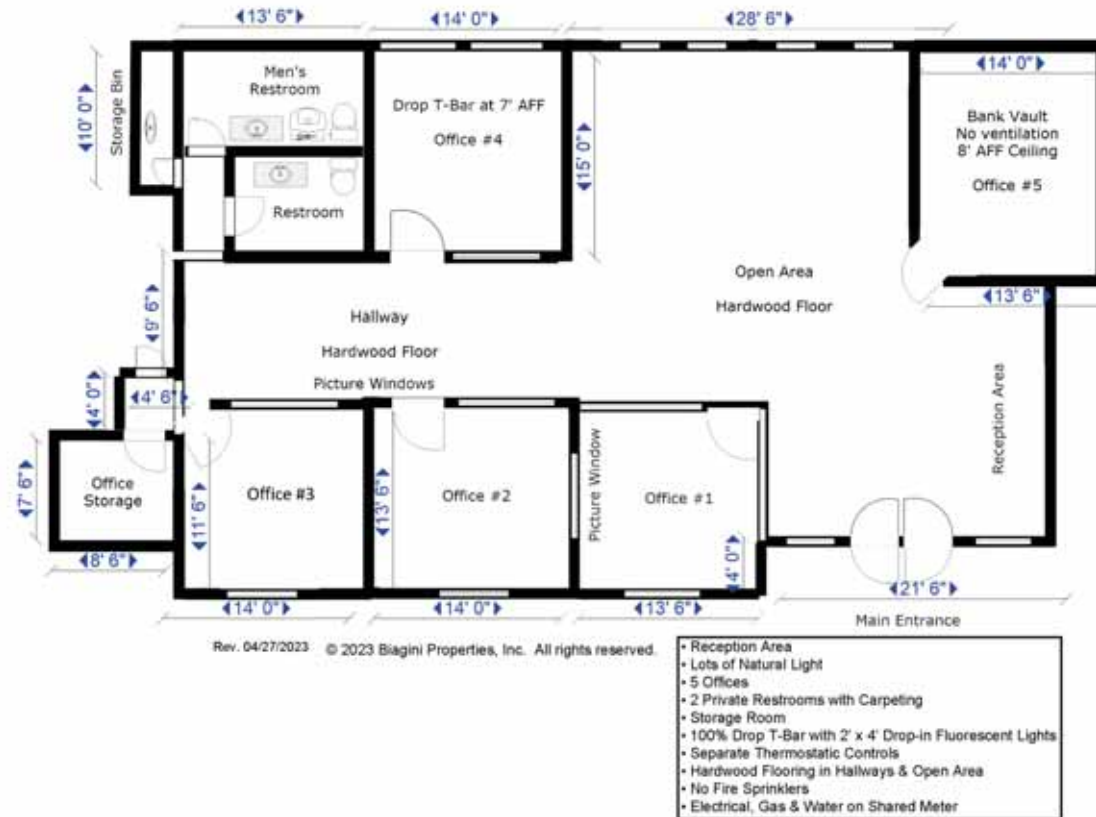
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6964 Almaden Expressway | San Jose, CA 95120± 2,198
 Square Feet (±70' W x 35' D)

FLOOR PLAN



6964 Floor Plan - Ground Floor



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