BIAGINI PROPERTIES, INC.

De Anza 85 Shopping Center

1131-1135 S. De Anza Blvd.
San Jose, CA 95129

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403
Vice President
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Biagini Properties, Inc.
333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
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East End Upstairs Office For Lease

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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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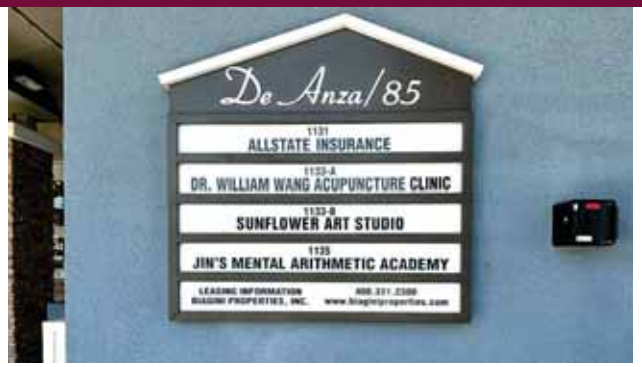

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Location Description

Explore the vibrant surroundings of De Anza 85 Shopping Center, nestled within the dynamic city of San Jose. This bustling area is known for its diverse blend of tech companies, affluent residential communities, and thriving business activity. Nearby attractions such as Westfield Valley Fair, Santana Row, and Cupertino Village offer an array of upscale shopping, dining, and entertainment options, attracting a steady flow of local and visiting patrons. With convenient access to major highways and public transit, this prime location ensures a constant stream of potential customers. As a Neighborhood Center tenant, you'll benefit from the dynamic energy and diverse opportunities that the surrounding area has to offer.

Offering Summary

Lease Rate:	$3,799.00 per month
Number Of Units:	22
Available SF:	1,290 SF
Lot Size:	4.44 Acres
Building Size:	62,365 SF

Property Highlights

- H Mart Supermarket Anchored Center
- Signalized Intersection at S. De Anza Blvd and Highway 85
- Cupertino/Saratoga Trade Area – Close to Apple
- Ample Parking
- Fire Sprinklered Building
- Upgraded Hallways & Common Restrooms
- 2nd Floor Office Space - No Elevator
- Retail Services On-Site

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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,290 SF	Lease Rate:	$3,799.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1135 S. De Anza Blvd.	Available	1,290 SF	Full Service	$3,799 per month	2nd Floor Office. No Elevator. Large open area, 1 private office, kitchen area with sink, cabinets above & below, new carpet and new paint. Available Now. After hours HVAC available with separate thermostat controls. Full Service Gross: Landlord pays utilities, property taxes, insurance, electrical, water and CAM. Tenant pays phone/internet and interior janitorial service.

