RETAIL FOR LEASE

Westgate West

San Jose, CA

the econic company®

FWR
First Washington Realty

WESTGATE WEST

Highlights

With over 1M SF, Westgate West is well-positioned to serve the communities of Los Gatos, Monte Sereno, Saratoga, Cupertino, Campbell and West San Jose.

5287 PROSPECT RD,
SAN JOSE, CA 95129

- Strategically positioned at the nucleus of retail in West Valley corridor.
- Upscale and affluent trade areas serving communities like Saratoga, with fourth highest income in Bay Area.
- Easy access from highway 280 and 85 with a daily traffic count of over 48,000.
- Costco coming soon!
- Exciting mix of national and regional co-tenancy including Trader Joe's, Starbucks, Super Duper Burger, Dave's Hot Chicken, Yogurtland, Poppy Bank, The Joint Chiropractic to name a few

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	20,255	94,094	199,146
Avg. Household Income	$217,155	$195,279	$188,273
Daytime Population	6,508	16,286	65,489

TRAFFIC COUNTS

Prospect Road	26,490 ADT
Lawrence Expressway	27,680 ADT
Saratoga Avenue	20,368 ADT

Source: 2022 Esri.

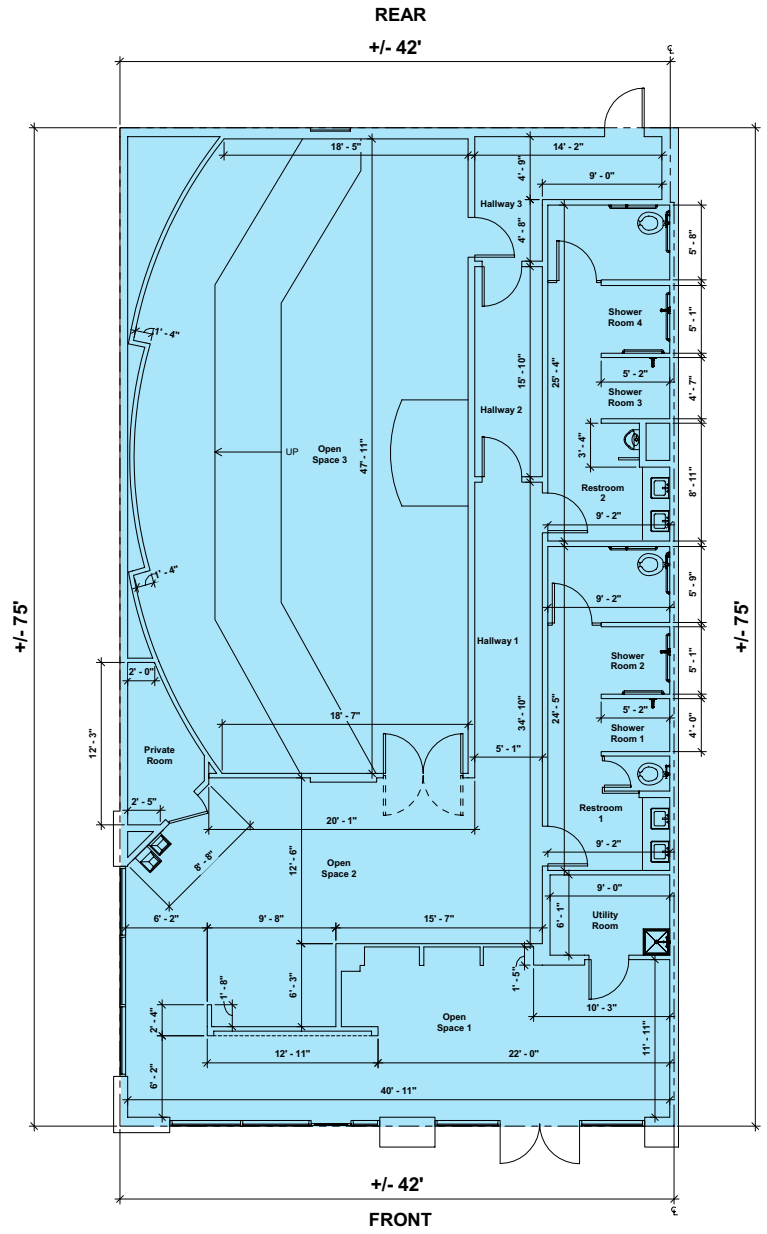
UNIT	TENANT	SF
A1	SUPER DUPER BURGER	3,286
A3	YOGURTLAND	1,515
A5	OMEE.J	2,115
A7	IKE'S LOVE & SANDWICHES	1,292
A9	HAPPY LEMON	1,213
A10	POPPY BANK	1,539
C1-C2	AVAILABLE	3,150
C3	PHO KITCHEN	1,800
C5	VITALITY BOWLS	1,050
C7	BIKRAM YOGA SAN JOSE	5,000
D1	DAVE'S HOT CHICKEN	2,303
D2	KIDS CARE DENTAL & ORTHODONTICS	3,224
D3	COLD STONE CREAMERY	1,000
D5	EMILY'S NAILS SALON	1,006
D7	THE JOINT CHIROPRACTIC	1,009
D9	TOUS LES JOURS	3,047
E1	TRADER JOE'S	13,624
E3	THE UPS STORE	1,200
E5	KENNETH H. BALLENTINE, OD	1,088
E7	AVAILABLE	1,600
PAD B1	STARBUCKS	2,516
PAD B3	HOUSE OF BAGELS	1,310
PAD B5	TERIYAKI MADNESS	1,300
PAD B7	SLAP FISH	1,800
PAD G	TACO BELL	2,744

