

RETAIL FOR LEASE

# Westgate West

San Jose, CA



## 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



2nd Generation Restaurant  
Opportunity Available



Costco coming soon!



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.



Anchored by major national  
brands like Trader Joe's and  
Smart & Final.



Easy access from highway 280  
and 85 with a daily traffic count  
of over 48,000.

## 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

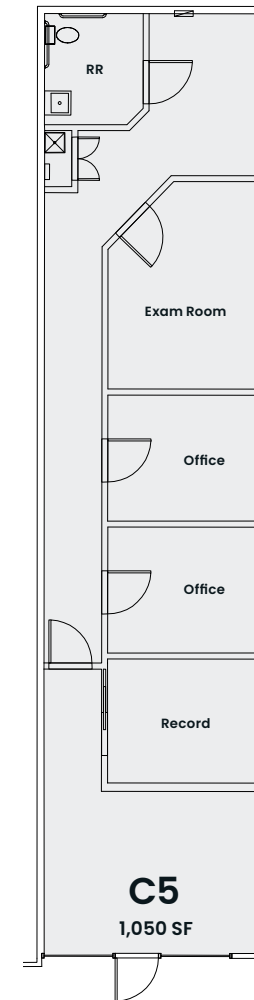
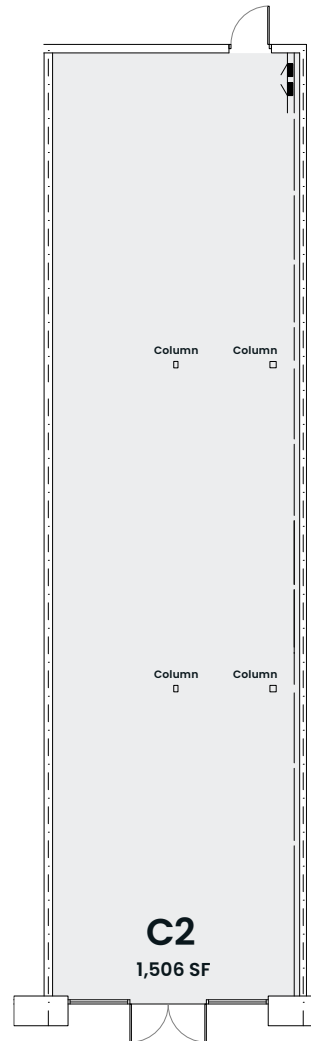
Source: 2022 Esri.



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	PALO ALTO MEDICAL	1,676
C2	AVAILABLE	1,506
C3	PHO KITCHEN	1,800
C5	OCCUPIED BUT AVAILABLE <i>(With 30 days notice)</i>	1,050
C7	BIKRAM YOGA SAN JOSE	5,000
D1	DAVE'S HOT CHICKEN	2,303
D2	KIDS CARE DENTAL & ORTHODONTICS	3,224
D3	OCCUPIED BUT AVAILABLE - 10/01/2025	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   
 ■ OCCUPIED BUT AVAILABLE   
 ■ LEASE PENDING

# C2 & C5 Units Floor Plan



ORCHARD FARMS SHOPPING CENTER



WEST VALLEY CENTER



LAWRENCE EXPY



PROSPECT RD



1 MILE  
2 MILES  
3 MILES  
4 MILES

SARATOGA AVE



ARGONAUT CENTER



West Valley College



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