



# Saratoga Plaza

375 Saratoga Avenue  
San Jose, CA 95129-1339



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For Additional information, contact Exclusive Agent:

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**Biagini Properties, Inc.**

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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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## Location Description

Discover the vibrant retail scene surrounding Saratoga Plaza. This thriving neighborhood is home to diverse shopping and dining options, including Westfield Valley Fair Mall and Santana Row. With its prime location with easy access to I-280 at Saratoga Avenue off-ramps and near residential neighborhoods, the area attracts a steady flow of local shoppers and tourists. Nearby attractions such as the Winchester Mystery House and beautiful parks provide additional draw for visitors. The dynamic mix of amenities, community attractions, and high foot traffic make the location an ideal choice for retailers and neighborhood center tenants looking to establish a strong presence in this bustling area of San Jose.

## Offering Summary

Lease Rate:	\$2.50 SF/month
Estimated NNN Charges	\$1.35 SF/month - 2025
Number Of Units:	13
Available SF:	6,085 SF
Lot Size:	86,684 SF
Building Size:	21,029 SF



## Property Highlights

- Beautiful Exterior Remodel Completed 2010
- Near Stevens Creek Auto Row, Santana Row, Westfield Valley Fair Mall
- C-3 Zoning
- Great Street Visibility
- Ample Parking, +6/1000 Parking
- Ideal for Retail, Office, Dance Studio, Learning Center
- Huge Signage facing Saratoga Avenue & Monument Signage Available plus Building Signage
- Non- Fire Sprinklered Building
- Fire Monitoring System
- Large Concentration of Apartments in Immediate Trade Area



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### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,085 SF	Lease Rate:	\$2.50 SF/month

### Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ 375-C Saratoga Avenue	6,085 SF	\$2.50 SF/month	74' 3" W x 79' 3" D. End cap unit. Ideal for retail or restaurant. Full height glass storefront with double glass entrance doors, 2' by 4' drop t-bar ceiling, upgraded tile flooring, 2 ADA restrooms, 2 offices with glass picture window, storage room, utility room/receiving area with 6' wide roll up door to rear parking lot, separate HVAC, 3 electrical subpanels (200 Amp; 4 W; 208/120V; 3 PH), rear door, fire monitoring system, mop sink.



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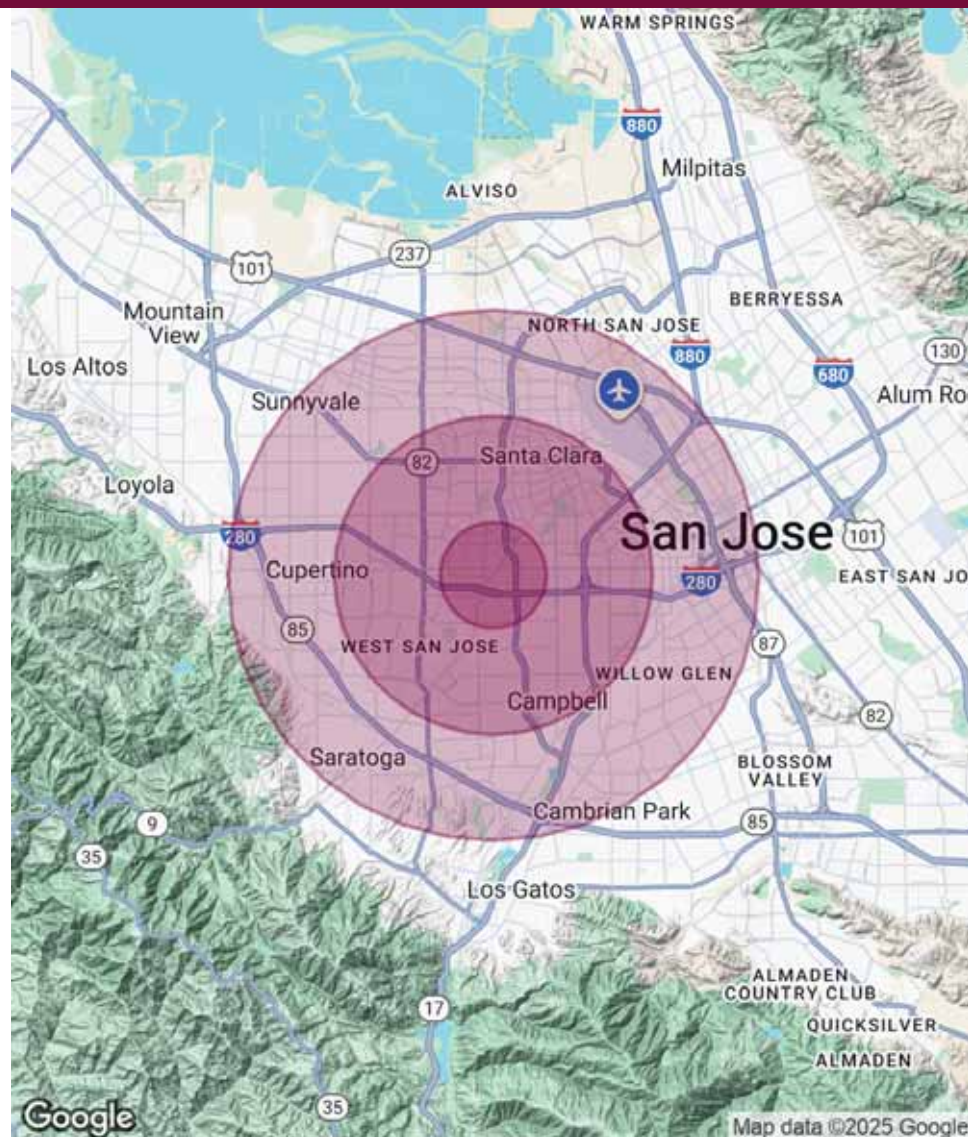
Population	1 Mile	3 Miles	5 Miles
Total Population	34,702	262,516	536,230
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,044	97,094	200,228
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$198,152	\$213,813	\$231,035
Average House Value	\$1,552,358	\$1,579,124	\$1,634,131

