

ALMADEN PLAZA
5353 Almaden Expwy., San Jose
95118

LOCATION: At the Southwest corner of Highway 85 and Almaden Expressway and Blossom Hill Road, both major traffic arterials in San Jose, California. The center is situated in a densely populated residential area of San Jose with excellent visibility from Highway 85 at the off-ramp for Highway 85 and Almaden Expressway.

SPACE AVAILABLE C-25 Vacant ANA Furniture, 14,388 SF see site plan & space plan attached, owner will deliver in vanilla shell.
Spaces D-12 3,775 sf, E-40C 1,560 sf, & E-35 1,593 sf are located inside open air mall, no signing or visibility from street or parking lot. Best use would be office space (see site & space plans attached)

WE CANNOT HAVE ANYMORE RESTAURANTS, OR FOOD RELATED USES, NOR ENTERTAINMENT OR FITNESS USES, RESTRICTED BY ANCHOR TENANTS.

SITE AREA PARKING: Approximately 40 acres with over 2425 parking stalls.

BUILDING AREA: Approximately 560,000 square feet of retail space anchored by Costco, Barnes & Noble, Hobby Lobby (2024), Ross Dress for Less, T.J. Maxx N More Super Store, Trader Joe's, Lazy Dog Restaurant, Tilly's Sportswear, Petsmart, Sports Basement (2025) 81,000 SF (Will occupy A100, A130 & A150 spaces, including B100 Barnes & Noble.) Benihana Restaurant will open in Spring 2025 in former Red Lobster pad.

EXISTING RETAIL MARKET: Existing within the trade area are over 15 million square feet of retail space, encompassing neighborhood, community and regional shopping centers.

TRAFFIC COUNTS:

Almaden Expressway:	± 75,000
Blossom Hill Road:	± 65,000
Highway 85:	± 150,000

DEMOGRAPHICS:

	<u>3 Mile</u>	<u>5 Mile</u>
Population:	± 217,000	± 1,355,000
Daytime Population:	± 45,000	± 160,000
Average HH Income:	\$129,000	\$120,000

For leasing information, please contact:

EXCLUSIVE AGENT:

Jim Fletcher

Jim Fletcher Company, Inc.