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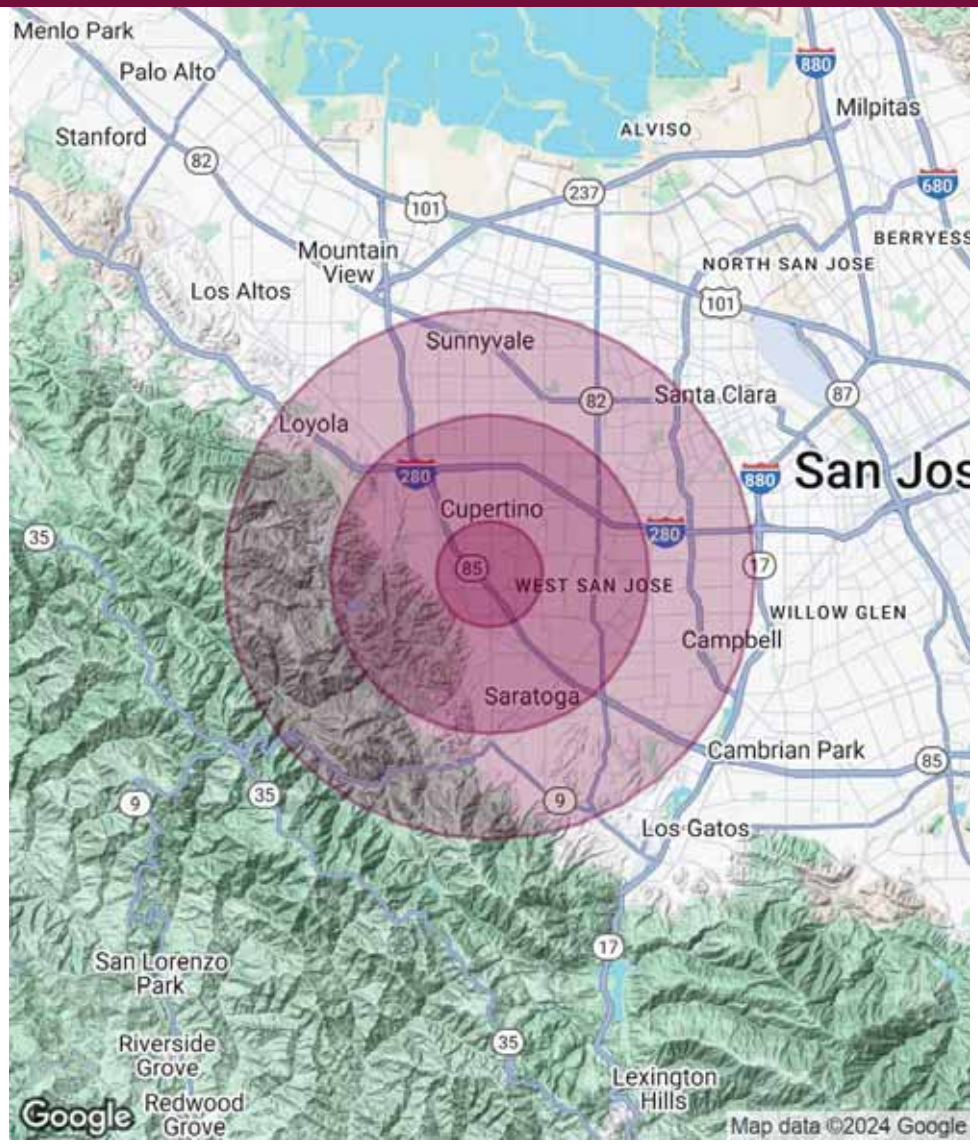
Population	1 Mile	3 Miles	5 Miles
Total Population	24,295	145,353	412,844
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,033	49,396	149,874
# of Persons per HH	3	2.9	2.8
Average HH Income	$298,406	$283,423	$253,932
Average House Value	$2,015,886	$1,969,259	$1,788,224

Demographics data derived from AlphaMap

Traffic Counts - 24 Hour ADT 2018

S. De Anza Blvd. at Clarendon Street N.	32,096
W. Valley Freeway at S. De Anza Blvd. NW	33,720
W. Valley Freeway at S. De Anza Blvd. W. Valley	34,330
S. De Anza Blvd. at Rainbow Drive N.W.	35,040
S. De Anza Blvd. at Bollinger Road S.	41,400
Highway 85 at S. De Anza Blvd.	114,500
W. Valley Freeway at S. De Anza Blvd. SE	116,600