AVAILABLE

Floor Plan

Unit C1-C2

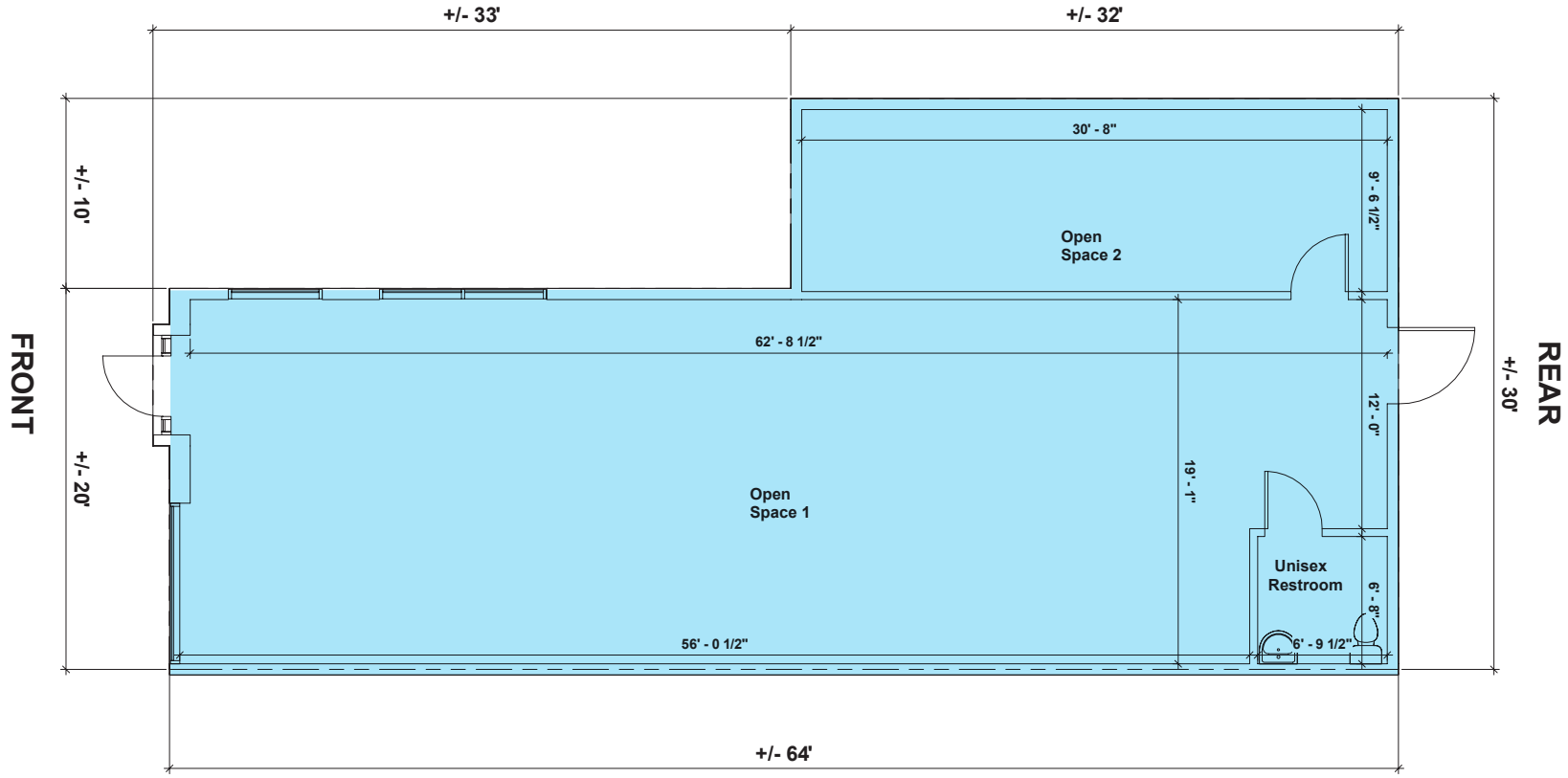
3,150 SF



AVAILABLE

Unit E7

1,600 SF



AVAILABLE

Trade Area

WESTGATE WEST
WEST VALLEY CENTER
SPROUTS FARMERS MARKET
BevMo!
THE PLAZA
dd's DISCOUNTS
planet fitness
Walgreens
SARATOGA AVE
PROSPECT ROAD
HAMILTON AVE
SAN TOMAS PLAZA
GROCERYOUTLET Bargain Market
DOLLAR TREE
SAFEWAY
EL PASEO DE SARATOGA
FISH GRILL
crumbl cookies
amc THEATRES
petco
PANDA EXPRESS
WHOLE FOODS MARKET
REI
CAMPBELL AVE
QUITO ROAD
WESTGATE CENTER
TARGET
OLD NAVY
ROSS DRESS FOR LESS
SKY ZONE
Michaels
CITY SPORTS CLUB
NORDSTROM rack
NikeFactoryStore
T&T Supermarket
KIRKWOOD PLAZA
NOB HILL FOODS
Walgreens
BIG 5 SPORTING GOODS

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