Cal. Lic. #00875924

* 415-389-7900 *

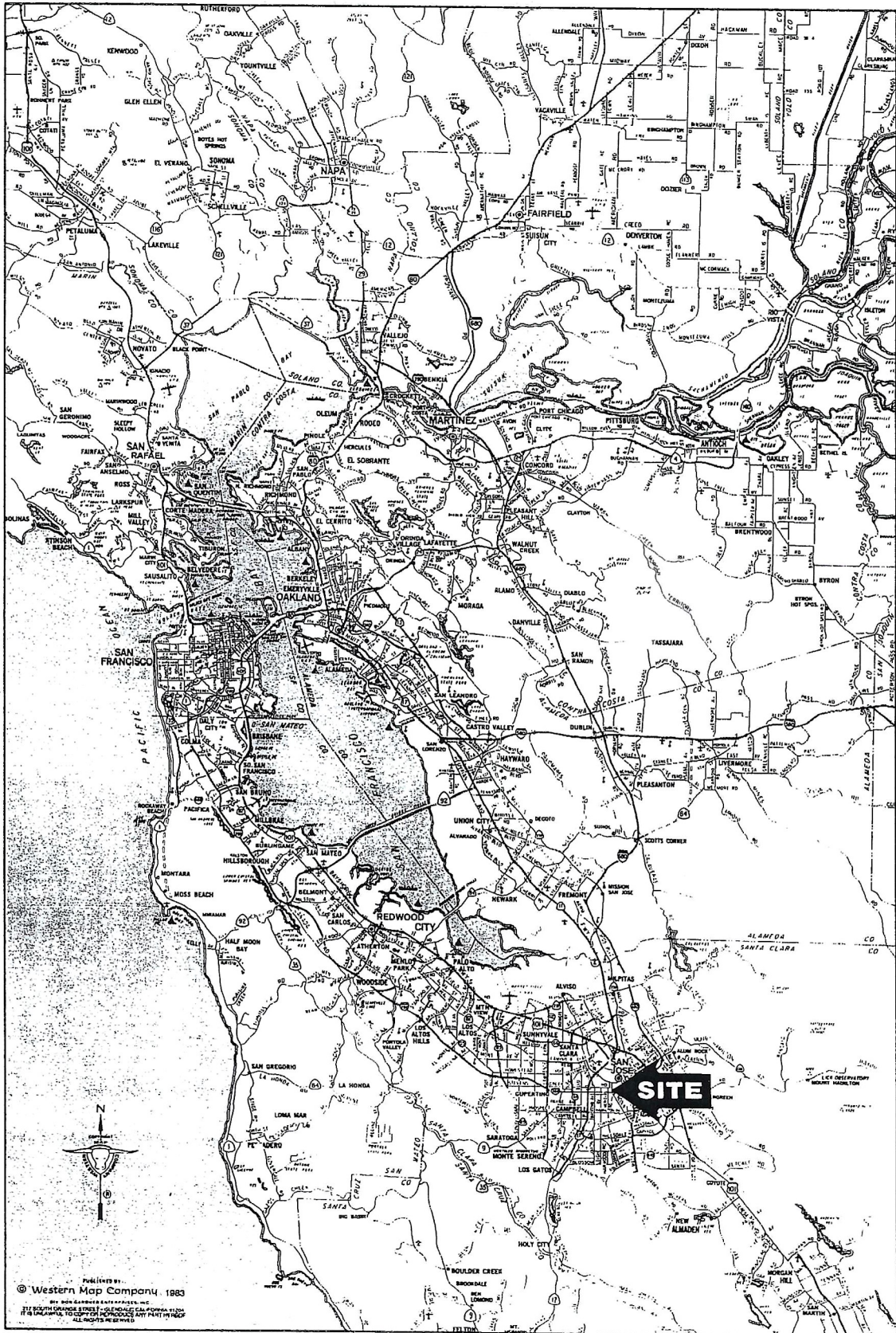
Email: fletchj@pacbell.net

PLEASE READ CAREFULLY

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This offering is subject to change, errors, omissions, prior or pending sale, lease, exchange or withdrawal without notice.

COMPETITION AERIAL

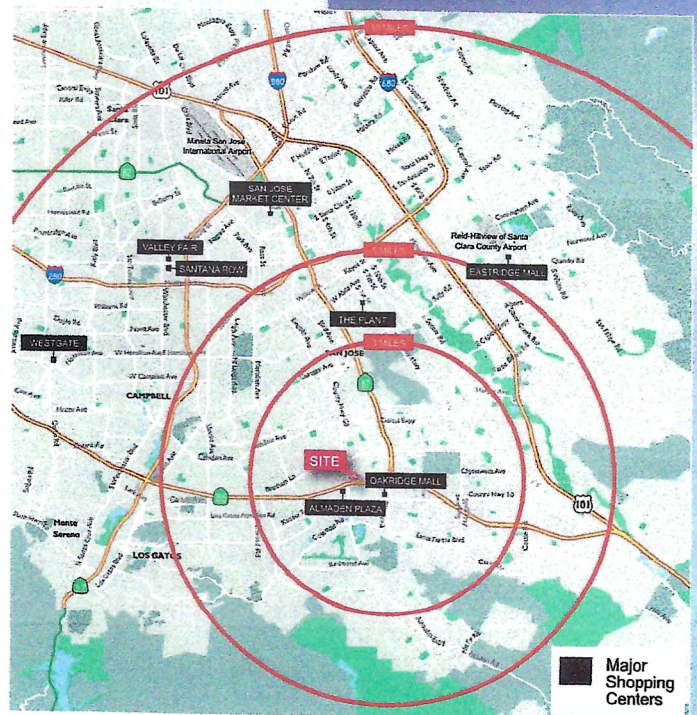




Jim Fletcher
Company, Inc.