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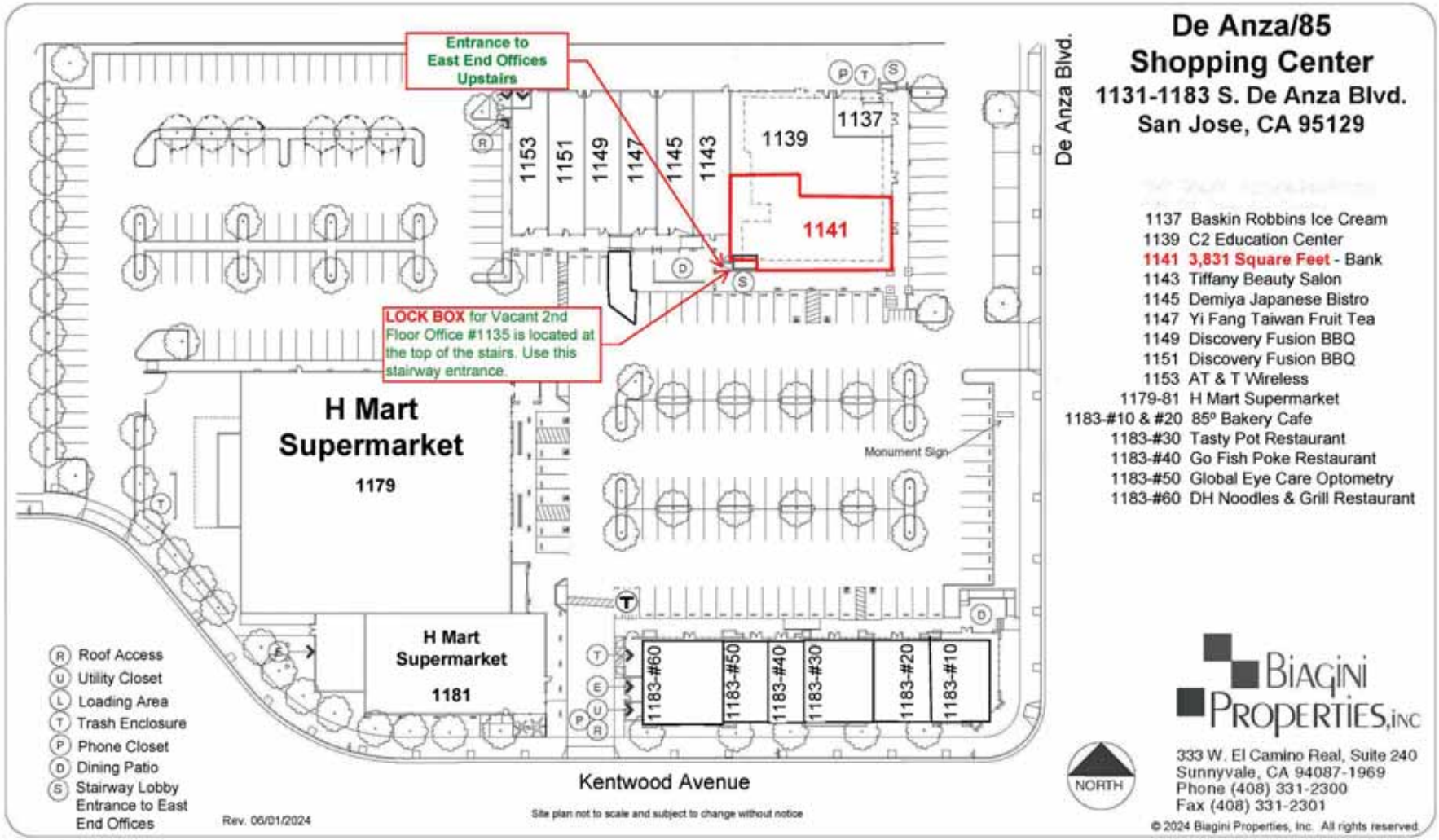

De Anza/85 Shopping Center

1131-1183 S. De Anza Blvd.
San Jose, CA 95129

1137	Baskin Robbins Ice Cream
1139	C2 Education Center
1141	3,831 Square Feet - Bank
1143	Tiffany Beauty Salon
1145	Demiya Japanese Bistro
1147	Yi Fang Taiwan Fruit Tea
1149	Discovery Fusion BBQ
1151	Discovery Fusion BBQ
1153	AT & T Wireless
1179-81	H Mart Supermarket
1183-#10 & #20	85° Bakery Cafe
1183-#30	Tasty Pot Restaurant
1183-#40	Go Fish Poke Restaurant
1183-#50	Global Eye Care Optometry
1183-#60	DH Noodles & Grill Restaurant

