

CENTER



1199 & 1205 S. DE ANZA BOULEVARD, SAN JOSE, CA

JAMES CHUNG

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CENTER HIGHLIGHTS

UP TO ±2,117 SF AVAILABLE FOR LEASE

- New Construction
- Excellent Customer Parking
- Great Signage Visibility
- Easy Customer Access To and From Hwy 85
- Located at Full Interchange





85

110,000 ADT



85°



KENTWOOD AVENUE

S. DE ANZA BLVD. - 35,040 ADT



BARK LANE

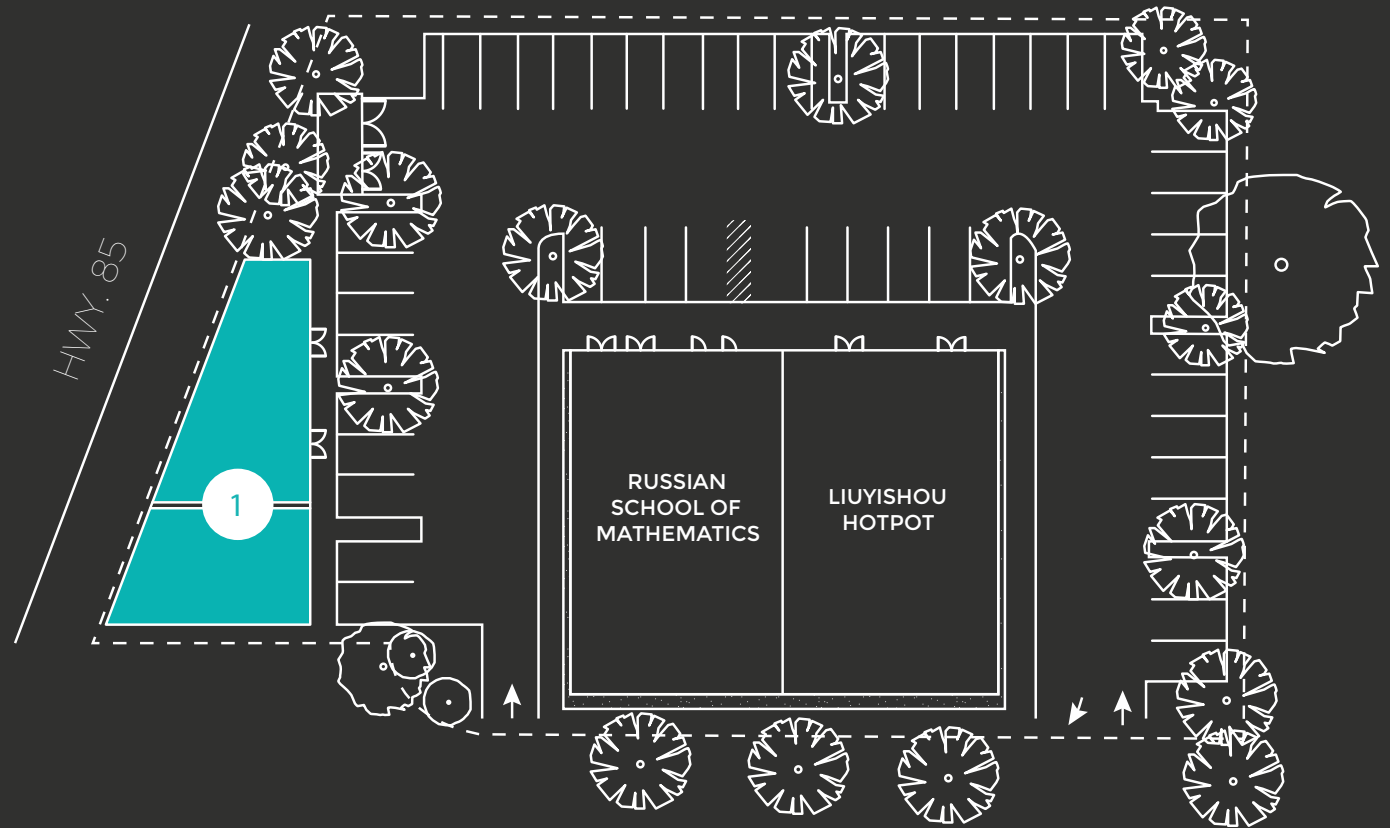


BLUE HILL DRIVE



SITE PLAN





Site 1: ±2,117 SF (Divisible)



S. DE ANZA BLVD.



DEMOGRAPHICS

	ONE MILE	TWO MILES	THREE MILES
 POPULATION	24,116	72,134	152,581
 AVG. HH INCOME	\$199,377	\$198,129	\$183,592
 TOTAL HOUSEHOLDS	7,899	24,038	52,572
 DAYTIME POPULATION	18,308	64,037	130,200