DEMOGRAPHICS (2014)	3 Miles	5 Miles	10 Miles
2014 Total Population	202,904	501,400	1,263,675
2019 Total Population	217,684	537,803	1,354,960
Total Daytime Population	41,688	154,709	524,916
Total Businesses	5,305	17,492	48,528
Median Age Total Population	38.1	36.8	36.6
Total Households	70,735	107,788	407,648
Total Occupied Housing Units	70,735	107,788	407,648
Total Owner Occupied Housing Units	48,344	102,625	244,039
Total % Owner Occupied Housing Units	68.3%	61.1%	59.9%
Average Household Income	\$128,416	\$119,982	\$125,450
Median Household Income	\$115,671	\$107,533	\$110,872
Per Capita Income	\$39,486	\$35,343	\$35,428
Pop 25 yrs + 4+ yrs College	57,426	126,662	339,909
% Pop 25 yrs + 4+ yrs College	41.4%	37.8%	40.6%
% White Collar Occupations	71.8%	66.4%	66.8%
% Blue Collar Occupations	28.2%	33.6%	33.2%
Average Household Size	3.3	3.4	3.4

MILEAGE MAP

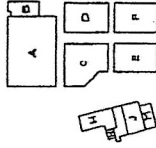


ALMADEN PLAZA

5353 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA
ALMADEN PLAZA CORP.



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800 High Street, Suite 1
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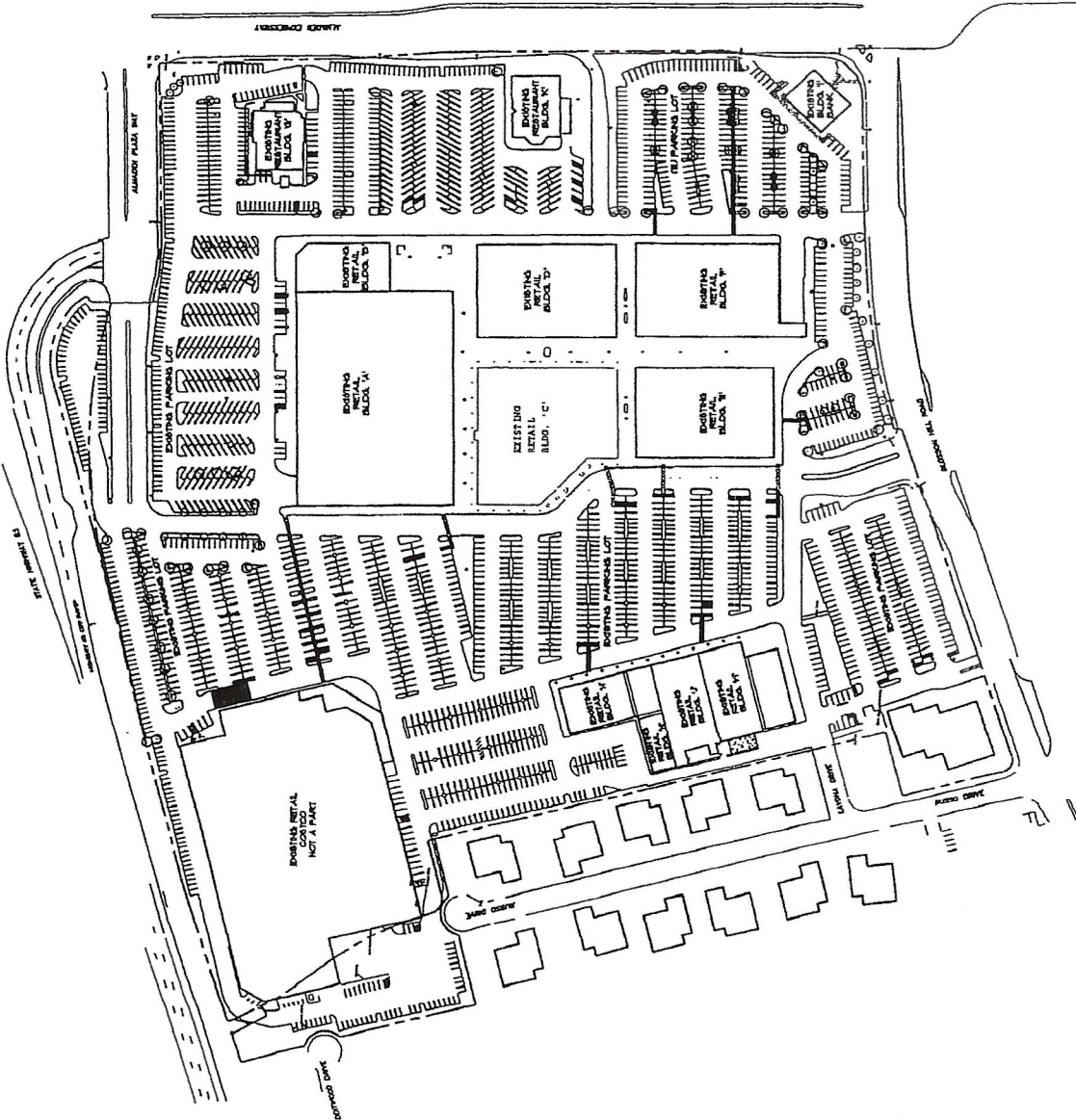
KEY MAP