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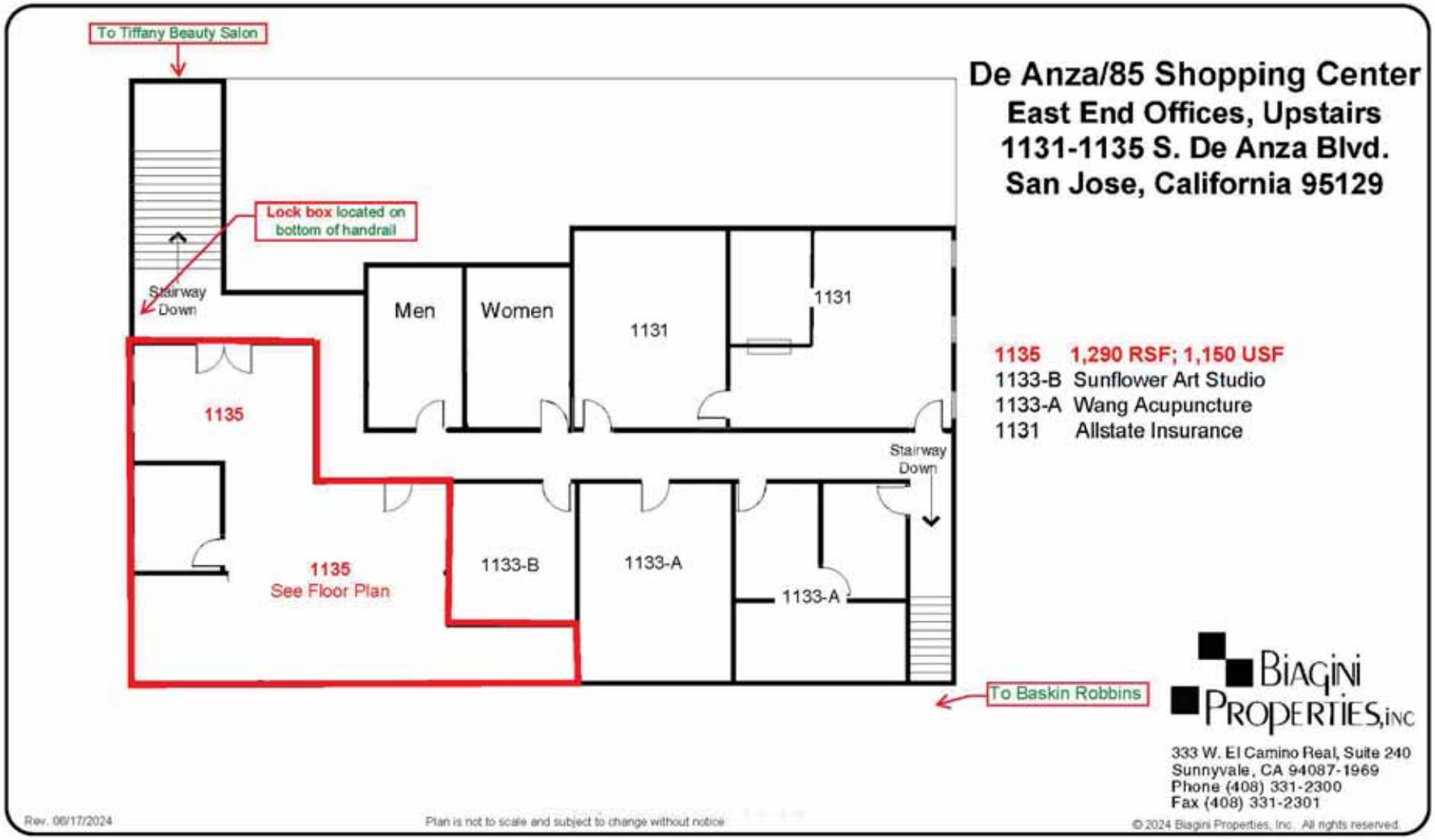

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