FITNESS



LAWRENCE STATION SHOPPING CENTER

Specialty's GROCERY OUTLET

SPROUTS **TARGET**

MARIPOSA SHOPPING CENTER

SAFeway CVS ANYTIME FITNESS ROSS DRESS FOR LESS

TARGET

PARIS BAGUETTE verizon



VITALITY BOWLS **WIGON EXPRESS**

2 MILE RING

Agilent Technologies

PRUNERIDGE SHOPPING CENTER

Starbucks Lucky CVS

MAIN STREET CUPERTINO

LOZY D-PA Eureka OREN'S HUMMUS shop pressed juicery TARGET Rootstock WINE BAR 85°

Marshalls **WORLD MARKET** **SAFeway** **BILL'S Cafe**

TJ-maxx **Pier 1 Imports** **HomeGoods** **SPROUTS** **Starbucks**

THE PLAZA

dds DISCOUNTS Walgreens

SPROUTS **BevMo!** **Bank of America** **Chipotle** **TOMATINA** **Pier 1 Imports** **TRADER JOE'S** **Smart&Final** **MOD** **Starbucks** **TACO BELL** **WIGON EXPRESS**

WESTGATE MALL

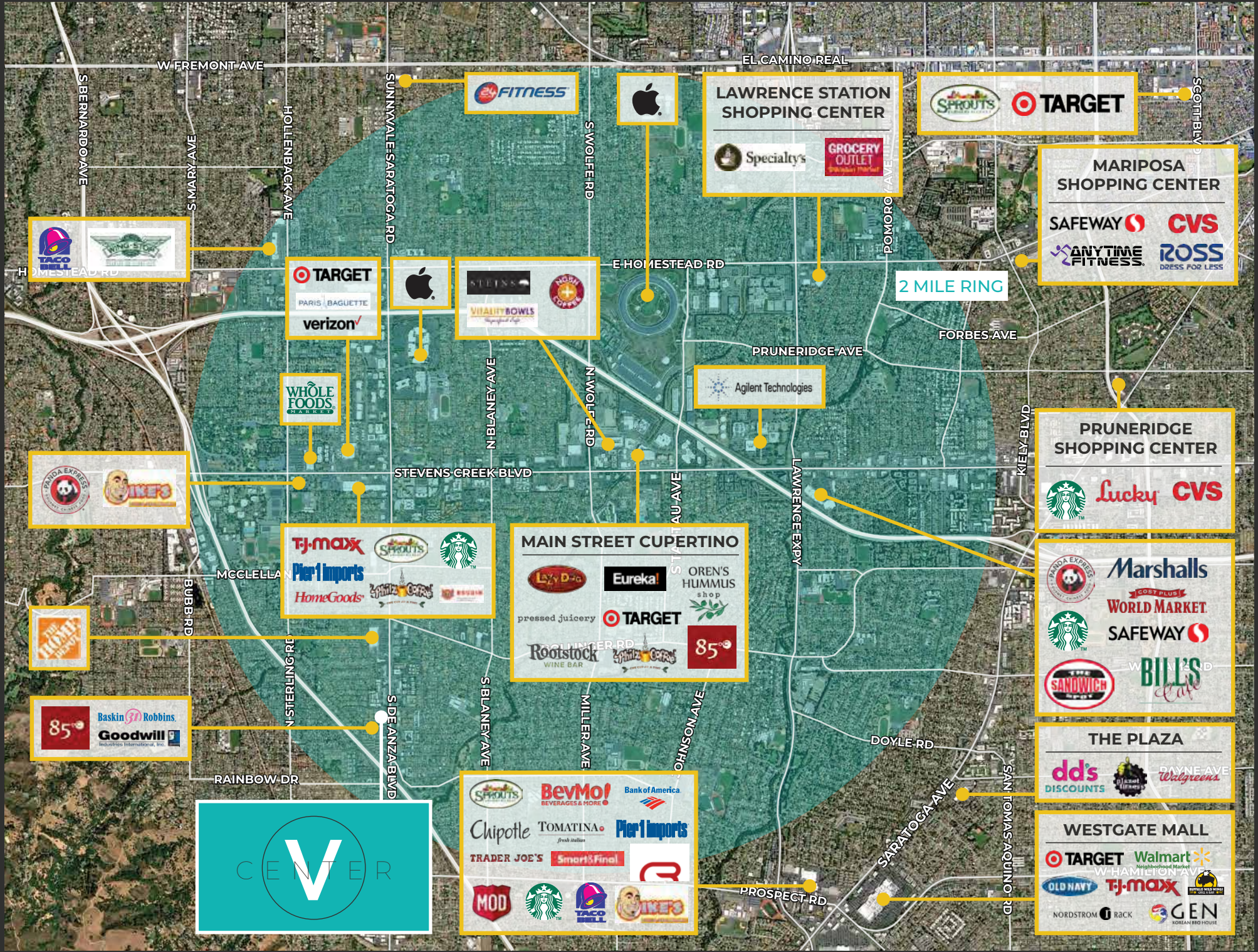
TARGET **Walmart** **OLD NAVY** **TJ-maxx** **NORDSTROM** **RACK** **GEN**

TACO BELL **WIGON EXPRESS**

PANDA EXPRESS **WIGON EXPRESS**

THE PLAZA

85° **Baskin Robbins** **Goodwill**



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