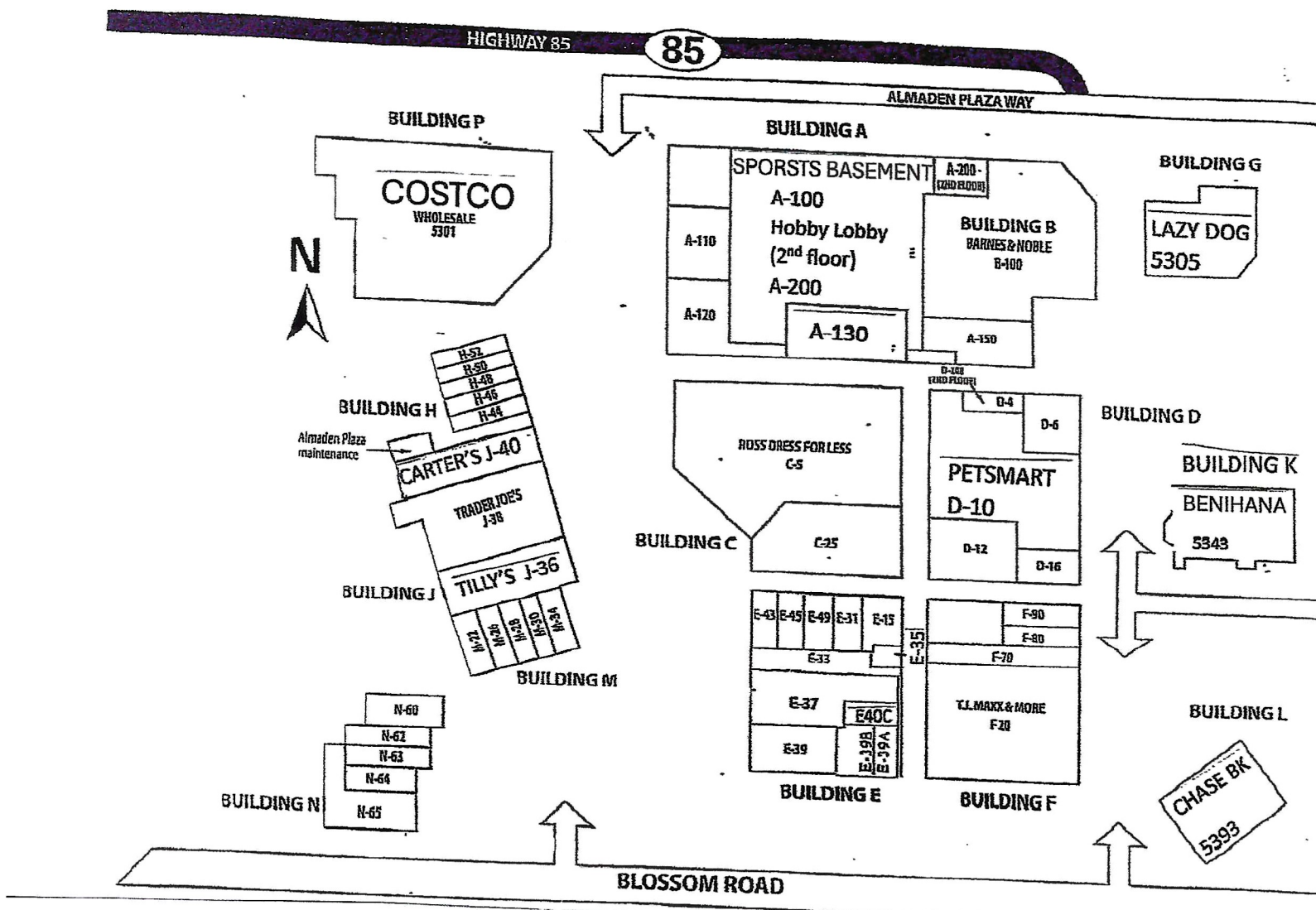


PROJECT NO.	
DATE	
DRAWN BY	
SCALE	AS NOTED

OVERALL & SHEET
ENLARGED