Demographics data derived from AlphaMap

## Traffic Counts 24 Hour ADT 2021

Saratoga Avenue at Stevens Creek Blvd. NE	15,590
Saratoga Avenue at Kiely Blvd. SW	27,000
Saratoga Avenue at Kiely Blvd. W	31,000
Saratoga at Kiely Blvd. NE	49,430
I-280 at Saratoga Avenue	201,400



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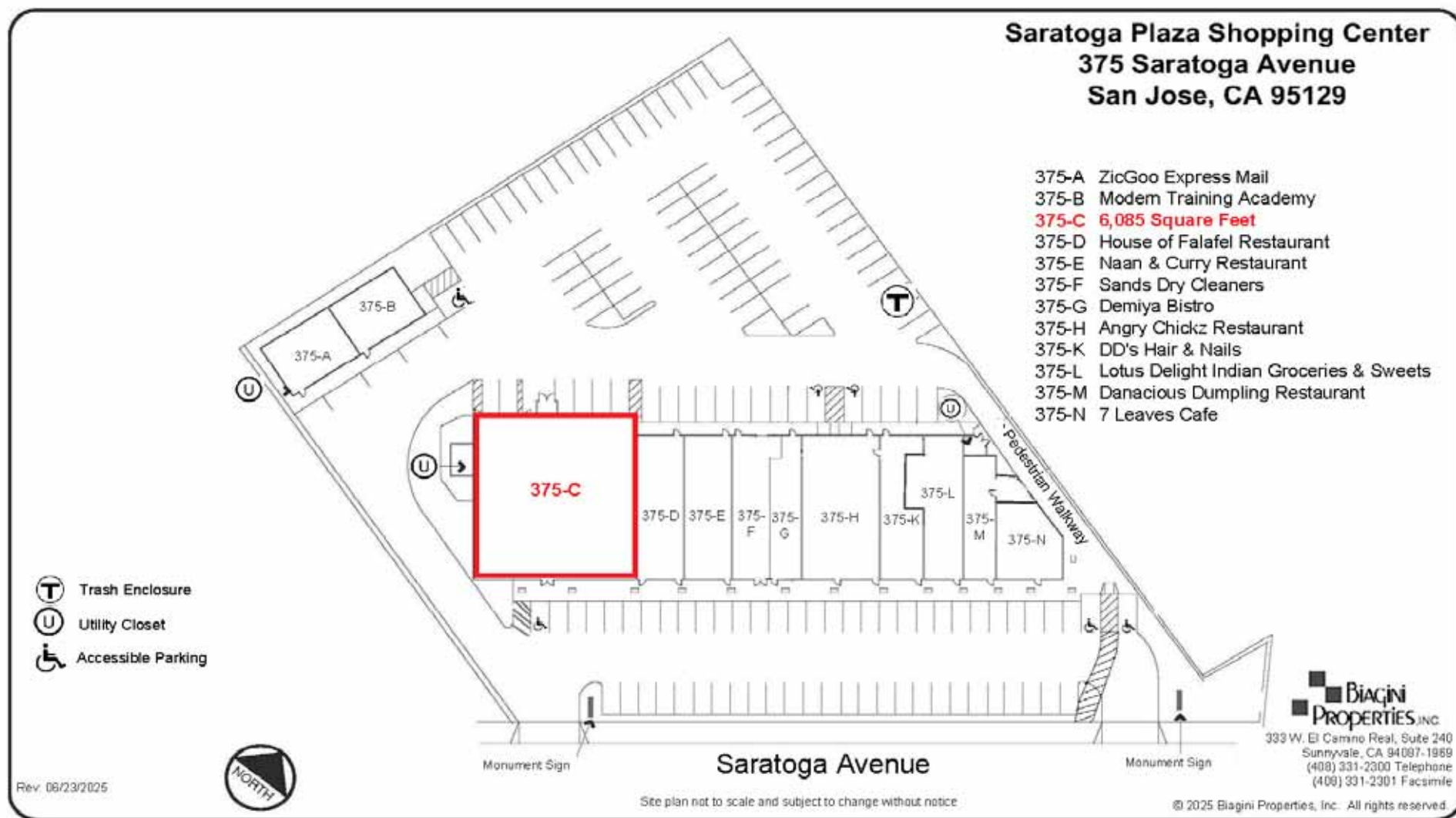
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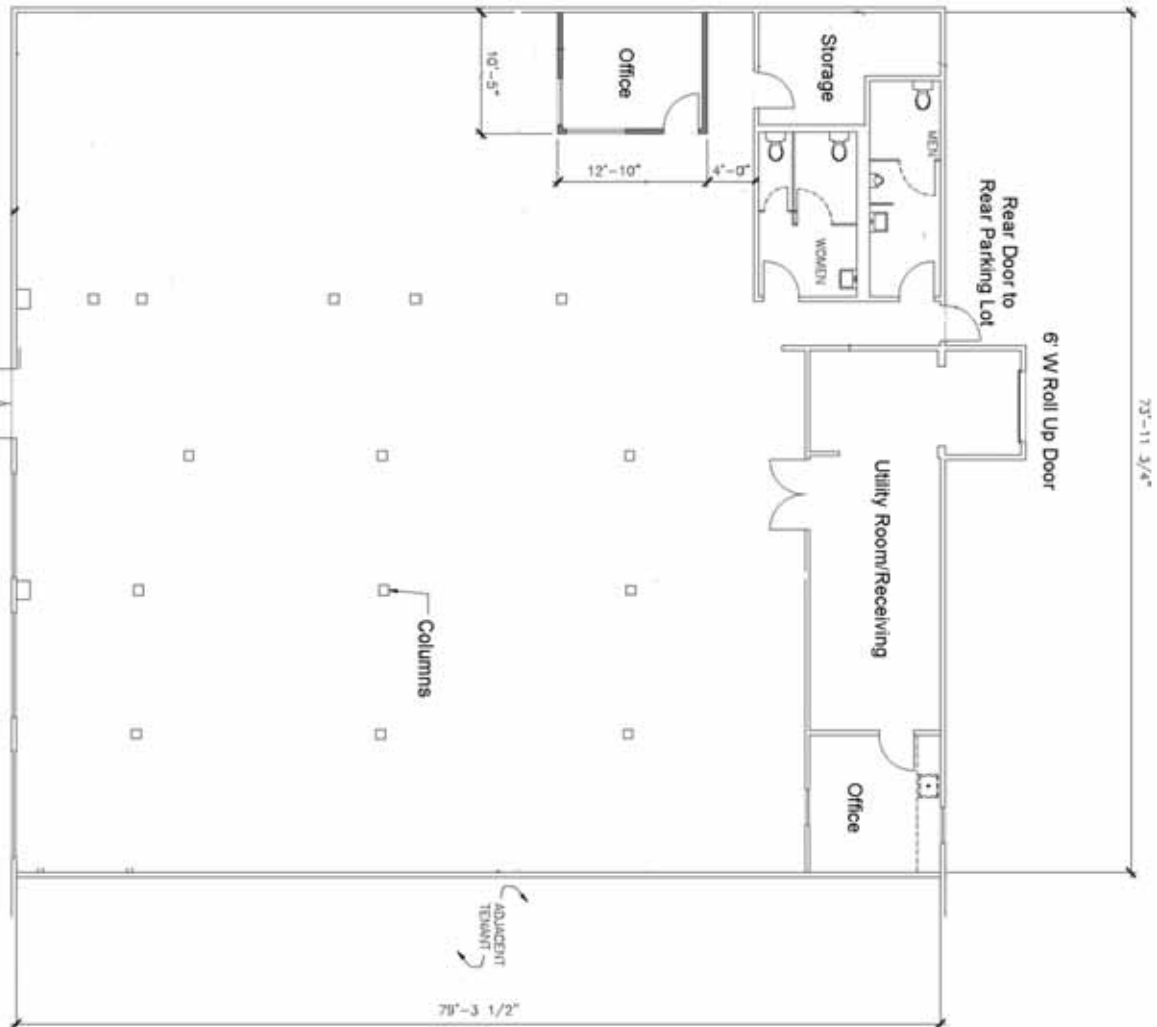
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**375-C Saratoga Avenue • San Jose, CA 95129**  
**± 6,085 Square Feet (± 74' 3" W x 79' 3" D)**



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- Full Height Glass Storefront
- Double Glass Entrance Doors
- 2' x 4' Drop T-Bar Ceiling
- Upgraded Tile Flooring
- 2 ADA Restrooms
- 2 Offices with Glass Picture Window
- Storage Room
- Utility Room/Receiving Area
- 6' Wide Roll Up Door to Rear Parking Lot
- Separate HVAC
- 3 Electrical Subpanels (200 Amp; 4 W; 208/120V; 3 PH)
- Fire Monitoring System
- Mop Sink
- Rear Door



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