SITE
PLANS
A1.0

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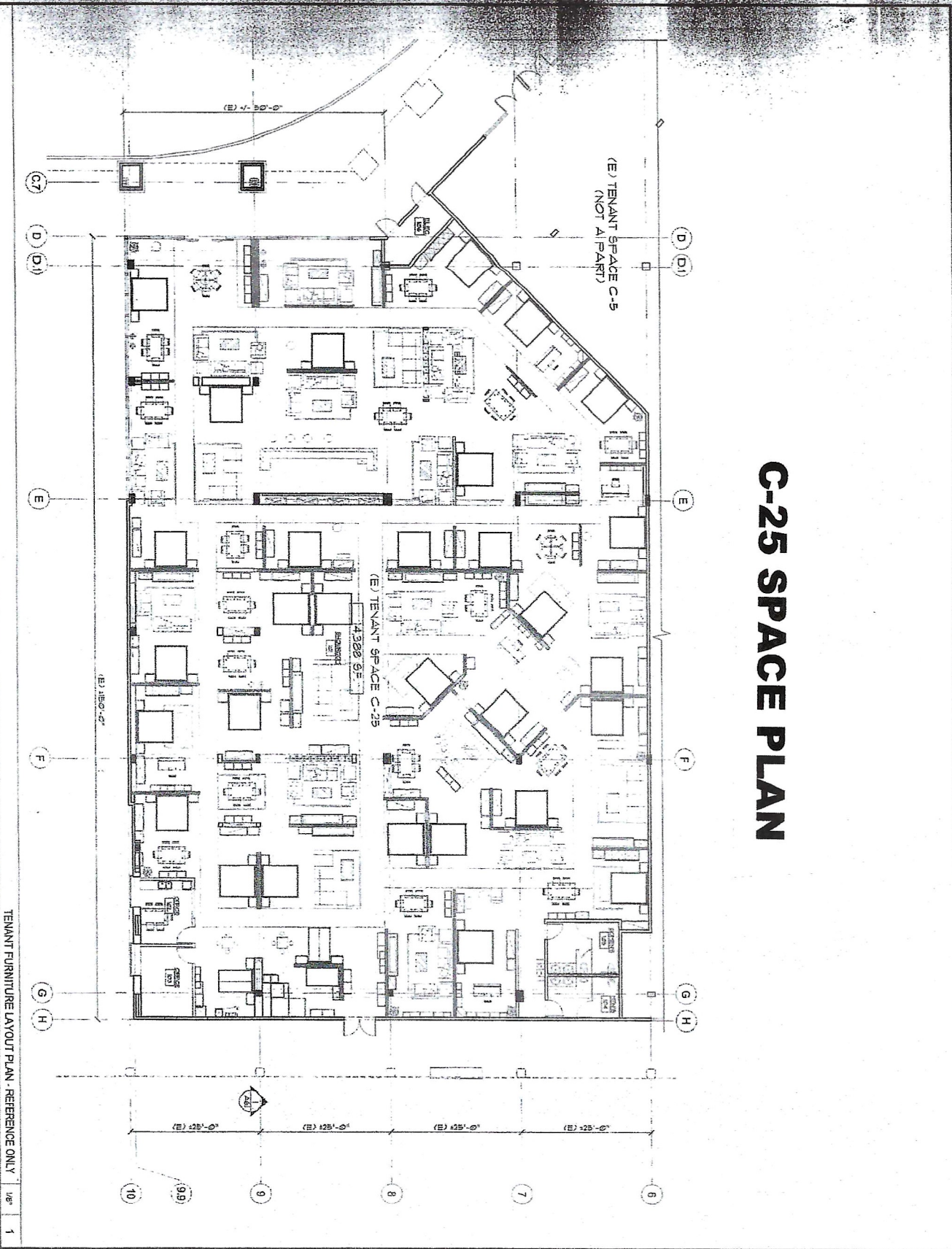




Almaden Plaza Tenants

Space	Tenant	Space	Tenant	Space	Tenant
A-100	Sports Basement (leased 81,000 SF A100,B100,A130 & A150, opens Fall 2025)	E-15	Almaden Yoga	5301	Costco
A-110	Work World-Mens	E-31	Almaden Yoga	5305	Bldg G Lazy Dog
A-120	Massage Zen	E-33	Xfinity/Comcast (2024)	5393	Washington Mutual
		E-35	1,593 SF VACANT	5343	Bldg K Benihana Spring 2025
A-200	Hobby Lobby (2024) 63,000 SF	E-37	Floor Store		
		E-39	Men's Wearhouse		
		E-39-A	Boudin Bakery		
		E-39-B	Blaze Pizza		
		E-40-C	1,560 SF VACANT		
C-5	Ross Dress for Less	E-43	Nail Salon	M-22	Akita Sushi
C-25	14,388 SF VACANT	E-45	Almaden Dental	M-26	Feng Cha Tea
D-4	Util. Room	E-49	Management Office	M-28	Subway
D-8	Almaden School of Music			M-30	T-Mobile
D-6	Renu21	F-19	Wells Fargo ATM	M-34	Baskin Robbins
D-10	Petsmart	F-20	TJ Maxx N More	N-60	5 Guys Gourmet Burgers
D-12	3,775 SF VACANT	F-70	Medical Market	N-62	Wing Stop
D-16	See's Candy	F-80	National 1 st Credit Union	N-63	House of Bagels
		F-90	Yo Pop Yogurt	N-64	Crumbl (2024)
		H-44/46	Real Produce	N-65	Santa Clara Co. Credit Union
		H-48	L&L Hawaiian BBQ		
		H-50	Pho Restaurant		
		H-52	Spectra Coffee/Tea		
		J-36	Tilly's Sportswear		
		J-38	Trader Joes		
		J-40	Carters Children Wear		

C-25 SPACE PLAN



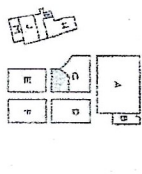
TENANT FURNITURE LAYOUT PLAN - REFERENCE ONLY 1/8" = 1'

ANA FURNITURE TENANT IMPROVEMENT

SUITE C-25
ALMADEN PLAZA

5393 ALMADEN EXPRESSWAY,
SAN JOSE, CALIFORNIA
Kinnet USA Inc.

KO
Ko Architects, Inc.
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SAN JOSE, CA 95151
F: 950.853.1846



REVISIONS
BUILDING PERMIT 88-2174L JAN. 21, 1987

PROJECT NO. 30-039
DATE 12-14-1985
DRAWN BY
SCALE 1/8" = 1'-0"

TENANT FURNITURE PLAN SHEET
A2.3
REFERENCE ONLY

ALMADEN PLAZA - SUITE D-12
EXISTING CONDITIONS
12/09/2021 | Scale: 1/8" = 1'-0"

B R E R E T T O N

